

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

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

Board Members Absent: Curt Gervich, William Ferris

Also Present: Kevin Farrington

Pledge of Allegiance

Abdallah called the meeting to order at 7:10pm and stated that the first item on the agenda is the approval of Planning Board minutes for June 26, 2017.

On a motion by Worley, seconded by Kanoza, to accept the minutes of the regular meeting June 26, 2017, as presented to the Board this evening was carried and passed.

PB#2017-12: 29 Hamilton Street  
Albert Ball

PB#2017-15: 61 Beekman Street  
Ryan Smith, Ryan's Masonry

PB#2017-16: 17 Cumberland Avenue  
Don Wickman

PB#2017-13: Lot 23 West Shore Subdivision, West Side of Maine Road  
Scott B. Allen

PB #2017-14: 38 Iowa Street  
Scott B. Allen, AES

PB#2016-27: Enclave Estates, US Ave (South of New York Rd & Glens Fall Bank)  
Erik Sandblom/Ed Zukowski

**PB #2017-12: 29 Hamilton Street**

Abdallah called for applicant and Ball presented the application as the outer edges of deck boards are rotting to which Ball is being asked by owner to cut back the edges 8 inches and run another board the opposite direction across the face of it. Ball added that the construction of the enclosed areas is a varying degree of material (plywood, flatboard and texture 111) and he wants to make it all same. The Board commented that the preference was that pressure-treated boards are not used.

Gilbert expressed concern that Ball could not make decisions for the owner should the Board have opposition to things such as pressure treated wood, to which Ball stated he had the letter authorizing him to be there for him and that the owner would agree to Ball making those decisions.

Discussion followed regarding the proposed square stock spindles and using turn spindles instead.

Gilbert commented that the railing height should be kept the same if within regulations of building code.

Ball verified that owner needs to agree to replacing the deck and doing all non-pressure treated on railing assemblies in order not to have to return next month. Gilbert stated the Board would vote on it with instructions.

Abdallah addressed the description on SEQR, to which Gilbert noted to replace with non-pressure treated pine, turn spindles, removing all other pressure treated wording, painting all sides and uniform finish on both ends.

Gilbert noted on SEQR page 13 of 13, f. is not relevant.

Gilbert questioned if h. (would project be visible within 5 miles) would be the lake, to which Booth-Trudo stated that it was not visible because there are trees all along that railroad line.

On a motion by Gilbert, seconded by Booth-Trudo, that the Board finds no adverse environmental impact with part 1 of SEQR as amended for this application was unanimously carried and passed.

On a motion by Gilbert, seconded by Dantes, to approve PB #2017-12, 29 Hamilton Street to repair and renovate the porch as described in the SEQR using only non-pressure treated pine, replacing entire porch deck not small sections, and replacing current railing system with pine rails and turn spindles at the same height as presently allowed, was unanimously carried and passed.

#### **PB#2017-15: 61 Beekman Street**

Abdallah recused himself as he is on the Board at the Vilas Home. Gilbert stepped in as acting Chairperson.

Ryan presented the application as the window top fascia is rotted and referred to the projected image explaining the process of removing it and replacing it, same style everything and not touching the flashing but maybe adding a little corner flashing that won't be seen. Ryan continued on to explain the window sills will be everything the

same with pine material on north and east sides of building, color to be matched as best they can with Sherwin-Williams.

Gilbert recognized that permission from the Vilas Home authorizing Ryan to speak on behalf of them was on file

Gilbert noted on page 13 of 13, e. needed to be corrected to “yes” as that’s the reason he was there before the Board.

On a motion by Kanoza, seconded by Booth-Trudo that the Board finds no adverse environmental impact was unanimously carried and passed.

On a motion by Worley, seconded by Kanoza, on PB #2017-15, 61 Beekman Street, to remove and replace fascia, remove and replace window sills same style as existing with pine painted same color, was unanimously carried and passed.

Abdallah returned as Planning Chairman

#### **PB#2017-16: 17 Cumberland Avenue**

Wickman presented application giving history of the 1925 purchase of the house and the erecting of picket fence in many locations, of which none are currently standing except the one along the west border referring to the projected picture showing only posts remaining. Wickman added that the fence had been replaced one other time in 1980. Wickman continued to explain, referring to another photo taken around 1920, that an original fence was a three board fence still in existence since the 19<sup>th</sup> Century, far more utilitarian than a picket fence.

Wickman stated that they would use pressure treated for post material only for longevity, to be stained within one year. Wickman added that it would only be for the posts and the rest would be rough cut pine board for a 215ft fence.

Booth-Trudo questioned if they were 4X5 posts, to which Wickman stated he planned for 4X4 or 4X5, with the same spacing as the present posts. Booth-Trudo asked if Wickman could get posts in Cedar instead of pressure treated, to which Wickman stated he could ask.

Gilbert asked if boards would be just nailed to the posts, to which Wickman stated they would be.

Wickman explained that the ramp is currently gone because it was not at all up to ADA standards and the goal was to make the whole thing ADA compliant and totally match the deck of the kitchen porch, frame to be pressure treated for longevity but decking as approved by Board if not able to use pressure treated. Discussion followed regarding

ramp specifics including that the ramp can be kicked back 2 more feet still hidden by both sections of the house, not visible (rear of house, nothing on front facade).

Wickman explained that a grant was awarded to paint the exterior of the house which was painted about 5 years ago and should have sustained itself much longer but it was done very poorly and is chipping and flaking. Wickman added that they are getting an historic paint analysis looking for 19th century color, offering history of the period colors.

Wickman explained about the pine clapboards, not primed in back, deteriorating and asked if they found the exact size, could they use Cedar instead of pine for longevity, to which the Board was in favor of.

Gilbert noted on SEQR page 13 of 13, f. yes, but not relevant because there's no disturbance.

On a motion by Gilbert, seconded by Kanoza, that the Board finds no adverse environmental impact with application regarding 17 Cumberland Avenue was unanimously carried and passed.

On a motion by Kanoza, seconded by Gilbert to replace the existing wheelchair, handicap accessible ramp with pressure treated wood ramp, pine pressure treated decking, replacement of fencing with board fencing as proposed including cedar posts, pine boards, replacement of clapboards that are splitting and rotten, replacing newer boards with cedar and painting the exterior with historically appropriate color was unanimously carried and passed.

### **PB #2017-13: Lot 23 West Shore Subdivision, West Side of Main Street**

Worley recused himself

Allen stated that there had been a few minor comments that were addressed, refigured water and sewer laterals.

Dantes questioned if anything was done with the encroachments (satellite dish and fence of neighboring owners), to which Allen responded that he wasn't certain but the owner of the property is aware of it.

Abdallah noted that it looked like Allen was proposing to move a section of the storm sewer that goes across diagonally, to which Allen explained that it's already been moved, some years ago. Abdallah then questioned if the easement shown is proposed to Lake Country Village or is it existing, to which Allen stated that he will follow up to make sure that there has not been an easement granted to Lake Country and take care of it.

Dantes asked that the wording be changed from storm sewer line “to be abandoned” to “is abandoned in place” and discussion followed about cleaning up language and drawing.

On a motion by Dantes, seconded by Kanoza, to accept SEQR with no adverse environmental impact was unanimously carried and passed.

On a motion by Dantes, seconded by Gilbert, to accept application 2017-17 with the condition of proposed easement agreement be filed allowing to subdivide into 23A & B was unanimously passed and carried.

### **PB #2017-14: 38 Iowa Street**

Worley recused himself.

Allen stated that this was presented last month and the few minor comments have been addressed, water and sewer laterals and adding elevations.

Discussion followed clarifying the description of the plan summarizing that the only property line being looked at is between proposed lots 8 and 9 and one tax parcel is being divided into 3.

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

On a motion by Gilbert, seconded by Kanoza, to allow subdivision of what is shown on the map as Phase IV to the right referred to as 8, 9 & 10 and is now going to be subdivided into only lot 8 & lot 9 was unanimously carried and passed.

### **PB #2016-27: Enclave Estates, US Ave, South of New York Rd and Glens Falls Bank**

Sandblom stated that the SEQR had been approved last month allowing the project to be presented before the Zoning Board of Appeals and variances were approved for number of dwelling units, # of primary structures and number of accessory structures. Sandblom referred to the Site Plan page C.201 on the projection stating that it shows more detail on site design but basically the design remains the same and explained the design. Sandblom added one piece of information not reported previously and not in the application, looking at the ITE manual for traffic, the estimates are for a 46 dwelling units for apartment housing weekday morning peak hours 26 trip ends, weekday afternoon peak hours 31 trip ends and the weekend peak hours 24 trip ends with an average annual daily traffic for about 3570 on US Avenue in that section.

Sandblom added that as far as utilities there was previous discussion about the water systems, existing infrastructure throughout the site which is all to be abandoned after coordinating with Public Works and determining that there are no beyond users, it's asbestos pipe, old and not feasible to reuse. Sandblom continued that the new configuration was to access the City main at two locations along US Avenue and described configuration while referring to projection. Sandblom discussed stormwater estimated projections of what was needed now being exact and what is required to meet NY State's stormwater requirements and described details. Discussion followed regarding overflow. Sandblom summarized that the stormwater design has been modeled to meet the 110 hundred year storm NY State requirements and they are in the process of pulling it all together but wanted to be sure they met the technical requirements of the State's stormwater rules.

Sandblom continued on to the landscape plan submitted specifically identifying plantings for the site, bike racks, picnic tables, mail boxes for units and series of recreational features. Discussion followed. Booth-Trudo asked about the frontage of the property that borders the street and whether it was just sod, just grass between the outside parking lots where the entrance is and the highway, to which Sandblom described trees between the building and the driveway. Discussion followed regarding the stone sign and additional trees and Zukowski introduced an alternate landscape plan.

Kanoza verified waterline existing ACM pipe will be buried in place, to which Sandblom confirmed. Discussion followed regarding precaution with ACM pipe.

Abdallah inquired about plan detail sheets, C.301, C.401, C.402 & C.403 being underdeveloped, to which Sandblom stated they had not previously provided copies to the Board and explained that it includes paving section, stormwater structure, pump station details and specifications, buried utilities, curbs, erosion control. Sandblom added that the only thing not on there was the stormwater treatment practice cross sections which would be included in the SWPPP. Dantes asked about the headwall at the discharge, to which Sandblom explained it was represented as a block wall not a poured concrete wall. Dantes asked if there was a detail on that, to which Sandblom stated there was not a detail sheet but could be provided in short order. Farrington stated that it seemed close to the property line, to which Sandblom commented about getting permission to smooth it out from the other land owner. Farrington questioned if they would just put a flared end section or some combination with stone and transitioning. Discussion followed about keeping erosion control on own property or some type of formal agreement in place with an adjacent property owner.

Abdallah returned to plan sheets commenting that C.301, detail grading, is in progress, to which Sandblom stated that there wouldn't be any new information, it's mostly just providing more layout information for the contractor such as spot elevations throughout entire site, tie backs but no change in the design and the grading plan C.201 has all that proposed and existing grades but C.301 just proved more detail that the contractor can use to construct.

Abdallah asked if there was an erosion sediment control plan, to which Sandblom answered that there were some erosion control details on the plans handed out and they will be expanded to include all requirements in the stormwater management manual. Abdallah inquired if the stormwater management plan was in final form, to which Sandblom replied that they have the numbers and made sure it works and now it's just a matter of constructing the document explaining that the focus has been on the details with squaring away with the public and City infrastructure knowing the stormwater has been figured out and that's the State's jurisdiction to challenge. Farrington stated to be clear that Stormwater Management Plan is part of the Site Plan Review and discussion followed. Sandblom summarized that all the raw data for the infiltration test as well as calculations associated with how water quality volume is demonstrated. Abdallah commented that there are a number of easements to be maintained and easements to be abandoned, to which Sandblom responded that that seemed to be the cleanest way to deal with it, continuing that it has been talked about conceptually at other meetings and explained specifics while referencing the plan projected on screen. Abdallah stated that a proposed easement plan would be helpful in the final package.

Abdallah asked if the infrastructure would all be owned by the developer after, to which Sandblom replied that except for the pass-through pipe, yes. Discussion followed regarding City accepting easement for long-term maintenance, Public Works and conveying new stormwater to City, Glens Fall Bank portion abandoned, preserving Base hospital, pipe size on western property, easement for sewer and mark and updates on plan.

Kanoza asked about enclosures around dumpsters, to which Zukowksi responded the same materials as put on buildings.

Discussion was had on location and safety of playground structures, picnic tables, fencing and pedestrian cross hatchings to be extended all the way across the pavement.

Adallah asked for any other questions or to make a motion on application, to which Kanoza commented that a motion will have to include a lot of conditions such as the plans showing the trees along Route 9 to be included.

Discussion followed regarding color selections.

Walter Chmura, resident of Lake Country Village, came forward with questions regarding occupancy, water and sewer impact, stormwater discharge and traffic congestion in area. Discussion followed. Chmura stated that he was just looking to the future because during the 15 years he's been here there's been a major traffic flow in the City with big trucks such as Fedex and UPS and is a major concern with all the new developments increasing this traffic and sewer causing Beach closures. Chmura commented favorably to the recreational area of the design.

Abdallah stated that there are a number of conditions outlined and discussion followed outlining conditions:

Submit complete SWPPP with calculations which may include easement and grading discussions

Detail the stormwater discharge and headwalls

Submit Erosion & Sedimentation Erosion Control Plan Drawing

Adopt Alternate Landscape Plan adding trees along frontage

Submit C.301 Grading Layout

Submit Easement Plan showing secured, existing, abandoned & obtained easements

Submit Complete Detail Plan

Consolidate and compile all plans

Reference drawing title & date as shown

On a motion by Worley, seconded by Kanoza, to approve #2016-27 for Enclave Estates with the preceding read contingencies as stated was unanimously carried and passed.

Trudo-Booth stated for the record that having read the past minutes, she was up to date to review the project.

On a motion by Dantes, seconded by Kanoza, was unanimously carried and passed, the Board adjourned at 9:16pm.