

**CITY OF PLATTSBURGH  
PLANNING BOARD  
REGULAR MEETING MINUTES  
June 27, 2016**

Call to Order: Meeting was called to order 7:05pm by Chairman Rotella

Board Members Present: Joseph Rotella, John Kanoza, Craig Worley, James Abdallah, Gerald Hofmaister, Curt Gervich, Maurica Gilbert

Board Members Absent: William Ferris

PB2016-06: 176 US Ave/40 New York Ave  
Scott Allen, AES  
Tom Murnane  
Scott Raznick  
Jack Milbank  
Neil Fesette, Property Owner

PB2016-10: 34-36 Brinkerhoff Street  
Robert Davis

PB2016-11: 94 Court Street  
Jason Sacks

PB2016-12: 38 Pike Street  
Jina Baker

PB2016-13: 100 Bridge Street  
Jina Baker

PB2016-14: 61 Beekman Street  
Ryan Smith, Ryan's Masonry

PB2016-15: 292 Cornelia Street  
Ryan Rabideau, Stewart's Draftsman

PB2016-09: 18 White Street  
Jeffrey Burns, RMS

On a motion by Hofmaister, seconded by Kanoza, to accept the minutes of the regular meeting for May 23, 2016, as presented to the Board this evening, was carried & passed.

**PB #2016-06: 176 US Ave/40 New York Ave**

Allen introduced the team on the project as Tom Murnane, Scott Raznick, R.L. Valley, Jack Milbank, Civil Engineering Associates out of Vermont and Neil Fesette, Property Owner

Allen recounted the timeline to this point on the project being that on March 23 the original application was submitted to the Zoning Board of Appeals and Planning Board, at the April Zoning Board meeting applicant met with the Board and initiated the SEQR action ZBA result to act as Lead Agency, on April 25<sup>th</sup>, met with Planning Board for the first time just to get Planning Boards consent for ZBA to act as Lead Agency for the purpose of SEQR and conducted a Subdivision Sketch plan Review to modify the lot line as well as a Historic Site Plan Review, in May went before ZBA again received the use and area variances requested and adopted a negative declaration, negative or no impact for the purposes of SEQR, on June 2<sup>nd</sup> the letter was received from NY State office of Parks Recreation Historic Preservation which had very little to say or comment on the project, and now back before the Planning Board to continue the Site Plan Review process. Allen stated that the packets included Hydrologic Report and extensive set of site plans including architectural floor plan, color building elevations, 3-d renderings and subdivision plan to amend the lot line.

Allen continued that they received Kevin's written comments and felt Kevin was amenable to sitting down to go over his comments in detail, work out detail of sidewalk crossings, sidewalk intersections with the driveways, changing from curved radius at the driveway opening to flared intersection which is more common w/in the city especially where there are sidewalks intersecting the commercial driveways. Allen stated that he felt they could sit down with Kevin on this and accomplish a lot next week so he thought it was doable if the Board wanted the condition and approval based upon their sitting down with Kevin and working out the details in that plan.

Rotella asked for details of the subdivision increasing the size of Lot 13 and decreasing Lot 16. Allen detailed the lot line of PARC subdivision back in the early 2000's creating Lots 13 and 16. Rotella confirmed that the project would be located on Lot 13 and questioned the amount of required parking for the buildings in that location. Allen responded by describing the lot line increasing Lot 13 and discussed not tearing down the Apple Valley Medical building on lot 13 which would cause a nice pathway into the Oval area and 7 parking spaces are dedicated to the building. Allen stated that the only parking that may have some deficiency is when the size of Lot 16 with the old 16,000 sq ft HQ building is decreased which they feel is still adequate because there are no plans for that building at this time and Lot 16 is in the Oval Parking District which is right across the street from 16.

Abdallah asked Allen if he had any parking calculations for the project, which Allen responded yes and referred to COV3 in the plans but that had not been provided with

application to the board. Allen explained the details on sheet COV3 displayed on easel and noted the guideline of 1 parking space per 250 sq ft, 24 spaces for the store, 16 spaces for the existing office building and 10 spaces for the pumps.

Rotella inquired if using the 1/250sq ft, will there be enough parking for the Apple Valley Medical building with the 7 spaces, to which Allen responded that although there's currently 16, any use of that building would be relatively low and 7 spaces should be sufficient. Discussion followed regarding possible demolition of part of the building due to its severely damaged condition and what the requirements are with it being in the Oval District and the Programmatic Agreement restrictions.

Abdallah stated that applicant should at least quantify what would be lost today parking wise as part of the application so when they get to the redevelopment of that lot, they will have an idea of what they lost and understand how that decision was made.

Gilbert asked Fesette if he had plans to pull of the political office. Discussion followed regarding use of HQ building.

Gilbert entered in Kevin's comment that site appears to be designed exclusively for vehicular use so what consideration has been made for pedestrian and bicycle access or accommodations? Raznick stated that they haven't had opportunity to address all of Kevin's questions but are agreeable and confident that they can work something out when meeting with Kevin. Raznick described some possible ideas.

Rotella inquired as to what survey generated why so many pumps, 5 islands and 1 diesel were required/necessary. Discussion followed regarding parking calculations for seating, number of pumps included into parking spaces total, multi pumps and the convenience to shop, providing vehicular movement and pattern on the site and possible electric charging stations.

Gilbert commented that driveway opening should be smaller according to Kevin's list. Allen responded that he was not talking about the throat, the narrowest part of the driveway but the crossing of the sidewalk. Abdallah added that he spoke with Kevin and it was mentioned narrowing the throat coming off of Route 9, to which Allen responded that he didn't realize that and Raznick stated that it was pretty narrow already, less than 18 ft for two vehicles but they would look into it and make sure there is a clear understanding. Abdallah commented that they may provide some evidence where they create a scenario where it just wouldn't work.

Hofmaister asked what the sidewalk width was on NY Road as part of their pedestrian access, to which Raznick replied that there was a 5ft sidewalk which they would extend but it's also curved which takes up about ½ ft but the new sidewalk would be to City standards.

Hofmaister continued that it looks like they are taking out 6, 8 or more mature trees and asked what was the plan to not necessarily replace but what's the landscape plan to address that being the very front of the Oval when coming around to that turn around that tree canopy is noticeably nice on the front nose and lot 13 grass area is part there. Hofmaister stated that he hated to see those trees go but if they had to they had to but what is to be done about it, specifically the 3 Maples sitting behind the Cedars? Discussion followed about replacing dead Pines and adding Maples or other types of trees. Abdallah pointed out that there was discrepancy on the legend with regards to the trees.

Gilbert asked what the answer was to question #6 on Kevin's comments regarding the sanitary sewer system, to which Rasnick explained that they needed to create an easement for it and there was enough room for a drop invert

Gilbert asked question #7, could stormwater outflow from CB #4 be directed to the ABS storm tech unit for additional water quality treatment, to which Rasnick responded yes, explaining the curbing affect.

Discussion was had regarding items which still need to be addressed for Historic Site Review would include how the building looks, finishes, blue brand color required by Mobil, color of brick, etc being the site is in an historic district.

Gilbert also stated that it hasn't been discussed or brought up but in historic districts on historic sites, no digital signs are allowed at all so it needs to be addressed and every sign needs to be approved by this Board, exactly what they look like and where they will be. Gilbert also stated her dislike about the colors on the canopy and discussion followed about blending it in with the surrounding historical look.

Gervich commented that the current plan doesn't illustrate the blending which brings up Kevin's point 21 on list to present written basis for proposed architectural design that identifies notable features of existing buildings. Raznick explained the design justification.

Discussion was had on light fixtures referencing L3.0 and lighting plan in regards to lights A & B being high for setting and suggestion to lower to 12ft from 16ft.

Allen summarized with Board discussion that the Board was looking for was sample of brick, shingles, windows, outside materials, light poles replicated Oval style, architectural elevations, pavement mesh

Gilbert discussed #17 which stated that the presented landscape does not look sufficient to prevent cut-through traffic across grass from the neighboring properties and stated that she had brought this up prior hoping for a hedge or something between site and Oval Brewing. Raznick responded that a hedge was added but could be longer but

should be wide enough to deter a cut-through as a starting point. Gilbert suggested submitting a closer in color drawing with building 100 in background to help visualize how it will work and look.

Hofmaister commented that in terms of the signage in front and posts as entrance statements will be looked at pretty hard.

Rotella opened the meeting up to the audience for comments.

Ryan Smith inquired if they would be using same style brick, soldier horses, roll off matching to the existing buildings, to which Raznick confirmed they would match.

Carol Arnold on the Board of the Oval West Homeowners' Association commented that she is pleasantly surprised at what she heard at this meeting because their first gut reaction was "Hell no" but is since impressed with this Board's thoroughness for detail.

Gilbert questioned SWPPP, to which discussion followed regarding it being the Stormwater Pollution and is in Kevin's hands to discuss with applicant.

Abdallah stated that there was one other item to address which was the timing effect of the letter from Office of Parks and Recreation Historic Preservation and a comment from Kevin about further review and the Programmatic Agreement. Gilbert commented that she would feel better if the Board could get Kevin to contact the woman who wrote the letter and question her about the Programmatic Agreement and if she was aware of how it's tied to this particular parcel when the letter was written. Abdallah added that the applicant should work with Kevin to request further review.

On a motion by Gilbert, seconded by Gervich to table the final subdivision review and Site Plan Review was unanimously passed and carried.

### **PB #2016-10: 34-36 Brinkerhoff Street**

Davis explained that he wanted to install a chain link fence on the west border of property and referenced the aerial view in the application.

Gilbert asked with this only being on the west border, does this prevent people from going across the property because they would cross diagonally, to which Davis stated yes, that they wanted to do landscaping but people come down the alley Protection Ave and cut across diagonally bringing their dogs. Davis continued that they would put in chain link fence with black vinyl wrap, 83ft in length and add bushes that grow up to 8ft, costing \$4,567 which helps with the backs of commercial buildings on Oak Street being exposed to the side yard.

Discussion was had on proximity of transformer, contacting Dig Safe and coordinating with MLD.

On a motion by Worley, seconded by Abdallah, a negative declaration on SEQR was unanimously carried and passed.

On a motion by Worley, seconded by Abdallah, to install a chain link fence, black in color, accompanied by shrubbery was unanimously carried and passed.

### **PB #2016-11: 94 Court Street**

Sacks introduced himself and explained that he wanted to install the fence on the east side just in front of the porch to the property line on the east, side yard fence not in the front.

Discussion followed regarding the option for pine, weather treated wood, iron fence or a picket fence due to dog control of applicant's pit bull.

On a motion by Gilbert, seconded by Abdallah, a negative declaration on SEQR was unanimously carried and passed.

On a motion by Gilbert, seconded by Kanoza, to install a 4ft high privacy fence made of wood, solid due to the nature of the animal, as shown in the application for 94 Court Street, to be painted or stained with color compatible to house color, and masked by shrubbery within 3 years was unanimously carried and passed.

### **PB #2016-12: 38 Pike Street**

Baker explained that the property needs the 3 tab asphalt shingle roof replaced with like green shingles with one small corner of fascia repair.

On a motion by Abdallah, seconded by Kanoza, a negative declaration on SEQR was unanimously carried and passed.

On a motion by Worley, seconded by Abdallah to approve like color architectural shingle replacement for 38 Pike Street with needed repairs as work progresses to match existing was unanimously carried and passed.

**PB#2016-13: 100 Bridge Street**

Baker explained the about 1/3 of the roof is to be replaced.

Rotella questioned if replacing in entirety eventually, to which Baker confirmed they would.

Gilbert inquired about the side porch, to which Baker explained it fell down and referred to the photos showing the 1970 wrought iron porch that fell down. Baker went on to describe replacing it with column turn posts, spindles and a higher railing because of code height and space requirements.

On a motion by Worley, seconded by Gilbert, a negative declaration on SEQR was unanimously carried and passed.

On a motion by Hofmaister, seconded by Abdallah to replace roof, replace roof of small porch, replace wrought iron with wood turn posts and spindles painted white as originally on porch with railings and spindles replaced according to code was unanimously carried and passed.

Applicant questioned if they had to come to back to paint eaves, to which Gilbert explained no.

**PB #2016-14: 61 Beekman Street**

Abdallah requested to reclude himself to Chairman Rotella

Smith explained that they were to replace about 50 with same brick, same soldier courses as side of the building which is Vilas Home.

Gilbert questioned if the work had already been done because it sounded like it was being referred to in the past tense, to which Smith responded that no, it had not been done yet. Gilbert also inquired why those particular brick failed, to which Smith explained that there was ice on the face of some of the brick and places on the window sills rotted out putting stress on the brick. Gilbert asked if the underlying cause would be fixed as well, to which Smith responded that it would be up to the owners but he did inform them.

Hofmaister requested an example of what Smith was discussing about soldier courses in regards to the brick with the application for the Oval, to which Smith described the process about the pattern of the brick.

On a motion by Gilbert, seconded by Kanoza, a negative declaration made on SEQR was unanimously passed and carried with a correction to page 13 of 13 that it is not an archeological site and the answer is to be changed from yes to no.

On a motion by Kanoza, seconded by Gilbert, to repair brick, same style and like material in various locations on the complete building as presented was unanimously passed and carried.

Smith inquired if additional work can be done as they can afford it where other soldier courses are failing, to which Rotella responded that it is repairing the brick in various location would cover the whole building and the Board agreed.

### **PB #2016-15: 292 Cornelia Street - Stewarts**

Ryan Rabideau introduced himself as a draftsman for Stewarts and presented the application with regards to the direction the existing canopy runs and 16 feet in between the pumps which is how the older stores are like. Rabideau explained that the new configuration for the pumps would present a better flow. Rabideau continued that it was all triggered due to a failure in the secondary containment in one of those tanks, not leaking, double layer tanks with a brine layer & when the brine layer start to drop there's an alarm, everything has been dumped out and that tank is now out of commission so timing is right to update. Rabideau stated that the lighting is just more cost effective with fixtures that retrofit to the existing poles but wanted to add one light. Rabideau described the landscaping details.

Rabideau responded to Kevin's comments submitted about pedestrian access and showed how they proposed to connect the sidewalk at Cornelia Street, changing the landscape plan a little. Rabideau also showed where they would replace the sidewalk that was in bad shape.

Hofmaister asked about the 3ft drop, to which Rabideau responded they would build a retaining wall and put hand rails up.

Hofmaisted also inquired if they would be dressing up the front like Route 9, to which Rabideau responded that not at this time. Discussion followed.

Worley asked if they were changing their parking plan, to which Rabideau replied no, just decreasing green space up front adding a little blacktop and getting rid of the gas vent.

Worley asked about Kevin's comment regarding location, dimensions and details of all proposed signs, to which Rabideau stated there were no changes.

Abdallah questioned if the curbing out in the front was being changed, getting rid of it and the stamped asphalt, was more identified with new corporate design details, to which Rabideau responded that again it was a trip hazard concrete islands with stamped concrete and will now be a flush stamped concrete.

Abdallah also asked if picnic tables would be in that area, to which Rabideau replied that he didn't believe there was enough room and it would just be for walking purposes.

On a motion by Kanoza, seconded by Hofmaister, a negative declaration made on SEQR was unanimously passed and carried.

On a motion by Hofmaister, seconded by Kanoza, to approve the Site Plan presented with Kevin's comments addressed and changes made was unanimously passed and carried.

#### **PB #2016-09: 18 White Street**

Burns stated that he did get Kevin's comments and explained that he did separate the triangle into three parts A, B & C to be combined with the adjoining pieces and title. Burns went on to state that he believed that when a property is taxed that that is the use of that parcel and that Mesick cannot build one portion of the parcel without a subdivision. Burns also stated that he has the letters from adjoining landowners acknowledging acceptance. Burns noted that Geraldine Mesick has passed so the family made the adjustments as executors of the estate. Discussion followed regarding notarization required for letters.

Burns explained that the reason for this is so Plattco's fence line is clarified due to encroachments and possible future adverse possession claim. Discussion followed.

Hofmaister inquired as to what initiated the adjustment, to which Burns responded survey and liability.

On a motion by Hofmaister, seconded by Abdallah to approve the Final Subdivision as submitted was unanimously passed and carried.

On a motion by Kanoza, seconded by Worley, unanimously carried and passed, the Board adjourned at 8:55pm