

## Beebie, Lisa

---

**From:** Deborah Yokum <debyokum@gmail.com>  
**Sent:** Friday, April 3, 2020 9:54 AM  
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com  
**Subject:** Cancel ZBA and Planning Board meetings until COVID 19 Crisis is over

To the City of Plattsburgh Zoning Board of Appeals and the City of Plattsburgh Planning Board:

We, the board of The North Country Food Co-op, are writing to urge you to discontinue all meetings, except for those that deal with emergency issues, as ordered by the Governor, until the COVID 19 state of emergency has been lifted. We note that the ZBAs and Planning Boards in cities across New York State are doing so, and Plattsburgh should do so too. We are specifically concerned that very important decisions regarding the Prime Plattsburgh Durkee Street project will be made in a manner that will preclude genuine public comment. Emailed comments before and after a meeting that will be largely inaudible (based on recent Common Council meetings) do not afford true public input. This matter is too important to proceed without proper public feedback.

In addition, we are facing a world-wide crisis, the results of which we cannot predict. We can assume, though, that it will have long-lasting economic consequences. In the meantime, we are all struggling in our personal and professional lives and worrying about our personal safety and whether our businesses will survive this. Having to respond to and keep track of the city's meetings about something that is already threatening our business and not being able to do it in person just adds to this very difficult situation.

We realize you are all voluntarily serving on the ZBA and Planning Board and we are grateful for that. We believe you should not be pressured into meeting and making these very important decisions at a time when we are all facing a global public health and economic crisis. You, as board members, have the authority to cancel these meetings and we ask that you do so.

Sincerely,

Deborah Yokum, President  
Board of Directors

Ryan Demers  
General Manager

North Country Food Co-op  
25 Bridge Street  
Plattsburgh, NY 12901

**Beebie, Lisa**

---

**From:** City Info <cityinfo@plattsburghcitygov.com>  
**Sent:** Monday, April 6, 2020 11:42 AM  
**To:** Miller, Matthew; McMahon, Joe  
**Cc:** Beebie, Lisa  
**Subject:** Fwd: Zoning Board Comment 4/6/20 Planning Board Comment 4/7/20  
**Attachments:** Zoning 46.pdf

----- Forwarded message -----

**From:** Frank Zappala <fgzappala@hotmail.com>  
**Date:** Mon, Apr 6, 2020 at 10:50 AM  
**Subject:** Zoning Board Comment 4/6/20 Planning Board Comment 4/7/20  
**To:** [cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com) <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

see attached

Law Office of Frank G. Zappala  
142 Margaret Street  
P.O. Box 2886  
Plattsburgh, NY 12901  
(P) 518-566-7211  
(F) 518-566-7214

## Frank G. Zappala

Attorney at Law

142 Margaret Street

P.O. Box 2886

Plattsburgh, NY 12901

fgzappala@hotmail.com

Telephone  
(518) 566-7211

\*Facsimile  
(518) 566-7214  
\*not for service

To: The Plattsburgh Zoning Board of Appeals  
The Plattsburgh Planning Board

From: Frank Zappala

Date: April 6, 2020

The proposed Durkee Street project has two lanes of angled parking. Angled parking is dangerous. Attached is a memo sent to the City dated January 28, 2019. This document confirms that angled parking is dangerous.

If the present project is approved with angled parking the Zoning Board and the Planning Board are putting the citizens of Plattsburgh at risk.

**From:** Bibbins, Ken (DOT)  
**Sent:** Monday, January 28, 2019 1:12 PM  
**To:** Bessette, Michael <BessetteM@cityofplattsburgh-ny.gov>  
**Cc:** Basil, Valmekie (DOT); Ricalton, Al (DOT); Kokkoris, Steve (DOT); Docteur, Aaron (DOT); Ortlieb, Craig H. (DOT);

**Subject: Angled Parking Proposal, Bridge Street/US Route 9**

Hello again Mike,

I've been in contact with a number of folks in the Department's Main Office, to try to establish all of the information that the City needs in order to make an informed decision about potential changes to Bridge Street/US Route 9/NY Bicycle Route 9.

There are two main questions on the table here:

The first question is relative to jurisdiction. It does not appear to me that the right of way that Bridge Street falls within has sufficient width to allow angled parking without severely impacting its lane widths.

The second question is relative to the likely impacts that angled parking would have on traffic safety. It is well established, by multiple studies, that angled parking causes an increase in accidents. This is due to a number of reasons, including the need for a backing maneuver that is made where the operator of the parked vehicle must back into traffic when exiting the parking space, while their visibility is impaired by adjacent vehicles. This maneuver is particularly dangerous if the roadway in question has a significant volume of bicycle traffic, such as this one. There is also an increase in accidents due to the stop-go nature of drivers searching for an open space, which is more difficult with angled parking because the empty spaces are harder to see. There are some locations in our country where back-in angled parking has been used because that provides somewhat improved visibility when exiting the parking space. That improvement would only exist if there was sufficient space to accommodate the angled parking and it would not address the difficulty with spotting empty parking spaces far enough upstream to avoid a quick stop.

I can tell you that, based on the concept and its traffic safety implications, I would use the strongest language possible to discourage the institution of this change.

**Kenneth M. Bibbins, P.E.**  
Regional Traffic Engineer  
New York State Department of Transportation, Region 7  
317 Washington Street, Watertown, NY 13601  
(315)785-2321|[ken.bibbins@dot.ny.gov](mailto:ken.bibbins@dot.ny.gov)  
[www.dot.ny.gov](http://www.dot.ny.gov)



**Department of  
Transportation**

**Beebie, Lisa**

---

**From:** City Info <cityinfo@plattsburghcitygov.com>  
**Sent:** Monday, April 6, 2020 11:32 AM  
**To:** McMahon, Joe; Miller, Matthew  
**Cc:** Beebie, Lisa  
**Subject:** Fwd: Zoning Board (April 6th) and Planning Board (April 7th)

----- Forwarded message -----

**From:** Paul DeDominicas <[pdedomin@yahoo.com](mailto:pdedomin@yahoo.com)>  
**Date:** Mon, Apr 6, 2020 at 10:30 AM  
**Subject:** Zoning Board (April 6th) and Planning Board (April 7th)  
**To:** [cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com) <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Good evening,

*To the Zoning and Planning Boards of the City of Plattsburgh, I am writing this to you as a resident of the City and not as a City Councilor. First, thank you for the work that you do as it is challenging in the best of times. On top of that, everyone is now faced with the added stress of the COVID-19 Pandemic unsure of how it will affect Plattsburgh in the short and long term.*

*I understand that each Board has a decision to make regarding the Prime development project at Durkee St. I am asking for a pause for this project. The project was developed before the unprecedented response to the COVID-19 pandemic. In a short time, NYS and national economies have slowed considerably. Unemployment is up and is predicted to get worse before it gets better. Locally, many downtown businesses are shuttered with no clear idea of when they will reopen again. While we can model outcomes, we cannot know for sure the impact that the COVID-19 response will ultimately have locally.*

*Again, I am not asking you to vote against the project at this time. I am asking that you delay any vote to see how the pause in the economy affects local business and city revenues and to allow a better understanding of the situation as it develops. I think that there should be a discussion regarding the viability of a large development downtown after we have a better idea of the local impact or, at the very least, a discussion that the plan may need to change to reflect our new reality. Most people believe that even when we are able to start to return to work, it will be some time before anything is "business as usual".*

Thank you for your time,

Paul DeDominicas  
Trafalgar Drive  
Plattsburgh NY 12901

**Beebie, Lisa**

---

**From:** Plattsburgh Citizens Coalition <plattsburghcitizencoalition@gmail.com>  
**Sent:** Monday, April 6, 2020 11:45 AM  
**To:** cityinfo@plattsburghcitygov.com; McMahon, Joe; Beebie, Lisa; Parrotte, Sylvia  
**Cc:** Amanda Dagley; estigliani@freepressmedia.com; news@northcountrynow.com; newstips@mynbc5.com; rockstroh@mychamplainvalley.com; nate@suncommunitynews.com; jlotemplio@pressrepublican.com; Josh; pbradley@wamc.org; McKenzie Delisle; Emily Russell  
**Subject:** Zoning Board of Appeals Comments 4/6/2020 - 2 - Professional review

Dear Zoning Board and Planning Board Members:

Once again, thank you for your service and especially on this complex project and especially when our entire community and globe is stressed by this historic world pandemic. It's a stressful and difficult time for all of us.

Your job is a difficult one month to month, but a particularly difficult one for a project as complex as the DRI. Your job is made even far more difficult due to the fact that the staff that you normally rely on for guidance is the applicant. However, it doesn't have to be that way and, in fact, shouldn't be that way. Section 360-61 of the City Code provides you the help that you are entitled to, but have not yet exercised. You should have your own attorney and your own technical staff to assist you with these decisions. The Corporation Counsel's allegiance is to the Common Council. The Planning Board and Zoning Board cannot reasonably rely on advice of counsel that is beholden to the Common Council. There are several examples in which the existing conflicts are problematic. The Corporation Council actually advised you at the May 2019 Board meetings to segment the SEQR process to avoid doing a GEIS as is required by law. Of course, we know now that was bad advice and put your decision in peril. He also advised Planning Board Chairman James Abdallah to vote on the DRI SEQR resolution despite his clear conflict of interest. We know now that this too was bad advice which put the Board's decision at that time in peril. Fortunately, those decisions were later reversed when the City reluctantly committed to a GEIS. The City Planner actually opined that the proposed building will not have an adverse impact on the neighborhood; not the staff's position to lead a Board to a conclusion, much less make the conclusion for them. The Community Development Director advised you that "the Common Council is handling the GEIS", when in fact, as an involved agency, you are REQUIRED to prepare your own Findings Statement on the GEIS. Oddly, the Findings Statement is not even included on your agenda. We're sure that they would like very much for you to rubber stamp the Council's Findings Statement. These folks are all beholden to the co-applicant; the Common Council; they are NOT on your team. You need and deserve your own independent adviser selected by your Board, not by the City. The City Attorney is, without question, a superior attorney and if he were representing your Board, then he would no doubt do an excellent job. But he's not. And as has been pointed out, he has a conflict. Think of how odd it makes your Board look to have the applicant's attorney seated at your table and giving you advice!

Regardless of how anyone feels about the Prime Development Project, every Planning or Zoning Board wants to take pride in their process and decisions. You want to know that you are properly and thoroughly evaluating technical issues. You want to know that you are following proper procedure. And ultimately you want to know that your process will not be challenged in the court of law and if it is that your decisions will be defensible. And at a time like this where there is massive public opposition, you want to be at your best. Now add to all of that the current public health crisis and the questions with respect to whether eliminating the public from public meetings is even legal. For that, you need and deserve your own independent counsel and engineer. And you are entitled to it by City Code, which, by the way, was just updated in 2017. This is not unusual. The Town of Plattsburgh, as an example, has historically always had legal counsel to the Zoning Board and Planning Board that is separate and independent from the Town Board's legal counsel. Many, if not most, boards do the same.

Here is the relevant code section:

**§ 360-61 Professional review fees.**

[Added 12-14-2017 by L.L. No. 8-2017]

**A.**

Reimbursement of professional review fees.

**(1)**

In addition to the provisions provided under the terms of Chapter 300, Subdivision of Land ("Subdivision Regulations"), and this chapter of the City of Plattsburgh Code ("Zoning Code"), the Common Council, the Planning Board and the Zoning Board of Appeals, in the review of any application presented to it, may refer such application, or part of an application, to such planner, engineer, environmental expert, attorney or other professional as such Council or Board shall deem reasonably necessary to enable it to review such application as required by law.

**(2)**

Fees charged by such professionals shall be in accord with fees usually charged for such services in the Clinton County region or pursuant to an existing contractual agreement between the City and such professional. The Board or Council shall limit such fees as are reasonable in amount and necessarily incurred by the City in connection with a review of an application. For purposes of this section, a fee is reasonable in amount if it bears a reasonable relationship to the expense of the development or the average charge by such an expert to the City or others for services performed in connection with the review of a project similar to that involved in the land use application. All proper charges shall be paid by the City upon submission of a City voucher and in compliance with the City's procurement policy. The applicant shall reimburse the City for the costs of such professional review services upon receipt of a copy of the voucher or, at the discretion of the reviewing Council or Board, in accordance with this chapter. The payment of such fees shall be required in addition to any and all other fees or performance bonds required by this or any other section of this chapter or any other City law or regulation.

**B.**

Escrow accounts.

**(1)**

In addition to other mechanisms provided under any other City law or regulation, at the time of submission of any application, or during the review process, the reviewing Council or Board may require the establishment of an escrow account from which withdrawals shall be made to reimburse the City for the cost of professional review services. The applicant shall then provide funds to the City for deposit into such account in an amount to be determined by the reviewing board based on its evaluation of the nature and complexity of the application. The applicant shall be provided with copies of any City voucher for such services as they are submitted to the City. If the applicant objects to the amount to be placed into escrow, the applicant may request that the Council or Board review the projected amount to be placed in escrow.

**(2)**

Where the City Council, Planning Board or Zoning Board of Appeals establishes an escrow account for an application, such reviewing board shall not be required to consider that application until the deposit required under this chapter has been made.

**(3)**  
A building permit or certificate of occupancy shall not be issued unless all professional review fees charged in connection with the applicant's project have been reimbursed to the City.

**(4)**  
After all pertinent charges have been paid, the City shall refund to the applicant any funds remaining on deposit.

There are a lot of questions, but to name just a few:

- \* you've heard a lot about city wide parking. it's a major change. The city claims there's adequate parking. Members of the public have shown flaws and errors in the numbers. You are tasked with reading lengthy documents and lengthy public opposition letters and comments. Are you able to evaluate with certainty which claim is accurate?
- \* The NYSDOT Regional Traffic engineer went on record to say that the angled parking is dangerous. The applicant claims it isn't. How are you to decide?
- \* The City is claiming that the Planning and Zoning Board are essential government meetings that can't be postponed. They claim that eliminating the public from public meetings is legal. Is that a defensible position?

To the extent that you have legal and technical questions on this matter, you need your own attorney. Yes, it may take a little time to get the expert objective technical and legal advise that you deserve and that you are entitled to, but in the end that will take far less time and have far less risk than making bad decisions, decisions that are based on bad advice, decisions that are based on misinformation and decisions that are not defensible and will result in lengthy legal battles. Measure twice, cut once!

The Plattsburgh Citizens Coalition and all those we've spoken to welcome a thorough, objective expert review of this project because we know the proposed plan as presented to be critically and fatally flawed and ultimately will have an adverse short term and long term impact on the neighborhood, the community and even the region. We believe any truly objective review will draw the same conclusion. This project, to date, has not been able to receive that kind of unbiased intelligent analysis from the Common Council and we are hopeful that will happen at each of the Board reviews. Whatever you may decide, at least you can hopefully say you as a Board were thorough, evaluated ALL of the information in detail and made good solid defensible decisions based on the best advice and information at your disposal.

You are entitled to this assistance. It is the norm for Planning & Zoning Boards across the State and across the land. Don't ask for it, demand it!

Beebie, Lisa

---

**From:** McMahon, Joe  
**Sent:** Monday, April 6, 2020 11:44 AM  
**To:** Beebie, Lisa  
**Subject:** FW: Public Comment for April 6 Zoning Board and April 7 Planning Board  
**Attachments:** City DRI Letter Henry 4-6-20.pdf

fyi

**From:** City Info <cityinfo@plattsburghcitygov.com>  
**Sent:** Monday, April 6, 2020 11:36 AM  
**To:** Miller, Matthew <MillerMa@cityofplattsburgh-ny.gov>; McMahon, Joe <McMahonJ@cityofplattsburgh-ny.gov>  
**Subject:** Fwd: Public Comment for April 6 Zoning Board and April 7 Planning Board

----- Forwarded message -----

**From:** Brown, Rodney <[Rodney.Brown@clintoncountygov.com](mailto:Rodney.Brown@clintoncountygov.com)>  
**Date:** Mon, Apr 6, 2020 at 10:49 AM  
**Subject:** Public Comment for April 6 Zoning Board and April 7 Planning Board  
**To:** [cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com) <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>  
**Cc:** Henry, Mark <[Mark.Henry@clintoncountygov.com](mailto:Mark.Henry@clintoncountygov.com)>

Please provide copies of the attached letter to both the City Zoning Board of Appeals and City Planning Board for their respective meetings on April 6<sup>th</sup> and 7<sup>th</sup>. On behalf of Legislator Henry, I ask that the letter be formally recorded as public comment for both meetings, and if possible, be read at the meetings. Thank you.

---

Rodney L. Brown, Deputy Administrator

Clinton County Legislature

137 Margaret Street – Suite 208

Plattsburgh, NY 12901

Tel. 518-565-4709

Email: [Rodney.Brown@clintoncountygov.com](mailto:Rodney.Brown@clintoncountygov.com)

---



**Mark R. Henry**  
**Clinton County Legislator, Area 3**  
**6 Church Street**  
**Chazy, NY 12921**  
**Phone: (518) 578-4359 (cell)**  
**[mhenry2@twcnv.rr.com](mailto:mhenry2@twcnv.rr.com)**

April 6, 2020

TO: City of Plattsburgh Zoning Board of Appeals; and  
City of Plattsburgh Planning Board

Dear Board Members:

I have recently received information that your respective Boards will be voting on various actions related to the Prime Companies Mixed Use Residential/Commercial project proposed for the Durkee Street Parking Lot, and partially funded by the Downtown Revitalization Initiative (DRI) grant.

By this letter, I express my wholehearted and unconditional support for this project. In many ways the City of Plattsburgh is the lifeblood of Clinton County. A strong downtown will lift up the entire County. I truly believe that stagnant downtowns result in a slow deterioration of the economic, cultural and emotional vigor of a City. Alternatively, a downtown that continues to grow and adapt will remain vital and energize a community.

The downtown for the City of Plattsburgh, in my opinion, needs the invigoration of downtown residents that will result from the Prime Companies' proposed project. The project will bring renewed life to the day-to-day flow of activities downtown, including most importantly business and recreational activities. While some have decried the supposed negative impacts of this project, focusing on the loss of parking, I believe the City of Plattsburgh has taken the steps necessary to provide alternative parking opportunities to prevent any negative impacts. This project has so much promise for the City of Plattsburgh and County of Clinton. I urge you to focus on all the positive impacts that would result from this project, and take the steps necessary to approve the project and usher in a renewed era of optimism and economic growth for the City.

The views expressed in this letter are mine alone, and I do not speak for the Clinton County Legislature as a whole. While the short notice involved does not permit the Legislature to deliberate and provide a collective response, I will encourage my colleagues to provide their own statements as time allows. I wish you the best of luck in guiding the City of Plattsburgh during these trying times.

With best regards,

Mark R. Henry  
County Legislator

**Beebie, Lisa**

---

**From:** City Info <cityinfo@plattsburghcitygov.com>  
**Sent:** Monday, April 6, 2020 11:25 AM  
**To:** McMahon, Joe  
**Cc:** Beebie, Lisa  
**Subject:** Fwd: Zoning Board Comment  
**Attachments:** Scan Docs opposing DRI 4-6-2020.pdf

----- Forwarded message -----

From: <bobcatgb1@aol.com>  
Date: Mon, Apr 6, 2020 at 9:25 AM  
Subject: Zoning Board Comment  
To: <cityinfo@plattsburghcitygov.com>, <readc@cityofplattsburgh-ny.gov>, <plattsburghcitizencoalition@gmail.com>, <mdelisle@pressrepublican.com>

To: City of Plattsburgh Zoning Board

With respect to the DRI Durkee St. project I am requesting the following actions:

Do not approve said project for many factors that the community has previously set forth. Attached are three documents to support this position.

1. A "letter to editor" published in the Suncommunity news dated March 24, 2020. This addresses better options for said project
2. A position letter dated February 28, 2020 addressed to Prime Plattsburg LLC stating facts that are to be considered herein.
3. A "letter to editor" published in the Suncommunity news dated April 4, 2020. This addresses the financial burdens that will also affect the subject DRI project.

The City of Plattsburgh should caution against an approval in light of the current financial situation. Certainly the City does not want to be in a position similar to Burlington with the stalled "City Place" project.

In the alternative, delay a decision until the virus crisis is over and the new financial balance is established for a just decision.

Thank you for your consideration to these facts and documents that are to be entered into the record of the Prime Plattsburgh LLC application

Geoffrey B. Barker  
4079 State Route 9  
Plattsburgh, NY 12901  
518 563-0685

# Opinion

Letters *SCM COMM News*  
*APR 4 2020*

## Taxpayer of Clinton County

To the Editor:

As a resident taxpayer of Clinton County, I am requesting a reply to how the Clinton County Legislators and Legislature is addressing the unemployment and shortfall in sales tax revenue as a result of the COVID virus.

Specifically, the Legislators are requested to address the financial shortfalls in operating budget incomes now and reassess the operating budgets.

Consider:

1. Cancel any further CCIDA PILOT relief and cancel grants to "The Development Corporation" are in order until the virus is under control and economic recovery is positive and/or the new economic reality of the North Country is known.
2. Cancel the planned "International Air Cargo Facility" as not viable. This is an irresponsible progressive waste of taxpayer money and is not economically viable for numerous reasons the Legislators are well aware of
3. Shutter the "International Arrivals Facility" until International air traffic is deemed profitable with respect to the cost structure.
4. Lease out the renovated hangers or shutter to cut operating expenses.
5. Re-access Plattsburgh International Airport lease and utility fees charged to airport vendors to include the parking facility. Brace for potential loss of airline service and revenue.
6. Redirect or cancel county "pork" budgeted items to help maintain core businesses in the area. This is not the major manufacturing jobs that Governor Cuomo overspent in his aggressive economic development programs that we are now tasked to pay for. "Cut costs and live within our means" should be your new moto.
7. Brace for tasking to pay locally for a large increase in Medicaid mandates.
8. Plan for possible unpopular increases in realty taxes and state income taxes that the residents will mostly be unable or unwilling to support.

Thank you for your anticipated attention to this request.

— Geoffrey B. Barker, Plattsburgh, N.Y. ■

SCW COMMUNITY 3/28/20

will be responded to in the order in which received. Please take the time to explore these sites and engage students in discovering the vital importance of local history and geography as a basis for understanding other places more distant in time and location.

— Robert L. Arnold, SUNY Professor Emeritus of Education ■

## Plattsburgh parking

To the editor:

The best course to "increase the availability of free parking" is to cancel the Prime Plattsburgh LLC project. Back in the mid 1960s the City of Glen Cove, New York, had a city structure much like Plattsburgh. They were smart then to take the only large parking area and make a multi story parking garage to handle the then current and future parking needs of that city. The virus crisis will be settled eventually. What is of concern to all of us is the economic recovery needs.

The state was in dire financial \$6 billion debt prior, with maybe \$4 billion more to add. Locally we are going to be tasked to cover our "fair share". My suggestion is to anticipate loss of some of our airline service once this passes and the low cost carriers may not survive. Shut down the "International Arrivals Facility" since it serves only a few corporate and small prop aircraft and no International airline can be profitable with service here. Cut payroll and operating costs.

Cancel the planned "International Air Cargo Facility" as impractical and a waste of money. The Clinton County Legislators are aware of this but enjoy spending our limited tax monies. Airlines loaded with passengers from high density Florida to Plattsburgh/ Montreal

is a major threat. So are the packed warehouses and factory facilities that continue to ignore common health concerns.

The unemployed restaurant and leisure business community workers would like to know if any staffing reductions made by the governments means with or without pay for them. And being paid for "telecommunication" from home is unfair and a waste of money. Curtail CCIDA tax relief. Schluter, for example is large enough to not need the pending PILOT relief. Cancel the Prime Plattsburgh LLC PILOT relief application.

The elected and employed public employees need to immediately address the loss of tax revenue we are going to experience.

— Geoffrey B. Barker, Plattsburgh ■

## Thank you

To the editor:

## Free the money

PR  
4-1-20

TO THE EDITOR: Due to the devastation wreaked upon our city economy by the COVID-19 virus, local businesses will need all the aid and support from City Hall which they can get.

Prior to the pandemic, over 70 local business owners signed a petition against the sale and development of the public land of Durkee Street parking lot to a private downstate concern. I have attended meetings and no provision to replace city snow ban parking has even been made.

City Hall has persisted in its unrelenting pursuit of this project. One can only hope the council has no conflict of interest.

Now would be the perfect time for Mayor Read to abandon this project, to free up DRI monies for our own local existing/struggling businesses, the true purpose of the Downtown Rehabilitation Initiative.

KATHY BAUMGARTEN, TSGT USAF, Ret.  
Plattsburgh

Prime Plattsburgh LLC  
621 Columbia St. Extension  
Cohoes, NY 12047

Dear Sir or Madam;

This letter is written with respect to your application for PILOT relief and the planned Plattsburgh Durkee Street Plattsburgh NY project.

As a resident of the area I want to express to you the following adverse factors your plan is causing for your immediate consideration:

1. The overwhelming majority of Clinton County residents do NOT want this project.
2. The project is being pushed thru with apparent bias and prejudice that will lead to protracted litigation.
3. The loss of the parking lot will have adverse effects on the dwellings and businesses in that area. In spite of what is proposed, the City and County do NOT have viable plans for parking. This will adversely affect the income Prime expects to receive and adversely affect all in the area. Prime will be held responsible for this.
4. The PILOT relief, if granted, will adversely affect the City school tax base as well as the tax base for ALL residents of Clinton County NY
5. There is recent activity that may indicate improper consideration of the PILOT awarding process, again leading to litigation. Many other adverse factors exist. Available upon request.

In light of the above adverse facts, the people of Clinton County request that Prime Plattsburgh LLC withdraw the planned Durkee Street DRI "redevelopment" proposal. Please call me anytime to discuss this request.

Sincerely,



Geoffrey B. Barker  
4079 Route 9  
Plattsburgh, NY 12901  
(518) 563-0685

February 29, 2020

**Beebie, Lisa**

---

**From:** Carol CJK <carolcjk@gmail.com>  
**Sent:** Saturday, April 4, 2020 12:21 PM  
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com  
**Subject:** Postponement of April 2020 ZBA & PB meetings  
**Attachments:** Klepper-Request postpone April 2020 ZBA & PB Meetings.pdf

Please see attached letter requesting that the ZBA & PB chairpersons cancel April 2020 meetings due to Covid 19. May everyone stay healthy and safe. Thanks, Carol Klepper

Mr. Ronald Nolland, Chairman, City of Plattsburgh Zoning Board of Appeals  
James Abdellah, Chairperson of Plattsburgh Planning Board

**RE: Request to cancel April 2020 Zoning Board of Appeals meeting & Planning Board meetings due to nationwide state of emergency Corona pandemic**

April 4, 2020

TO WHOM IT MAY CONCERN:

I have read the April 3, 2020 letter from Mayor's office which is on CITY OF PLATTSBURGH BUILDING INSPECTOR OFFICE COMMUNITY DEVELOPMENT OFFICE's letter head. The responses to the complaints made by several Plattsburgh residents do NOT dispute the fact that city officials insist to hold public meetings without full face-to-face participation from all concerned citizens. Since the Mayor has stated that it is NOT his decision but rather the Chairpersons of the Zoning Board and Planning Board's choice to conduct all upcoming meetings "remotely via videoconferencing software," without public attendance, I ask that Ron Nolland and James Abdellah postpone scheduled meetings. Though "All board meetings will be livestreamed on the City's YouTube channel for contemporaneous viewing by the public and transcriptions of all board meetings held remotely will be made available to the public," it does NOT enable public participation as these meetings are taking place.

Many residents do not have reliable Internet service nor computer access at this time. Institutions throughout the nation have experienced security breaches using Zoom and other methods of video conferencing to conduct meetings. I like many residents do NOT have the computer capability or access to listen or view them. In fact, those residents who have watched common council meetings had difficulty understanding comments made during meetings and could not view on line. Contrary to the comments made in April 3, 2020 response letter to the public's outcry over holding any ZBA and PB meetings in April conducting NON-ESSENTIAL meetings does NOT comply with Governor's Executive Orders and current guidance from the NYS Committee on Open Government, because Prime's future development is NOT ESSENTIAL to the safety and health of our community.

As a longtime resident of Plattsburgh, I have always believed that ZBA and PB members work hard to ensure that the public is able to personally attend and participate during all meetings. I am shocked to discover that the Zoning Board of Appeals and Planning Board special meetings are still scheduled for April 6 & 7, 2020 and that the regular meetings are to also take place on April 20 and 27, 2020 respectively.

It is clear that the agenda for April 6 & 7, 2020 meetings are to approve the new boundaries for the Durkee Street parking lot. It is egregious to hold such meetings without full participation from adjacent property owners and stake holders in downtown. Every downtown business person and property owner whom I have spoken to were unaware that these meetings were scheduled and have NOT had ample time to comment. It is incredulous for the Mayor to state that the public commented on all issues for future ZBA & PB meetings now scheduled on April 6 & 7, 2020 in February 2020, stating April 6 & 7 meetings are to replace March 2020 meetings. Since March 2020 meetings were cancelled NO ONE was able to comment.

Any comments made in February 2020 were based on old information. It is ludicrous to even suggest that discussions made in past meetings are the only and final comments to be made by everyone impacted by Prime's project. If that is the case then there should be no reason for any member of the Prime team to attend any future meeting or to provide any further information to either board. Many people due to unforeseen circumstances were unable to attend or comment in the past and welcome the opportunity to fully participate in future meetings.

I thought we lived in a democracy that clearly gives provision for face to face public participation in every meeting. Past comments on any issue are not held in time. It should be noted that every meeting that I have attended regarding Prime's Plattsburgh project has failed to provide complete and accurate information as to all aspects of the Durkee Street project. As someone who has attended many ZBA and PB meetings new information is always provided during the course of any meeting, which is why it is imperative and OUR RIGHT as residents of Plattsburgh to be able to be present to comment during every phase of this project. Furthermore, given the impact such a decision would have on our community and downtown businesses any decisions made on this matter without full participation and personal attendance would be highly suspect. The April 6 & 7, 2020 scheduled meetings are WITHOUT due notice & ability for concerned citizens to attend in person. I like many city residents have been consumed with struggling to keep my business solvent and family members safe from the Corona Virus pandemic.

I am writing to you to plead with you to please postpone ZBA & PB meetings dealing with Prime Development until city residents and other interested parties can attend all meetings in person and fully participate. As chairperson of the Landlord/Tenant committee my colleagues and I have agreed to postpone all meetings until Covid 19 no longer poses a health and economic risk to our community and both our Governor and President have lifted the state of emergency and our local businesses can resume to normal operations. All non-essential businesses have been ordered to close and everyone is struggling to survive. New York State has asked that all NON-EMERGENCY public meetings be postponed until the public can participate in person safely. It is both irresponsible and unethical to hold any ZBA or PB meetings without all city residents and stakeholders being able to comment on Prime's project, especially those who own property adjacent to the Durkee Street Parking lot.

It is the responsibility of both the Zoning and Planning boards to ensure that every resident in Plattsburgh be able to fully participate in all meetings held by ZBA & PB. Zoning and Planning Boards throughout NYS, such as Saratoga, Watertown, and Binghamton have postponed all meetings until further notice due to Covid 19. In reading the Mayor's memorandum pertaining to the manner in which the ZBA and PB meetings are to be conducted, it is clear that the public is excluded from participating during these scheduled meetings. Not only is public comment prohibited during any meeting, but it is questionable if either board will accept written comments from city residents prior to ZBA or PB making any decision. I quote, "Please note that, in order to minimize the risk of virus transmission and until further notice, the meetings of both boards will be conducted solely via videoconference. Meetings will not be held at City Hall, access to which is presently restricted...members of the public may watch the meetings live via the City's YouTube channel, the public will NOT be permitted to attend board meetings

via Zoom. Public comments will NOT be received by either ZBA or PB board during meetings. Written comments on the application may, at the discretion of the board, be accepted until 12:00 p.m. on the date one week following the close of the public hearing."

Given the fact that the future development of Durkee Street parking lot has such a significant impact on the economic welfare of Plattsburgh, county and surrounding communities it is not only poor planning and unjust to hold any meetings pertaining to the development of the Durkee Street lot without full public participation, but any meetings pertaining to Prime's project should NOT take place because it is NOT deemed necessary to safeguard the health or welfare of our community under the guidance issued on March 12, 2020 by NYCOM.

I remind both ZBA and PB members that Prime's project must be granted a *SPECIAL USE PERMIT*, which requires that Prime's proposed use and plan be in "harmony" with all zoning ordinances and local laws and to ensure that granting a SUP to PRIME will NOT adversely affect adjacent properties and neighborhoods. It is not only unreasonable but highly unprincipled to hold any meetings pertaining to Prime without in person public participation and comments. Even more disheartening is to think that members of either board would make any decisions without public input throughout every stage of this process.

Everyone throughout our country is faced with the uncertainty of both our physical well-being and financial health. City officials would be better served to work together to assist local businesses and property owners to weather this economic storm rather than planning any future development at this time. Given the fact that NYS was in a deficit prior to this pandemic and estimates that the state will lose billions of dollars from Corona Virus it is not only unwise but foolish to believe that NYS will have sufficient funds to pay for any grants or revitalization of any downtown in NYS. All businesses throughout NYS and US are facing the loss of jobs, tenants and landlords alike are struggling to pay rent or buy essential items to live.

I implore city officials, Zoning and Planning Board chairpersons and members to act in good faith. I once again, PLEAD with everyone to postpone all future meetings regarding Prime Development until our city, state and country is no longer faced with the ongoing threat of this pandemic and all concerned citizens can safely attend all meetings in person.

Sincerely,



Carol J. Klepper

17 Couch Street, Plattsburgh, NY 12901

----- Forwarded message -----

From: **City Info** <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>  
Date: Fri, Apr 3, 2020 at 9:01 AM  
Subject: Fwd: PLEASE POSTPONE!!!!  
To: Matthew <[MillerMa@cityofplattsburgh-ny.gov](mailto:MillerMa@cityofplattsburgh-ny.gov)>

----- Forwarded message -----

From: **Jonathan** <[jons202@charter.net](mailto:jons202@charter.net)>  
Date: Wed, Apr 1, 2020 at 3:03 PM  
Subject: PLEASE POSTPONE!!!!  
To: <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Moving the hearing from the 20th to the 6th is unfair and self serving.

Postponement is the only appropriate action at this time. The public is all consumed with protecting themselves, their families and livelihoods.

Please postpone any and all actions in the matter of Prime Properties. Its the right thing to do.

Please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in-person participation by the public. The April 6<sup>th</sup> ZBA meeting and the April 7<sup>th</sup> Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Thank you,  
Jonathan Schneiderman  
Downtown business owner for 16 years.

----- Forwarded message -----

From: **lennonb** <[lennonb@charter.net](mailto:lennonb@charter.net)>

Date: Thu, Apr 2, 2020 at 1:17 PM

Subject: Any action on the prime project should be delayed till people can physically appear at the meeting

To: <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Sent from my Verizon, Samsung Galaxy smartphone

----- Forwarded message -----

From: **City Info** <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Date: Mon, Apr 6, 2020 at 8:23 AM

Subject: Fwd: Zoning Board Comment Mon 6 APR 20

To: Matthew <[MillerMa@cityofplattsburgh-ny.gov](mailto:MillerMa@cityofplattsburgh-ny.gov)>

----- Forwarded message -----

From: **Jeff Moore** <[jmoore1748@gmail.com](mailto:jmoore1748@gmail.com)>

Date: Sun, Apr 5, 2020 at 1:16 PM

Subject: Zoning Board Comment Mon 6 APR 20

To: <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Dear ZBA Members,

I would like to state my support for approving the SUP for the Prime DRI project. After careful review of the FGEIS documents and the McFarland & Johnson answers to the questions raised by the commenters at the public hearings it is clear to me that there are no valid reasons not to approve this SUP request. Specifically: The building design will not tower over the existing downtown structures and has been shown to be aesthetically pleasing to the eye and blending with the surrounding cityscape very well. This project is not anticipated to cause any parking issues as borne out by third party studies, not by assumptions based on speculation. I trust that you will make your determinations based on the facts at hand and not on outside pressure. This is a once in a lifetime opportunity to add a new development to our long dormant Center City. If we continue to allow these empty spaces to remain and propagate we will eventually be left with nothing downtown. In closing I would like to say that I have talked to many people during my daily walks throughout the city and the vast majority are in favor of this project and are looking forward to its construction.

Sincerely,

Jeff Moore

Oak Street, Plattsburgh

----- Forwarded message -----

From: **City Info** <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Date: Mon, Apr 6, 2020 at 8:38 AM

Subject: Fwd: DRI Project

To: Matthew <[MillerMa@cityofplattsburgh-ny.gov](mailto:MillerMa@cityofplattsburgh-ny.gov)>

----- Forwarded message -----

From: **Art Degrandpre** <[adegrandpre2483@icloud.com](mailto:adegrandpre2483@icloud.com)>

Date: Sun, Apr 5, 2020 at 5:38 PM

Subject: DRI Project

To: <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Please let it be known that you have my full support for the DRI project. Plattsburgh can no longer afford to have a stagnant downtown!

Sent from Art's iPad

----- Forwarded message -----

From: **Richard Spindler** <[rich.spindler@gmail.com](mailto:rich.spindler@gmail.com)>

Date: Sun, Apr 5, 2020 at 6:02 PM

Subject: Zoning Board comment

To: <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Hello,

I would like to comment on the Durkee Lot Development. First, for the City of Plattsburgh to prosper, it is imperative to encourage a variety of people to live downtown, including and especially working professionals. They will provide an economic stimulus to the city that is sorely needed for the downtown. Second, it seems very late in the process of the DRI. After all of the public input given, I cannot imagine the city going back to a blank drawing board on this. Third, I think the complaints about parking are baseless. People that are complaining about parking should live in a larger city and experience real parking issues. Besides, we need to get people out of their cars and walking more anyhow.

I'm sure there are probably inevitable conflicts that arise with such developments. They always do and you will never make everyone happy. Thank you.

Sincerely,

Richard Spindler

----- Forwarded message -----

From: **City Info** <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>  
Date: Fri, Apr 3, 2020 at 2:43 PM  
Subject: Fwd: Zoning Board Comment 4/6/2020  
To: <[mcmahonj@cityofplattsburgh-ny.gov](mailto:mcmahonj@cityofplattsburgh-ny.gov)>

----- Forwarded message -----

From: **Curt Gervich** <[cgerv001@plattsburgh.edu](mailto:cgerv001@plattsburgh.edu)>  
Date: Fri, Apr 3, 2020 at 2:31 PM  
Subject: Zoning Board Comment 4/6/2020  
To: <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Please see attached comment from Curt Gervich, 185 Cornelia Street, regarding the Durkee Lot Planned Unit Development/DRI. Please let me know the file is received and can be opened for reading into the minutes at the meeting.

Thank you,

Curt



[4\\_3\\_20\\_Gervich\\_DRI Comment to Planning and Zoni...](#)

--

**Dr. Curt Gervich**  
Associate Professor  
Center for Earth and Environmental Science  
SUNY Plattsburgh  
101 Broad Street  
147 Hudson Hall  
Plattsburgh, NY 12901  
(o) 518-564-4030  
(c) 540-818-1896  
[plattsburgh.edu](http://plattsburgh.edu)

Middlebury School of the Environment  
Co-Director

# Plattsburgh

---



STATE UNIVERSITY OF NEW YORK

**CENTER FOR EARTH AND  
ENVIRONMENTAL SCIENCE**  
132 Hudson Hall

101 Broad Street  
Plattsburgh, NY 12901-2681  
Tel: (518) 564-2028  
(877) 554-1041  
Fax: (518) 564-5267

To the City of Plattsburgh Planning and Zoning Boards,

I hold two decades of professional planning experience throughout the United States, have served on the City Planning Board since 2012, teach planning at SUNY Plattsburgh, and hold a Master's Degree and PhD in planning from the University of Vermont and Virginia Tech.

As a planning and zoning board, the question before you is not one of setbacks, lot lines, parking spaces or design standards. It is about the holistic nature of community, capacity of local residents to build our future and determine our destiny, and the positive reinforcing feedback loop that is created when local social, cultural, material and financial assets are aligned. The DRI funding provides the pathway to build on these assets and align these resources- yet the current proposal for the Durkee PUD gums the works with an irreversible misallocation of resources that disrupts, rather than supports, ongoing local efforts.

One line of the Prime proposal in particular demonstrates the failure of the Durkee Lot to synergize with Plattsburgh's assets and needs. On page 8 of the project narrative (section C.1. General Architecture) the proposal states that the development at Durkee will be "oriented toward the river." In reality the project's main facade faces Durkee and Bridge streets, and the river sees brick walls and a parking lot. If the project were to creatively reflect Plattsburgh's character and strengths it would have more open, public and event space to draw residents and tourists downtown; it would provide activities for all ages and families; it would provide flexible space to evolve with community interests; it would provide diverse opportunities for interacting, recreating, spending and earning; and it would compliment Plattsburgh's natural, cultural and historical strengths.

You will hear from other planning professionals that downtown living space is needed to revitalize the downtown core. I don't disagree with this assessment in principle. The DRI, however, is funding

the renovation and addition of downtown housing options and we should give these initiatives a chance to succeed before adding competition. Furthermore, there are possibilities for repurposing existing buildings as unique living spaces in the downtown core, such as the Key Bank building, that should be explored before launching duplicate construction projects. In uncertain situations such as this, conservative and incremental planning that avoids a large outlay of irreversible resources is the most prudent approach. There may be a time for a large PUD project in the City of Plattsburgh, but the calculus of risk and reward doesn't compute on Durkee at this moment.

In the community planning arena, there are two main theories of economic development: *exogenous development* and *endogenous development*. Exogenous development relies on bringing new, large scale projects such as industrial parks, shopping malls, sports complexes and large mixed-use residential/commercial projects to a community. Municipalities often offer big tax breaks to attract these projects because the upfront costs are high and long-term finances are suspect. In reality, experience shows us that these projects tend to provide short term infusions of cash and jobs that don't have much staying power.

Endogenous development strategies lay the groundwork for locals to cultivate economic activity based on local knowledge, needs, interests and resources. Think business incubators, farmers markets, town festivals, outdoor recreation opportunities, parks and greenspace. These projects get local residents moving and interacting. They build relationships and connections to place that have staying power. Endogenous development provides the audience, clientele and users first, and provides the scaffolding for local community members with long-term commitments to place and people to build the stuff they want and need. Plattsburgh has been doing this for decades. The Saranac River, our multiple waterfronts and the Strand are outstanding local assets that residents across generations love and use. Building infrastructure to access and compliment these resources has little risk and enormous rewards.

Many elements of the DRI, such as funding to upgrade existing apartments, streetscape improvements, improved parks and parking are excellent initiatives and I believe they will, in concert with one another, meet their intended objectives. Yet the Durkee Street Planned Unit Development, as currently proposed, misses its mark.

Sincerely,

Dear members of the Zoning Board of Appeals and Planning Board of the City of Plattsburgh

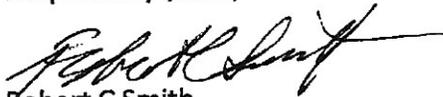
It has always been my position that in order to reenergize a downtown area it is essential we create a desirable place to live, participate in recreation, dine, entertain and purchase goods and services. The missing link in Plattsburgh has been a desirable place to live downtown and the Prime proposal provides us with this missing link for our community to reach its potential.

There has been some resistance to the plan citing concerns over the loss of parking, traffic changes and the granting of a PILOT. I can understand that change is hard to accept but what I don't understand is the following:

- The lack of alternative proposals that would provide the missing link of a desirable place to live by those who object to the plan as proposed by Prime.
- The lack of understanding that a PILOT agreement properly structured have proven to be wonderful tool for redevelopment, job creation and for encouraging community growth.
- I don't understand the concept of hoping landlords will invest in existing structures and infrastructures that will lure people to downtown to live, participate in recreation, dine, entertain and purchase goods and services.
- I don't understand that falsehoods and misinformation can be placed in ads to undermine the proposal by a minority that could jeopardize the desires of the majority who wish to see a vibrant downtown.

I enclose my recent letter to the editor in response to the ad referred to and in support of the Prime proposal.

Respectfully yours,



Robert C Smith  
23 Concord Ave  
Plattsburgh New York  
12901

Letter to the Editor  
Submitted 03/03/2020  
By Robert C Smith

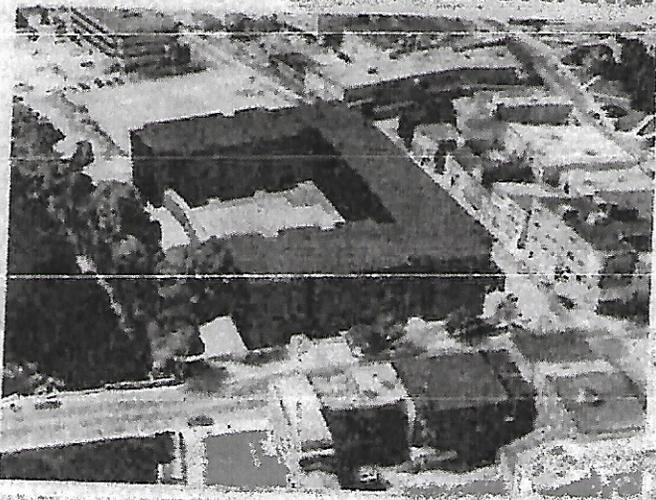
In a recent Sun Weekly paper, I saw an alarming notice about the DRI. As I read through, I found it to be at best a misleading ad. There were numerous bullet points that were not accurate.

- A wall street Corporation is not the developer. The Developer is from Cohoes and has done this successfully in other upstate communities.
- The award is given by the State and dispersed according to its regulations in the administration of the Grant. The mayor and common council support the plan.
- A Payment In Lieu Of Taxes (PILOT) will provide a temporary tax reduction for a period of time, offset by the revenue that such developments generate. Clinton County IDA determines the PILOT value independently of the city and developer
- Our taxes are currently being reduced, our bond rating is improving, and we are now funding a surplus. The statement that our taxes will increase is not an accurate statement.
- The building does not tower above the adjacent buildings. In fact, there are numerous buildings of the same height or taller downtown.
- Durkee street is a narrow two-way street with parking on one side. Making it a one-way street with angled parking will improve its safety.
- The parking plan has been developed after numerous public hearings for over a year.

Admittedly I have supported the DRI because it is the only plan that I am aware of that will bring people to reside, recreate and purchase goods and services in downtown Plattsburgh. I do support the DRI, I know others are not happy with-it offering criticism of aspects of the plan but no alternative. To win me over I need facts not inaccurate political spin and a proposal that gets citizens living, exercising, dining, entertaining, and shopping for goods and services downtown.

# City of Plattsburgh Citizens: YOUR TAXES ARE GOING UP!

- The Durkee Street Parking Lot is being sold to a Wall Street Corporation for \$1, and the Mayor has promised them \$4.3M of our \$10M DRI award.
- This corporation will receive a multimillion dollar TAX BREAK - meaning YOUR taxes will increase.
- This corporation plans to build a 114-unit apartment complex that will TOWER over EVERY SINGLE STRUCTURE downtown.

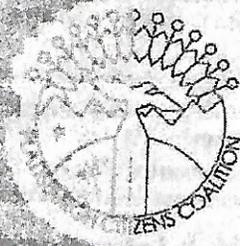


- The City does NOT have a parking plan that will work.
- A one-way Durkee Street with angled parking will be DANGEROUS.
- Don't allow City Hall to impose paid parking downtown.
- Don't let our community spaces be given away to a Wall St Corporation.

**MAKE YOUR VOICE HEARD & HOLD CITY OFFICIALS ACCOUNTABLE!**

**PLEASE JOIN US FOR THE FOLLOWING MEETINGS:**

- 3/4/20 5:15pm @ County Gov't Ctr - County Planning Board
- 3/11/20 5:15pm @ County Gov't Ctr - Clinton County Legislature
- 3/16/20 7pm @ City Hall - City Zoning Board
- 3/23/20 6pm @ City Hall - City Planning Board
- 3/30/20 12pm @ County Gov't Ctr - Clinton County Industrial Development Agency



Together.....we can make a difference!

Find us on the web at [www.plattsburghcitizenscoalition.com](http://www.plattsburghcitizenscoalition.com) or on  at Plattsburgh Citizens Coalition

## Beebie, Lisa

---

**From:** City Info <cityinfo@plattsburghcitygov.com>  
**Sent:** Monday, April 6, 2020 11:28 AM  
**To:** McMahon, Joe  
**Cc:** Beebie, Lisa  
**Subject:** Fwd: Zoning Board Meeting comments

----- Forwarded message -----

From: **Kathy L. Baumgarten** <[foofusdotcom@aol.com](mailto:foofusdotcom@aol.com)>  
Date: Mon, Apr 6, 2020 at 10:16 AM  
Subject: Zoning Board Meeting comments  
To: <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Dear Sirs

These are my comments I am submitting prior to the Zoning Board meeting today. I'll be watching the youtube broadcast to see if they are acknowledged and added to the permanent record of the meeting, which will be posted on the city website.

Especially during this pandemic, it seems like all Downtown Revitalization Initiative monies should go toward helping currently existing downtown businesses, revitalizing them when this is over. Not to be used to bring in competition against them!

Mt additional objections to the Prime development are as follows:

Will affect county tourism by limiting parking (the best and cheapest support we can offer), especially for our biggest regional events- the Battle of Plattsburgh, Fourth of July and Mayor's Cup. If the Mayor intends to relocate these events, he would have said so to relieve the criticism, so we can rightly assume he intends to discontinue city support of them. Noted members of our community have dedicated their entire lives to planning and organizing these events, which are advertised nation-wide.

Pull-in parking is the most popular of handicapped accessible parking; no amount of parallel parking the city has suggested can replace it.

Speaking of parking, at NO TIME has City Hall publicly broached the topic of where snow emergency parking will be relocated to once the Durkee lot is removed. The City of Burlington allows free parking in its three parking ramps to facilitate clearing its streets. But yet Plattsburgh seeks to end it, demonstrating their utter disregard for current downtown apartment dwellers and their landlords in downtown Plattsburgh. (In fact, I spoke with an official at Community Bank on Margaret St. At no time has the city invited any conversation about the business aspect of the bank parking lot and the Pavone lot being constructed next door. They told me that during snow, folks park in there all night. Which would be okay except that their own plow can't get in in the morning, nor can their own employees. This speaks to a greater

need for snow parking than is acknowledged.) This is not some little detail the city can figure out later. Like all good emergency planning, it needs to be done well in advance. Frankly, if they break ground in summer, it will be utter mayhem during peak weather and no one will know what to do come snow. People in our area can be economically devastated by one tow ticket. Small businesses can go bankrupt from one bad week.

The edifice will block from view the Saranac River and prevent for all future generations any enjoyment of this priceless natural wonder. Plattsburgh IS the Saranac! Visitors will ask why we are casting a shadow over it when everyone knows that water access is the best attraction a city can possibly have.

The edifice will be built within inches of the very bridge where the Battle of Plattsburgh was fought . That the bridge and its surroundings are not currently considered to be valued as they deserve in this context is irrelevant. There should be a memorial and historical interpretation center where Highway Oil was to mark this event of National import.

Over 70 local businesses signed a letter stating their opposition to this project; to date, City Hall has dismissed their concerns with utter contempt and have reached out to not even a single one. This is unconscionable and I want the Mayor and City Council to answer directly to the citizens their reasons for acting with this contempt and as if they govern in a vacuum.

The sheer size of this edifice is out of keeping with the nature of Downtown Plattsburgh, regardless of what color they paint it.

Prime has not allowed enough parking for customers, staff and tenants of its proposed development. It should not be our city's responsibility to pay for their parking. Additionally, any promises they have made about allowing public parking on their premises will be null and void as soon as they take possession. Therefore, the City's premise of adequate replacement parking for the loss of Durkee by including these "promised" parking spots is utterly false.

The County Zoning Board's conclusion that the project is thoughtless and without attraction is 100% correct and deserves your complete support. Plattsburgh is and always will be the County Seat and the people of the county park at Durkee lot whenever they come to town. The lot is always well utilized . It is the public's city space.

The Green space/ park at the parking lot as City Hall is touting it is merely a narrow sidewalk along the river and a narrow sidewalk leading to it from Durkee St. That is not a riverwalk. A Riverwalk has room for benches and gardens and features such as fountains, swings, overlooks, etc. Tourists driving by will assume the currently planned narrow walk is on private property and for all intents and purposes, it will be. Foot traffic from the apartments scurrying back and forth from the parking lot, delivery trucks, dumpsters and trash collection trucks will make the Prime's parking lot as busy and unattractive to tourists as possible. The River is already permanently blocked up on its East Shore with grandfathered buildings; this edifice will destroy ANY future hope of public enjoyment, at TAXPAYER EXPENSE!

The proposed building will exponentially increase the downtown traffic congestion rather than relieve it in any way! Imagine all the proposed buildings' tenants leaving for work during our downtown rush hour, deliveries coming in, employees and customers coming in - all crowding Bridge Street, and cars waiting for pedestrians. It will be a nightmare that could not be relieved at that point by ANY amount of action.

The proposed restructuring of the "tried and true as is" Durkee Street roadway should never have to have even been considered. The taxpayers in no way should be paying the price for a building we did not want, nor should we have to bear the unimaginable inconvenience of changing this important branch of Route 9 to one-way traffic to make any accommodations for any private concern. Nor should we later have to pay the price of turning it back to two-way after the fact, nor should we have to lose any parking places to boot. The building should have been designed to be completely self-sufficient without requiring anything from the current structure of the city parking and roads.

This development will hinder the operations of government agencies which use the Durkee Lot, and who have many handicapped patrons who are nowhere else accommodated for.

As others have said, there is no need for apartments and new shop space downtown. There IS a need to draw locals and visitors to the downtown and get them to stay longer. The best draw for this would be park area around the perimeter of the existing lot. Indeed, City Roads and Grounds could quite easily build more curbing, bring in dirt and stick in a few benches before the end of this month throw in a few trees and grass seed and it would be the jewel of downtown

before the first day of summer. All ready for social distancing baby buggies and joggers.

Members of the zoning board are entrusted with protecting the spaces in our city - that they are used appropriately and correctly, cost-effectively and in the best interests of those who pay for them- the taxpayers. The opposition by taxpayers to this development is unprecedented in the 30 years I have owned my home on Elm Street, seven blocks from the parking lot. I think we know how we want our city to be.

Also unprecedented is the tenacity with which city hall has pushed back against the will of the people who pay their salaries. Any other mayor would have respectfully backed down to the wishes of their electorate, as the good civil servants they are paid to be.

There is already a contract in place for waterfront development as part of the DRI. The rest of the DRI monies need to revitalize our devastated and ALREADY EXISTING downtown so it can recover from the pandemic.

Regardless of what anyone may lead you to believe, or whatever amount of pressure may be used to sway your conclusions, or who is pressuring you, it is not too late to stop this project. Remember who you really work for.

At the very least, set this decision aside until after the pandemic. What's the hurry? They can't work on it anyways! If it's a good idea now, it will still be a good idea a few months down the road, right?

God Bless and Happy Easter

Sincerely,  
Kathy L Baumgarten  
TSGT USAF (Ret.)

## Beebie, Lisa

---

**From:** City Info <cityinfo@plattsburghcitygov.com>  
**Sent:** Monday, April 6, 2020 11:32 AM  
**To:** McMahon, Joe; Miller, Matthew  
**Cc:** Beebie, Lisa  
**Subject:** Fwd: Zoning Board (April 6th) and Planning Board (April 7th)

----- Forwarded message -----

**From:** Paul DeDominicas <pdedomin@yahoo.com>  
**Date:** Mon, Apr 6, 2020 at 10:30 AM  
**Subject:** Zoning Board (April 6th) and Planning Board (April 7th)  
**To:** [cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com) <[cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com)>

Good evening,

*To the Zoning and Planning Boards of the City of Plattsburgh, I am writing this to you as a resident of the City and not as a City Councilor. First, thank you for the work that you do as it is challenging in the best of times. On top of that, everyone is now faced with the added stress of the COVID-19 Pandemic unsure of how it will affect Plattsburgh in the short and long term.*

*I understand that each Board has a decision to make regarding the Prime development project at Durkee St. I am asking for a pause for this project. The project was developed before the unprecedented response to the COVID-19 pandemic. In a short time, NYS and national economies have slowed considerably. Unemployment is up and is predicted to get worse before it gets better. Locally, many downtown businesses are shuttered with no clear idea of when they will reopen again. While we can model outcomes, we cannot know for sure the impact that the COVID-19 response will ultimately have locally.*

*Again, I am not asking you to vote against the project at this time. I am asking that you delay any vote to see how the pause in the economy affects local business and city revenues and to allow a better understanding of the situation as it develops. I think that there should be a discussion regarding the viability of a large development downtown after we have a better idea of the local impact or, at the very least, a discussion that the plan may need to change to reflect our new reality. Most people believe that even when we are able to start to return to work, it will be some time before anything is "business as usual".*

Thank you for your time,

Paul DeDominicas  
Trafalgar Drive  
Plattsburgh NY 12901

## Beebie, Lisa

---

**From:** Dani G <danirae11683@gmail.com>  
**Sent:** Monday, April 6, 2020 2:57 AM  
**To:** cityinfo@plattsburghcitygov.com; McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise  
**Subject:** Zoning Board of Appeals Comment 4/6/2020

City of Plattsburgh Zoning Board of Appeals,

I am writing to express my concern with the continuation of Zoning Board meetings, as well as concerns regarding the application by Prime Plattsburgh requesting a Special Use Permit for their project at the current Durkee Street Municipal Parking Lot.

Considering the Governor's PAUSE New York order which was issued in response to the Coronavirus outbreak, I encourage the Board to postpone any meetings which are not of an urgent matter. The Prime project can hardly be considered "essential", and if it has, please inform the public of such determination. Unless the board intends to vote this application down decisively, moving forward with such meetings to consider such non-essential issues, at a time when the public is not allowed to attend in person to observe and make public comment, will open any decisions made up to legal challenge in the future. I urge you to postpone any meetings that are not of critical concern to the health and well being of members of this community.

Please also accept the following comments in regards to the Prime application for Special Use permit, should the board decide to move forward with its determination:

In accordance with section 360-31 of the city code regarding special use permits, I believe the Zoning Board of Appeals simply CANNOT approve this application as submitted. Approval for such a permit requires that the proposed development must safeguard public health, convenience, and preserve the general character of the neighborhood. It is clear that this project is far too large for the space, and does not satisfy ANY of the criteria by which this application must be measured.

The sheer mass of this structure will dwarf the surrounding buildings of the downtown area. The DGEIS failed to produce an inventory of existing buildings and land within the designated downtown district as was requested; however, I would venture to guess that the proposed structure is close to five times the largest building that currently exists downtown, and at least ten times larger than the average building in our HISTORIC downtown district. The footprint of the building appears to occupy somewhere around 20% of the entire downtown area. We have a small, quaint, downtown which will simply be swallowed up by Prime if this is permitted to move forward. It is imperative that the nature and historic character of our downtown be preserved, as it is one of the ONLY assets we currently possess as a city. The use of differing exterior treatments will fool no one, and this structure will overpower our entire downtown, and stick out like a sore thumb.

The surrounding open space is also severely lacking, and the project provides NO meaningful public amenities as was supposed to be required per the RFP for developers. While the Durkee Street Lot's primary use is a parking lot, it has many secondary uses within the community, and provides an open space with vista views of the Saranac River, as well as gathering space for public events and festivities. Past precedent of this can be seen through the City's public permitting records, in which hundreds of events over the years have applied for and received approval for permits allowing such activities in this space. The project as proposed offers no meaningful public space, and effectively blocks nearly all view of one of our most treasured resources, the

Saranac River. By creating such an uninviting environment along the river, this project will effectively squander this resource and all funding being poured into the development of the Saranac River Trail as well.

It is also concerning that parts of the building will have residential units on the first floor. This is not conducive to a downtown urban experience. All residential units should start on the second or third floors.

The parking issues are also of concern. The building simply does not provide adequate parking for its uses per the city code. The developer mentions that they are providing their own formula for their own parking needs based on a model that works in another location for them. This is unacceptable. They tout this other project as being an acceptable model because it is completely isolated and not in any core city area, and they have no need for any additional parking. However, this is not an equivalent model precisely BECAUSE of the fact that this example is not in an urban downtown environment. The developer should be required to satisfy the city code. It is also concerning that, at the same time the developer wants to provide less parking than required, the city is also coming up short on replacing the public parking spaces that Prime is going to occupy with the footprint of their building. They should be required to replace those parking spaces as well - either on or off site - as was required of the Gateway building project. This must be equivalent long term off-street parking.

Finally, the conversion of Durkee Street to one way with diagonal parking is extremely concerning regarding the street capacity and use of this building. With 114 new households coming in and out of this new massive structure, as well as all of the businesses' employees and customers, this will result in massive congestion and dangerous situations for both pedestrians and drivers. There will also be issues with garbage. The developer proposes to locate their dumpsters for this massive structure right on Durkee Street, which appear far too small to handle the proposed capacity of this structure. So not only is the public insulted by being given a sidewalk in return for our \$4.3 million investment and lucrative tax breaks which we will have to subsidize through our own taxes, but we will also have to be affronted by the refuse from the occupants of this gated community as we walk past garbage heaps on the pathway from the "arts park" to the "riverwalk". Sounds inviting, doesn't it? Insufficient dumpster capacity is also a public health issue, which will attract rodents and wild animals. Considering the proposal now includes the expectation of restaurant space for this location, there will also be an issue of smell when locating these dumpsters street-side. This plan is just terrible.

Considering that the proposed project fails at every point of consideration required by the Board, I ask that the application for SUP be rejected. However, as the board has the ability to put conditions on the developer for any SUP, I also ask that the following criteria which were laid out in the DRI Strategic Plan be provided to the developer for resubmittal of any project plans:

- 1) building may contain approximately 45 residential units
- 2) the provision of approximately 1 acre of public green space
- 3) the 1:1 replacement of public off street parking IN ADDITION to parking to satisfy their own needs

Thank you so much for your consideration of these comments. I also thank you for your service to this city, and hope that you will do the right thing by your community during these uncertain times.

Be well and stay healthy,

Danielle Erb

## Beebie, Lisa

---

**From:** terrycb12901 <terrycb12901@yahoo.com>  
**Sent:** Thursday, April 2, 2020 10:42 PM  
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com; Ira Barbell; Kelly, Michael; Gibbs, Elizabeth; DeDominicas, Paul; McFarlin, Patrick; Moore, Jeff  
**Subject:** Stop Non-Essential Meetings!

I urge you to postpone any zoning board or planning board meeting dealing with the Prime project, or ANY non-essential project that's been submitted! These are PUBLIC meetings and holding any such meeting will exclusively exclude the public!

You must postpone the April 6<sup>th</sup> ZBA meeting and the April 7<sup>th</sup> Planning Board meetings as non-essential meetings in accordance with the "PAUSE NEW YORK" Executive Order by the Governor.

Municipalities around the state are postponing Zoning Board and Planning Board meetings until at least the end of April while in the midst of this pandemic!

The public has a right to attend these meetings and to be heard! To exclude them from attending and voicing concerns, and even their agreement, is worse than wrong and unfair, it's reprehensible.

Terry Broderick

Sent from my Verizon, Samsung Galaxy smartphone

## Beebie, Lisa

---

**From:** City Info <cityinfo@plattsburghcitygov.com>  
**Sent:** Monday, April 6, 2020 12:07 PM  
**To:** McMahon, Joe  
**Cc:** Beebie, Lisa  
**Subject:** Fwd: Dri project

----- Forwarded message -----

From: s **king** <moalem56@yahoo.com>  
Date: Mon, Apr 6, 2020 at 11:31 AM  
Subject: Dri project  
To: <Cityinfo@plattsburghcitygov.com>

Given the current pandemic health situation, it is complete irresponsible for the City to hold any meeting, especially one as important as this project with its impact on our city. I also question the legality of holding such meetings with the inability for public input.

The City, if it allows this and other meeting like it to proceed, is being dishonest, and secretive and does the citizenry a great disservice.

NOT MEETINGS FOR DRI until the emergency passes and public meetings can be held properly

Steve graf  
8 lynde  
Plattsburgh

Envoye de mon iPad Pro

**Beebie, Lisa**

---

**From:** Dr. Kate Mahoney-Myers <DrKateMahoney@hotmail.com>  
**Sent:** Thursday, April 2, 2020 1:12 PM  
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com  
**Subject:** Postpone meetings due to covid-19 pandemic

On March 22, Governor Cuomo passed an executive order called PAUSE NEW YORK according to which all non-essential public meetings must be POSTPONED or CANCELLED. Period.

Please postpone all zoning board or planning board meetings that are related or relevant to the downtown DRI /Prime project immediately. The Covid19 pandemic has brought business and families to their knees. Loved ones are ill. Finances are in ruin. There is no reasonable expectation of public participation at this point especially considering the Mayor himself has issued a state of emergency order in the City of Plattsburgh and also has implemented an 8pm curfew. If these meetings continue, it is a clear and blatant attempt to “never let a good crisis go to waste” and impede any in-person participation by the public. The livestream online is enormously subpar, as no one can reasonably hear anything that is being said and many people lack the technological means to participate.

The April 6th ZBA meeting and the April 7th Planning Board meetings are clearly non-essential meetings in accordance with the “PAUSE NEW YORK” Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board, Planning Board and multiple meetings directly because of the current pandemic. In light of the current downtown fiasco, Plattsburgh surely ought to as well.

Sincerely,  
Kate Mahoney-Myers  
owner of Living Well Chiropractic  
10 Brinkerhoff St.  
Plattsburgh, NY 12901

**Beebie, Lisa**

---

**From:** Libby Yokum <adklotus@gmail.com>  
**Sent:** Wednesday, April 1, 2020 4:52 PM  
**To:** ron.nolland@gmail.com; McMahon, Joe; Marbut, Shelise; Tamer, Malana; Beebie, Lisa; cityinfo@plattsburghcitygov.com  
**Subject:** City resident request during COVID 19 and PAUSE NEWYORK

To City Departments,

I wanted to politely ask you to postpone Zoning and Planning Board meetings dealing with the Prime/ Durkee St/ DRI projects without public in-person participation. However, what I really want to do is to yell- How the heck is it possible during this horrific pandemic, with downtown businesses being partially or totally closed and terribly financially stressed, with residents unable to pay rent (or cover medical expenses or even buy food), with landlords wondering how they will pay city taxes without their income, and I could go on... How can you even consider NOT canceling these meetings in accordance with the "Pause New York" Executive Order?

Televised meetings are not a workable solution for non-urgent business during COVID-19. The public cannot hear clearly or be involved which is totally unacceptable. Some concerned residents don't even have access.

The underlying question is what is the big hurry to have these meetings and rushed decision making before we even know the outcome of this crisis? We have no idea if the current businesses and apartment owners can even survive this pandemic? Will financial assistance be needed to just keep what we have afloat? Isn't is the City's job to see that residents and businesses are a priority.

Again, please postpone the Zoning Board April 6<sup>th</sup> and the Planning Board April 7<sup>th</sup> meetings dealing with the Prime/ Durkee St/ DRI projects without public in-person participation until we get to the end of this current crisis.

Thank you,

Elizabeth (Libby) Yokum

7 Point View Terrace

Plattsburgh NY 12901

C- 518 570-9570

H-518 310-1678

**Beebie, Lisa**

---

**From:** Steven Googin <sgoogin@yahoo.com>  
**Sent:** Wednesday, April 1, 2020 3:13 PM  
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com  
**Subject:** Postpone meetings

To whom it may concern,

Please postpone any zoning board and planning board meetings dealing with the Prime project without direct, in-person participation by the public. The April 6<sup>th</sup> ZBA meeting and the April 7<sup>th</sup> Planning Board meetings are non-essential meetings in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Sincerely,

Steven Googin

**Beebie, Lisa**

---

**From:** Zukowski Properties <zukowskiproperties@gmail.com>  
**Sent:** Wednesday, April 1, 2020 9:22 PM  
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com  
**Cc:** Ira Barbell; Kelly, Michael; Gibbs, Elizabeth; DeDominicas, Paul; McFarlin, Patrick; Moore, Jeff  
**Subject:** Fwd: NO SPECIAL MEETING !!!!!!!!!!!!!!!!

WE WILL NOT STAND or sit FOR THIS

----- COLIN READ RUSHING A SPECIAL MEETING OF THE ZONING AND PLANNING BOARDS MONDAY AND TUESDAY. AND WITH THE PUBLIC BANNED FROM ATTENDING. USING THIS STATE OF EMERGENCY TO SNEAK THROUGH THE PRIME DEVELOPMENT IS NOT ONLY INSULTING TO A STRUGGLING POPULATION IT IS UNSCRUPULOUS!!!!

THIS IS THE WORST FORM OF UNDERHANDEDNESS IMAGINABLE AND YOU WON'T STAND FOR IT!

**YOU must be held accountable for choosing to play politics during our nation's greatest time of need.**

STOP THE MADNESS

**EZ Properties**

518.563.6021

[e-zproperties.com](http://e-zproperties.com)

**Beebie, Lisa**

---

**From:** Marc Gendron <mfgendron@icloud.com>  
**Sent:** Wednesday, April 1, 2020 3:52 PM  
**To:** Beebie, Lisa  
**Subject:** April 6th ZBA Meeting?

Dear Sir,

Please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in-person participation by the public. The April 6<sup>th</sup> ZBA meeting and the April 7<sup>th</sup> Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Thank You,

Marc Gendron

**Beebie, Lisa**

---

**From:** City Info <cityinfo@plattsburghcitygov.com>  
**Sent:** Monday, April 6, 2020 12:34 PM  
**To:** Miller, Matthew; McMahon, Joe  
**Cc:** Beebie, Lisa  
**Subject:** Fwd: Suspend meetings

----- Forwarded message -----

From: **Shawna Mefferd Kelty** <shkelty@gmail.com>  
Date: Mon, Apr 6, 2020 at 12:02 PM  
Subject: Suspend meetings  
To: <cityinfo@plattsburghcitygov.com>

I am urging the Mayor and the ZBA and the Common Council to stop taking advantage of the state of emergency and to conduct only the essential business of the City. Colin Read should stop putting the Prime Project before the residents of the City of Plattsburgh.

Thank you,  
Shawna Mefferd Kelty

--

Shawna Mefferd Kelty, PhD  
*she | her | hers*  
RYT 200, PRYT  
Associate Professor of Theatre  
101 Broad St, 124 Myers  
SUNY Plattsburgh  
Plattsburgh, NY 12901  
(518) 564-2480

**Beebie, Lisa**

---

**From:** boothins <boothins@primelink1.net>  
**Sent:** Friday, April 3, 2020 11:09 AM  
**To:** McMahon, Joe; ronnolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com  
**Subject:** April 6 & 7 zoning and planning board meetings

Please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in person participation by the public.  
The April 6th ZBA meeting and the April 7th Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Alan B Booth

**Beebie, Lisa**

---

**From:** Kathy Baumgarten <foofusdotcom@aol.com>  
**Sent:** Wednesday, April 1, 2020 3:15 PM  
**To:** Beebie, Lisa  
**Subject:** Plattsburgh on PAUSE

Dear Sir

I am writing as a 30 year resident and Plattsburgh homeowner to plead with you to please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in-person participation by the public.

The April 6th ZBA meeting and the April 7th Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor.

Other Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic. Plattsburgh should follow suit.

Kathy L. Baumgarten

Sent from my iPhone

**Beebie, Lisa**

---

**From:** Luis Sierra <lfsierra@earthlink.net>  
**Sent:** Wednesday, April 1, 2020 2:08 PM  
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; ancityinfo@plattsburghcitygov.com  
**Subject:** Please respect citizens rights during the Pandemic...respect PAUSE NEW YORK Executive Order

Please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in-person participation by the public. The April 6<sup>th</sup> ZBA meeting and the April 7<sup>th</sup> Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Keep in mind that the pandemic is a global crisis with no clear end. The short and long term economic, social and political impact at the local, state, national and global level will be unprecedented in our history. To proceed without public participation on this important matter is careless and disrespectful of our rights as citizens.

Sincerely,

Luis F. Sierra  
7 Point View Terrace  
Plattsburgh, NY 12901

Home : 518-310-1678  
Cell : 518-570-8830