

**CITY OF PLATTSBURGH
PLANNING BOARD
REGULAR MEETING MINUTES
March 26, 2018**

Board Members Present: James Abdallah, Maurica Gilbert, Curt Gervich, John Kanoza, Laurie Booth-Trudo

Board Members Absent: William Ferris

Also Present: Adam Frazier, Engineering Aide

PB#2018-01
64-70 US OVAL
Rick Perry

Pledge of Allegiance
Abdallah called the meeting to order at 7:03pm

On a motion by Gilbert, seconded by Booth-Trudo, to approved January 22, 2018 meeting minutes was unanimously carried and passed.

Discussion was had on holding the February 26, 2018 until enough Board Members were present that were in attendance that day and would make a quorum eligible to approve those minutes and getting confirmation from the City Clerk on whether the Board was officially a five member board yet.

PB#2018-01, 64-70 US OVAL

Abdallah called for applicant and Perry began the presentation by expressing his appreciation that after a lengthy discussion with the Board that the Board has taken an approach to work for the public's best interest by providing guidance and leadership when it comes to these projects to preserve the building, as is intended, but to support the quality of living environment for the residents while maintaining the historic value of the property. Perry added that some of the comments discussed previously were bringing in a design professional and historic preservation specialist so they'd like to take another month or two to acquire those services to have a presentation that will justify to SHPO and the City Charter standards that are required.

Gilbert requested a new letter or updated letter from Larkin giving Perry authorization to present the application. Gilbert added that as previously discussed the Board was not going to address the SEQR as more information is needed from these specialists and no decisions would be made this meeting. Gilbert suggested that Perry describe the moisture problem and what remediation has been done in the last two years however so it's on the record.

Perry described that there are four separate buildings connected by party walls theoretically property line separation, each building containing 15 residential units on four floors and in the center of the structure was a singular heating plant for the whole building. Perry continued that each building has encroachments that impede each of the four levels, within the stairwell which is completely encased and the elevator shaft which goes through the roof. Perry explained that one problem is that when they were originally converted from office structures to residential structures, vent-less fireplaces were installed in some of the units on the interior core of the unit where there was no exterior wall to vent through and the accommodation in a single concrete structure of air exchange when applying living conditions, cooking, breathing and showering may not be as great or as frequent an exhaust or exchange of ambient air preferred. Perry explained that based on the Board's recommendation they install humidistats and exhausted air more frequently. Perry added that they tried to tighten up from the exterior some of the air encroachments from the storm window to the interior window where condensation is forming by sealing some of the cracks. Perry stated that these have reduced it somewhat but still not sufficient to completely eliminate the moisture in the wood frame that's there and added that the original structure has large windows like City Hall windows that to create lift assistance of the windows there are counterweight pockets that weren't insulated. Perry referred to the pictures submitted identifying the excess water.

Gervich explained to the student audience what the building was and where the building was located.

Abdallah stated that with regards to review that this was a prior application and the Planning Board had initially had a response for further evaluation of the windows with specifications and details and a letter from SHPO with review of the previous application detailing recommendations and outlining some of the City's agreements with SHPO under the Programmatic Agreement for the Oval. Abdallah added that bringing on a design professional and further assistance would be helpful in finalizing the application and that the submission has been assigned a new application number, to which Perry added that under the old application there was a seven member board and some of the compositions are different and agreed that it was a good idea to start from scratch.

Discussion followed regarding the CRIS system and the applicant's availability of accessing the project submission within the CRIS system. Abdallah commented that Perry should coordinate with Frazier/Helfgott regarding the previous application correspondence.

Perry summarized that they want to preserve the structures as best they can and the deterioration shown isn't meeting that objective but thanked the Board for making the process a community benefit impact.

Discussion followed to table the application pending more information based on recommendations and comments with no further letter and minutes to suffice for the discussion.

On a motion by Gilbert, seconded by Kanoza, regarding PB 2018-01 to table the application pending further information from applicant's experts supplied to the Board and SHPO with no time limit on the table was unanimously passed and carried.

On a motion by Gilbert, seconded by Kanoza, to amend the motion to include submitting a letter of authorization by the owner for Perry to present the application on her behalf was unanimously passed and carried.

Explanation of the application specifics and history was given to the student audience for their information and understanding of the Planning Board's actions.

Frazier stated that he received a response from the City Clerk, Sylvia Parrotte, that the Board is officially a five member Board.

The Board returned to the February 26, 2018 minutes for approval as being an official five member board now met the requirement for the quorum required to vote on them.

On a motion by Gilbert, seconded by Gervich, to approve the February 26, 2018 meeting minutes as presented to the Board was unanimously passed and carried.

On a motion by Gilbert, seconded by Booth-Trudo, was unanimously passed and carried, the Board adjourned at 7:30pm.