

**CITY OF PLATTSBURGH
PLANNING BOARD
REGULAR MEETING MINUTES
February 27 , 2017**

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

Board Members Present: James Abdallah, John Kanoza, Craig Worley, Kristyn Dantes

Board Members Absent: William Ferris, Curt Gervich, Gerald Hofmaister, Maurica Gilbert, Laurie Booth-Trudo

Abdallah: 7:03pm meeting called to order and stated the first item on the agenda is the approval of Planning Board minutes for November 28, 2016 and January 23, 2017

On a motion by Kanoza, seconded by Worley, to accept the minutes of the regular meeting for November 28, 2016 and January 23, 2017, as presented to the Board this evening was carried and passed and entered into the record.

Farrington commented that for administrative purposes to go ahead and approve minutes although technically there's not a quorum.

PB#2017-01: 57 Court Street
Winslow Ladue

PB#2017-02: 202-206 US Oval
Scott Allen, AES

PB#2017-03: 8 Lake Forest Drive
James Abdallah/Kevin Defayette

PB#2017-04: 304 New York Road
Hunter Conroy

**PB#2017-01: 57 Court Street
Winslow Ladue**

Abdallah introduced project 57 Court St and Winslow Ladue presented the application as bringing the application before the Board to seek approval and question whether Board is able to take an action in the absence of a quorum.

Farrington explained that the Board has a quorum but a new member was not present for the meeting for which the minutes were just approved.

Ladue continued that he was the owner of 57 Court St building built somewhere between 1830 and 1850 had an east side addition put on it sometime between then and

the 1950s. Winslow explained that there are 3 windows and 4 rooms because the 4th room had an xray machine in it but the usage has changed. Ladue stated that he proposed to make it look from the outside as close as possible as the other three windows. Ladue referred to the packet for the window example. Discussion followed as to the color of the window being white as the picture showed beige only because it was what was on display.

Abdallah questioned if Ladue would box out the window similar, to which Ladue responded that they would put the whole trim around it so from a distance it looks the same.

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

On a motion by Worley, seconded by Kanoza, to install a general use window in the existing former x-ray room to match the windows on lower part to make an identical look window, was unanimously carried and passed.

**PB#2017-02: 202-206 US Oval
Scott Allen, AES**

Allen explained that 202 is the small office building and 206 is the next building, 911 address, even though 203, 204 & 205 are non-existent. Allen continued that they want to create an individual lot for each one of the buildings. Allen described pavement details and the requirement for only one variance for maximum building coverage on lot 16b which is over by about 5% and intended to go to Zoning next month for that and then back to Planning Board after that for final Subdivision approval.

Allen explained that the property is in the US Oval Historic District making it a SEQR Type 1 action and a coordinated review needs to be done to comply with SEQR regulations. Allen continued that in addition to sketch plan review they are asking that the Planning Board be designated as Lead Agency so SHPO and Zoning Board as other involved agencies, can defer to Planning Board for significance of determination for SEQR when they return.

Allen summarized time line as tonight's meeting to be initial Sketch Plan Review and intent to act as Lead Agency; March 20th ZBA consent for PB as Lead Agency; March Planning Board Meeting to complete SEQR determination; April 17th Zoning Board Meeting ask for variance as SEQR determination will be completed; If the variance is granted, back to Planning Board April 24th for final Subdivision.

Farrington stated he submitted to SHPO the Lead Agency consent.

Abdallah questioned if there is any additional formal response other than for Lead Agency.

Farrington explained it's a 2 step process: 1. Consent and 2. Comment & Review period, to which he combined it into one letter providing documents for review.

Allen stated that they are not planning any new building renovations at this time but just want to get the scenario set up for two marketable titles. Allen added that subsequent future purchasers may be back before the Board for site plan reviews depending on what is to be done with them. To which Worley commented that they would have to comply with parking, green space and everything else.

Abdallah inquired if in placement of the property line, if looked at best-case scenarios in terms of variances, to which Allen responded they found this scenario to require the least amount of variances.

On a motion by Worley, seconded by Kanoza, to express intent to act as lead agency for SEQR determination was unanimously carried and passed.

PB# PB2017-03: 8 Lake Forest Drive

Abdallah recused himself.

Farrington explained that for the record there is not quorum and no action taken since Abdallah recused himself because his company was working with the applicant on this project but also identified that a coordinated SEQR review will be required so the action would be like the last applicant, to express intent to act as lead agency. Farrington added that the Board can express that intent without a quorum and that process can be initiated.

Abdallah introduced Kevin Defayette, executive director of Lake Forest, representing the owner and AEDA is engineer to the project. Abdallah went on to present the project as a maintenance garage facility, 40x45ft in size, to serve the site.

Worley questioned if it was to be finished to match existing building, all the same materials, to which Abdallah responded that that is the proposal.

Kanoza questioned if the variance needed was for the setbacks. Abdallah responded that it was for multiple structures. Farrington added accessory structures which you're allowed 2, one of which a garage and 2 structures exist now and this would be a second garage. Defayette commented that there are already 2 garages and this would actually be a third.

Farrington asked about the cut-through behavior still a nuisance and discussion followed about this garage to take care of it.

Kanoza commented on water and sewer to be connected to it, to which Abdallah added they would coordinate with Public Work.

On a motion by Worley, seconded by Kanoza, to express intent to act as lead agency for SEQR determination was unanimously carried and passed. Farrington stated that this could be created as an administrative measure.

**PB2017-04: 304 New York Road
Hunter Conroy**

Conroy stated that he was there to represent Residential Resources because he rents out to them. Conroy explained that he thought he had going the right procedure but picked up the wrong application, not the right one for an historic district and was there to ask forgiveness that the sign was already installed.

Discussion followed regarding details of the two 4x4 posts with a simple plate, not lit up, the sign not being affixed to the building due to cement board would crack and it not being replacement to an existing sign. Additional discussion was had on client parking issues for the side by side different buildings and individual businesses.

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

On a motion by Kanoza, seconded by Worley, to approve sign already in place, was unanimously carried and passed.

Abdallah stated to applicant that future signage may want to be symmetrical/standardized to existing signage.

On a motion by Kanoza, seconded by Worley unanimously carried and passed, the Board adjourned at 7:40pm.