

**CITY OF PLATTSBURGH  
PLANNING BOARD  
REGULAR MEETING MINUTES  
April 24, 2017**

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

Board Members Absent: Craig Worley, Curt Gervich, Gerald Hofmaister

Also Present: Kevin Farrington

Pledge of Allegiance

Abdallah called the meeting to order at 7:06pm and stated that the first item on the agenda is the approval of Planning Board minutes for March 27, 2017.

On a motion by Ferris, seconded by Kanoza, to accept the minutes of the regular meeting March 27, 2017, as presented to the Board this evening was carried and passed. Booth-Trudo abstained as she was not present at that meeting.

PB#2017-03: 8 Lake Forest Drive

Kevin Defayette

PB#2017-02: 202-206 US Oval

Scott Allen, AES

PB#2017-06: 59 Court Street

KC Reiter

PB#2017-07: 194 US Oval

Matt Jodoin

PB#2017-08: Nevada Oval (Vacant parcel adjacent to 88/90 Nevada Oval)

Mike Coons/Kevin Defayette

**PB#2017-03: 8 Lake Forest Drive**

Abdallah called for applicant and recused himself as his firm is representing the application; Ferris stepped in as acting Chairman.

Ferris stated that they would revisit the SEQR due to the order of the ZBA submission.

On a motion by Gilbert, seconded by Kanoza, that the Board finds no adverse environmental impact on PB 2017-03 regarding construction of the 1800 sqft garage was unanimously carried and passed.

**PB#2017-02: 202-206 US Oval**

Abdallah returned as Chairman and called for applicant.

Allen stated that they were present in February to request Planning Board act as Lead Agency for the purpose of SEQR, Zoning consented to that request in March and at the March at the Planning Board Meeting a negative declaration was made for that purpose of SEQR. Allen added that they were at ZBA last week and received variance for building coverage on lot 16B, maximum allowed building coverage is 25% and application was 5% over on lot 16B. Allen continued that they are back before the Planning Board for final approval for Subdivision.

Abdallah stated that there were a couple questions raised at the last meeting regarding parking and another for access across the driveway of 16A. Fesette stated he would furnish a letter from the director of One Work Force, Building 17, of future adverse possession concern, break the chain.

Allen stated that in regards to parking it was how many spaces are allocated to that lot in the US Oval Parking District and responded that none because all the parking before the subdivision that created Maplefields was available on that lot. There were 129 spaces to that building and looking at Local Law 2003-9 that created the US Oval Parking District, 129 is listed in that schedule in that local law. Allen added that before new occupant comes in before the Planning Board with Site Plan it will be known as to building usage, possible demolition of rear of building and determined parking spaces with assessment.

Abdallah questioned that as far as the Subdivision submitted today based on local law and future site plans, how is it addressed. Allen referred to the Zoning Table, Note #5, on Subdivision drawing. (Farrington read out loud). Discussion followed

Abdallah commented that it sounds like a Site Plan will be coming in the future, to which Allen responded that a new use would be through Building Inspector and may require a Site Plan. Allen continued that he can't foresee how anyone could occupy that building without going through a Site Plan Review.

On a motion by Ferris, seconded by Kanoza, to approve PB #2017-02 to create an additional lot as submitted with parking requirements as determine by Building Inspector and City Engineer as per future parking calculations was unanimously carried and passed.

#### **PB#2017-06: 59 Court Street**

Abdallah called for applicant and Casey Reitter, sign maker, presented an authorization letter from the owner and presented the application requesting to install a sign, referring to superimposed sign in photos (not already installed). Reitter continued that it's a 2x3 sign with two smaller 6"x3' signs for the lawyers in the building, well within size requirements and described the gold leaf lettering, dark green background, black border and gold/orangish pin striping.

Gilbert suggested that as part of the application the Board approves, in the event of expansion, a motion to approve for future additions of up to 2 more lawyer names, same design as current lawyers. Gilbert remarked that the sign was a good job.

On a motion by Ferris, seconded by Gilbert, that the Board makes a negative declaration on SEQR was unanimously carried and passed.

On a motion by Gilbert, seconded by Kanoza, to approve PB 2017-06 for 59 Court St signage and adding to the application that they are allowed to add additional 2 lawyer's hanging sign plates in addition to the two that are already shown as long as they match in style and material according to plan was unanimously carried and passed.

### **PB#2017-07: 194 US Oval**

Abdallah called for application and Jodoin representing JFP Enterprises presented the application proposing to replace existing enclosure in kind from a dilapidated stockade fence (couple panels previously replaced when they fell down) with 14X14 pad adjacent to apron, painted red with double door opening, wooden stockade cost effective alternative

Dantes requested to refer back to previous approved subdivision. Dantes explained that the dumpster is pointing towards southwest there and if the new owner of 16A wants to eliminate that driveway to the south of his building and along US Avenue, there's no way for a truck to get in there to get that dumpster out the way it's directed. She advised that they rotate that dumpster pad to the northwest, rotate 90 degrees also adding that the dumpster is right close to the lot line and they may want to move it 5 to 10ft to the north making sure it's away from the lot line, no encroachments. Discussion followed regarding side yard setback and dumpster not being a structure so not applicable.

Ferris stated that most of the dumpsters on the base don't have anything around them but this has a fence around it. Ferris continued that anytime you are in a Historic District, the "building" is expected to blend in better with the surroundings and suggested maybe not stockade, more to blend in as the Board was having hard time with stockade and requests alternatives such as possible two-tone, stone, brick above it. Ferris asked if they were willing to pretty it up?

Jodoin explained that it is an \$8,000 job now and to do masonry and what they are talking about, it would double the cost and doesn't know if that's something the owner wants to delve into now but can breach that subject with them.

Discussion followed regarding different fencing and submitting mockup of what finished product would be.

Dantes suggested looking at faux stone/brick like Valcour Brewing.

Jodoin commented that it probably won't happen this year due to budget.

Kanoza stated to submit 2 or 3 options at least that go above current submission.

Jodoin explained that they were trying to replace in kind nice and easy, to which Ferris commented that if it was anywhere else other than the oval, an historic district/Oval, that might work.

Abdallah stated that Jodoin should take suggestions back to owner with design options and Gilbert added to explain the rotation to them. Abdallah added applicant should come back with orientation, no encroachments and to use as reference 3 or 4 recent application with enclosures that were approved, similar detailing.

Ferris suggested approving SEQR and tabling application to which Gilbert stated her hesitation to approve SEQR as design to change materially from what is presented. Board agreed to table it and applicant to come back with samples and do a rendering and how pad will line up with new property line, to which Farrington stated that his property line shouldn't change but the question is in respect to the driveway being used on 16A that they don't have legal rights to.

The Board advised Jodoin to come back with materials, rendering and orientation.

On a motion by Ferris, seconded by Gilbert to table application was unanimously carried and passed.

**PB#2017-08: Nevada Oval (Vacant parcel adjacent to 88/90 Nevada Oval)**

Abdallah reused himself as his company represents applicant and Ferris stepped in as acting Chairman and called for applicant.

Coon project engineer appeared with Defayette and presented the application as proposing five new duplexes closely identical to existing duplex residences on adjacent parcel. Coon continued that they have submitted preliminary floor plans, building elevations, layout of units, one identical to existing, second layout a little different with adaptations that Lake Forest found that their residents would like to have. Coon explained that 5 duplexes will result in 10 dwelling units well under zoning ordinance maximum of 12 per acre and have received a variance for more than one principle structure on lot. Coon stated that they are at the preliminary phase and have submitted a preliminary site plan for Board insight as they go forward with final design and commented that this plan was put together from historical mapping and general field observations, not a survey which is being done right now. Coon explained that each duplex has a shared driveway, each unit has its own one car garage and with offset of house location there is plenty of parking for additional visitor's vehicles, very similar to the offset of the existing duplex. Coons added that there is modification to the two middle units where existing power poles are right in the way where they needed to ascend the driveways resulting in split driveways. Coon continued that discussions have happened with the electric company and something may be happening with those poles which may potentially allow for single driveways not split. Coon added it's City water, City sewer, just expanding off existing duplex on adjacent parcel.

Discussion followed regarding the property line as a 48" diameter stormwater was confusing the design.

Ferris questioned that what if down the road they want to sell off as duplexes would it make more sense now to make into individual property lines or just one big property line & worry about it down the line. Coons stated that it would hurt Lake Forest to have 5 taxable parcels from an assessment and taxes factor. Discussion followed regarding lot sizes and variances.

Kanoza verified that they are currently rentals, Lake Forest is boss, manager & renter). Dantes added they would need lots of variances to sell and added that she is opposed to the two driveway splits. Discussion followed about moving the poles and the likelihood of them getting hit if they aren't moved.

Dantes noted that the waterline comes from the north to south to hydrant, then crosses street and there's no other waterline for the southern 3 units so will that require going across the street for the curb stop, to which Coons explained how no it wouldn't and their field survey is expected to find additional existing curb stops and they would be able to provide water to the new duplexes without cutting the road and more utility detail will be provided next time.

Gilbert noted that on SEQR pg 2, question 5b, "is the proposed action a permitted use" needs to be changed to "no" because of variance.

Trudo questioned what wetlands was being referenced 13 a, to which Coon explained that on the DEC website has a program to complete a portion of the SEQR on their database and it auto fills and reference back page showing tax area mapper summary report (basically because they are on Lake Champlain, not lot wetlands).

Ferris called for a motion on SEQR, to which Gilbert responded that she would like to defer as looking for more information with a further developed plan even though it's a short form SEQR.

Coon verified that that wouldn't affect timeline, to which Gilbert stated it can be done all at the next meeting.

Farrington stated that the Board didn't have to take any action and treat as a preliminary review and when returns to agenda next visit can do both SEQR and Site Plan Review.

Discussion was had summing up the review with respect to the comments and questions regarding final design, driveway interference with poles, utilities, MLD moving poles for driveways, site plan checklist, property boundary surveys, easements, meets bounds, Terry Gordon Trail to be identified on plans, requiring sidewalks placement, maintenance, highway right of way, sidewalks for units and having no access to walking pathway, sidewalk selling point such as proximity to train and how to prevent general public access, elevation plans, and spell NEVADA correctly on plans.

Additional discussion continued about pole interference with driveways.

Gilbert announced that Steve Anklehart would be available for an HSR (Historic Site Review) lecture if chairman approves a date and time for training.

Abdallah advised Gilbert to assemble a time, 5-7pm on a Monday was suggested.

On a motion by Kanoza, seconded by Ferris, was unanimously carried and passed, the Board adjourned at 8:14pm.