

**CITY OF PLATTSBURGH
PLANNING BOARD
REGULAR MEETING MINUTES
January 8, 2018 (Moved from December 26, 2017)**
No audio available due to technical difficulties

Board Members Present: James Abdallah, William Ferris, Craig Worley, John Kanoza, Maurica Gilbert, Laurie Booth-Trudo

Board Members Absent: Curt Gervich

Also Present: Adam Frazier, Engineering Aide

Pledge of Allegiance

Abdallah called the meeting to order at 7:01pm

On a motion by Gilbert, seconded by Worley, to accept the minutes of the regular meeting September 25, 2017, as being presented to the Board and with Board Members Abdallah, Ferris, Worley, Gilbert and Booth-Trudo in attendance this evening as were in attendance September 25, 2017, was carried and passed.

On a motion by Gilbert, seconded by Kanazo, to accept the minutes of the regular meeting October 23, 2017, as being presented to the Board and with Board Members Abdallah, Ferris, Kanoza and Gilbert in attendance this evening as were in attendance October 23, 2017, was carried and passed.

On a motion by Gilbert, seconded by Worley, to accept the minutes of the regular meeting November 27, 2017, as being presented to the Board and with Board Members Abdallah, Ferris, Worley, and Booth-Trudo in attendance this evening as were in attendance November 27, 2017, was carried and passed.

PB#2017-26: The Commons at Plattsburgh Bay, 460 Margaret

Rob Boire/Aaron Ovios

PB#2017-24: ALDI Expansion

John Daniels

PB#2017-26: The Commons at Plattsburgh Bay, 460 Margaret

Abdallah called for applicant and Ovios summarized the application to date stating that this evening the Board was to act upon SEQR and then they would return for the next meeting for Final Subdivision approval.

Worley noted that on the long form SEQR page 12 of 13, question q. needs to note "fishing" in the "brief description".

Gilbert noted that on the long form SEQR page 13 of 13, question e., needs to have "Historic Building or District" checked off.

On a motion by Gilbert, seconded by Ferris, regarding the SEQR, that the Board finds no adverse environmental impact, was unanimously carried and passed.

PB#2017-24: ALDI Expansion
John Daniels/Chris Danbar

Abdallah called for applicant and Gilbert stated for the record that Kanoza and she have reviewed the previous minutes regarding the application to be available to take action with the Board.

Daniels with APD Engineering on behalf of Aldi, Inc., summarized the project addressing comments from the Board at the previous meeting.

Abdallah stated that the Clinton County Planning Board approved the referral with a comment to ensure stormwater meets current standards. Discussion was had on 3rd party independent review to which was determined that changes required minimal professional opinion and a 3rd party review was not necessary but applicant needed to involve water authority throughout project progress. Daniels stated that Steve Cleason has been in contact with them regarding the fire pump and coordinating the connection.

Landscaping was discussed and determined that there would be no disturbance but possible minor improvements and comment was made about the nice wildflowers.

Traffic was discussed and Daniels reiterated from last meeting that no significant impact with any impact being minor.

On a motion by Gilbert, seconded by Worley, regarding short form SEQR, that the Board will propose that the Chair check the boxes stating “no or small impact may occur” per questions 1-11 on short form SEQR and authorize the Chair to check the second box that the Board has determined that based upon the information that the proposed action will not result in any significant adverse environmental impact was unanimously passed and carried.

On a motion by Ferris, seconded by Kanoza, to approve Site Plan 2017-24 as proposed with limitation to work with water authority on 6” pipe, was unanimously carried and passed.

Abdallah added Plattsburgh International Airport discussion stating that Clinton County Planning Board has requested that the City Planning Board concur to allow them (Clinton County Planning Board) to act as lead agency. Discussion followed on property is County owned but within City and request should be brought before the City Council as this is a unique referral with numerous involved agencies.

On a motion by Worley, seconded by Kanoza, was unanimously passed and carried, the Board adjourned at 7:41pm.