

**CITY OF PLATTSBURGH
PLANNING BOARD
REGULAR MEETING MINUTES
January 23, 2017**

Call to Order: Meeting was called to order 7:03pm by Chairman Rotella

Board Members Present: James Abdallah, Gerald Hofmaister, Maurica Gilbert, John Kanoza, Craig Worley

Board Members Absent: William Ferris, Curt Gervich

PB2016-27: US Ave, South of New York Rd & Glens Fall Bank, Eric Sandblom, ESPC

Rotella introduced US Ave, only item on the agenda explaining that they had the SEQR they discussed last time, battling around ideas and getting the consent for Planning Board to be Lead Agency. Rotella explained that SHPO is requesting an archeological survey and based upon that the Planning Board was unable to go any further on approving the SEQR. Rotella continued that Kevin reached out to SHPO for the reasoning behind it but still awaiting a response.

Sandblom questioned the Planning Board's position as lead agency and it's availability to act on moving forward with the SEQR for variances (especially the ones being sought for Zoning Board adjustment) and permits needing to be obtained even though the SHPO piece is still being investigated.

Gilbert and Rotella replied no. Gilbert stated that she would not do a SEQR or conditional SEQR based upon what may eventually come from SHPO and cannot take action. Rotella added that in past history it has not been done.

Gilbert commented that there were a bunch of questions addressed with suggestions suggesting Sandblom discuss what's been amended but no action.

Sandblom confirmed that the Board needed follow-through on the recommendations from SHPO before acting. Gilbert replied that if they heard back from SHPO and SHPO changed its mind that applicant doesn't need the survey and Rotella added or that they gave reason why they want it done, then the applicant would be notified.

Sandblom questioned that SHPO was recommending that it was looked into further but added that SHPO indicated that if documentation was provided of substantial prior ground disturbance they could reconsider that recommendation.

Rotella explained that Kevin has gone back to them on that.

Sandblom commented that the couple ways this could go was that SHPO received Kevin's letter and reconsiders but SHPO may say they still want the survey. Rotella responded that whatever SHPO recommends, they are going to do.

Rotella went on to state that there were other questions/recommendations addressed downstairs and they would move on to that as they are at the mercy of SHPO at this time for SEQR determination.

On a motion by Gilbert, seconded by Worley, to table all decisions regarding SEQR until SHPO responds, was unanimously carried and passed.

Sandblom presented that they had been in front of the Board in November with an informal presentation and was going to update the Board today and that the name of the development is now Enclave Estates. Sandblom continued that nothing changed in regards to number of units and added that they did swap units around; the roadway was vetted for turning movements for fire truck, moving trucks and even a bus; the parking is better defined with ADA access; Locations added for picnic tables; beginnings of a landscaping plan; still working on a grading plan; considering details for a pump station wastewater.

Gilbert stated for the record that they also discovered that there were more variances needed due to the distances.

Sandblom discussed the comment that the buildings meet the setback requirements between buildings with the formula in the code having to do with the height of the building and the length of the building, finding that two locations didn't meet that standard and their solutions to fix that. Sandblom added that there is a fair amount of impervious on the site and it was going to be a challenge to meet the stormwater requirements but are comfortable that they are going to do it.

Hofmaister inquired why the southwesterly building couldn't be moved more westerly? Sandblom responded that there is a stormwater ditch going through now which will be picked up to carry the water flowing through the property and also discharge the stormwater to it, setting it back south and then bringing it back to the same location because there's no other place to discharge on the property. Sandblom commented that bringing it any farther down may put it a little too close to the stormwater but might be able to scoot it down a little. Sandblom added that they were trying to maintain the parking access and to extend that would increase pavement but will look at it.

Hofmaister asked what size was the stormline. Sandblom replied 36", it extends to the fence that separates the neighborhood to the south and just disappears under that development.

Abdallah stated that the City owns that storm sewer currently to the ditch line. Sandblom responded that some City water flows through it but the City doesn't own it, the infrastructure and there's an easement. Discussion followed about the easement and coordinating with the City. Sandblom stated that they will coordinate with Public

Works as to reviewing the plans and all the infrastructures and where they are coming from in the form of die tests but as far as he knows, it hasn't happened yet. Sandblom added discussion about utilities, redirecting existing waterline and stormwater.

Abdallah noted that they were putting a sewer pump station on the back corner. Sandblom described an easement to the manhole on NY Avenue and depending on the grading plan being able to get away with one pump station or a booster.

Hofmaister stated that the last time his objection was the line of buildings as you drive down Route 9 and the northerly building being pulled all the way up to the front setback which doesn't seem to relate to the parking area and there's 120/130ft west of it that's open grass right now. Sandblom responded that they were trying to leave as much space as possible for modifying stormwater utilities and knowing they will need a pump station, so it's more for functional utilities. Sandblom added that once they get further details they will take it into consideration whether the building can be slid down to match up more with an even setback. Hofmaister stated that he basically didn't like it crowding that road.

Gilbert inquired if the east elevations and the west elevations would look the same from the street view? Discussion followed about the ends looking good. Sandblom passed around a detail of the fence commenting that it would be a slat fence (horse fence) with stone pillars.

Hofmaister continued that with another previous comment about something along a recreational element and acknowledged more space between the main buildings but only sees 6 picnic tables for 4 people and he'd like to see more as it's a big development and will have a lot of kids in there with 2 bedroom units. Discussion followed about liability issue, the neighboring parks and recreational options. Rotella commented that it was about being like your own house with swing sets in the back yard and with the potential of 104 people there they need some recreation there. Gilbert stated across the street is a cemetery, another lot being a development and you can't play on the front porch of Valcour Brewing. Rotella advised that applicant should think about recreational and bring back next time. Discussion on options and liability aspects including riders or clauses in leases followed as well as discussion about dogs.

Kanoza summarized that they had the existing plan, are doing a building plan, layout plan, infrastructure plan, drainage plan, grading plan, landscaping and lighting plans.

Worley commented that he liked what the elevations looked like. Discussion was had on colors.

Hofmaister stated there should be a more exotic landscape plan.

On a motion by Hofmaister, seconded by Abdallah unanimously carried and passed, the Board adjourned at 7:32pm

