

# CITY OF PLATTSBURGH PLANNING BOARD

## Meeting Minutes



Common Council Chambers  
City Hall, 41 City Hall Place  
Plattsburgh, NY 12901

Monday, August 27, 2018  
7:00 p.m.

Regular Meeting

# Plattsburgh

**BOARD MEMBERS PRESENT:** James Abdallah, Chairman  
William Ferris  
Curt Gervich  
Maurica Gilbert  
Derek Rosenbaum, Alternate  
Richard Perry, Alternate

**BOARD MEMBERS ABSENT:** John Kanoza

**ALSO PRESENT:** Scott Allen; AES Northeast, PLLC  
Aaron Ovios; Robert M. Sutherland, P.C.

The meeting was called to order by Chairman Abdallah at 7:07 p.m.

**A. MINUTES OF THE PREVIOUS MEETING(S):**

Unavailable until the next meeting of the Board.

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**B. AGENDA ITEMS**

**1. PB #2018-12, Kansas Avenue at Kentucky Street**

**Motion:** To allow as submitted meeting the conditions and terms discussed by the board in today’s planning board meeting outlining concerns one through seven with proper responses from municipal departments and changes and recommendations as per municipal departments, conditioned as follows:

- i. The findings of suitability to transfer report is submitted to the Community Development office.
- ii. The final submission is revised to indicate the removal of wheel stops.
- iii. A written response from the Department of Public Works (DPW) indicating request for handicapped accessibility is provided to the Community Development Office.
- iv. A written response from the DPW is provided indicating that the catch basin is a private catch basin.
- v. The 10-foot easement agreement is formalized, reviewed, and accepted by the City Attorney.
- vi. DPW is provided the opportunity to review the submission.
- vii. Developer and/or their engineer to provide the proper calculations to show the Planning Board that the existing catch basin and the invert out are of the proper size to handle the amount of stormwater that this structure will be intended to handle.

**Motioned By:** William Ferris

**Seconded By:** Derek Rosenbaum

**Roll Call:** James Abdallah, William Ferris, Curt Gervich, Maurica Gilbert, Derek Rosenbaum

(Members Abdallah, Ferris, Gervich, and Rosenbaum voted in the affirmative, Maurica Gilbert voted in the negative. Richard Perry was not a voting member during the hearing of this item.)

**2. PB #2018-13, 3 Circle Grove**

**Motion:** No action was taken on the request to review a proposed retaining wall, site grading, and related improvements at 3 Circle Grove. The board requested the additional materials listed below from the applicant before proceeding with an action. The item will reappear on a future agenda.

- i. Provide clarification on the house design.
- ii. Provision of a timeline of development.
- iii. Address insulation variations in plans.
- iv. Provide clarification on utility easement.
- v. Verify consistency with drawn plan versus what is on site.
- vi. Provide copies of Zoning Board minutes to Planning Board members.
- vii. Provide written statement from Building Inspector that the Order to Remedy for the project is on hold.
- viii. Stormwater runoff plan and easement.

**Motioned By:** No motion made.

**Seconded By:** No motion made.

**Roll Call:** James Abdallah, William Ferris, Curt Gervich, Derek Rosenbaum, Richard Perry  
(No motion was made. Maurica Gilbert recused herself during the hearing of this item.)

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**C. NON-AGENDA ITEMS**

- 1. **Motion:** To allow request for Consent for Common Council to act as Lead Agency for the review of the Proposed Local Law of 2018 regulating Commercial Cryptocurrency Mining Operations in the City of Plattsburgh.

**Motioned By:** Maurica Gilbert

**Seconded By:** William Ferris

**Roll Call:** James Abdallah, William Ferris, Curt Gervich, Maurica Gilbert, Derek Rosenbaum  
(All members voted in the affirmative. Richard Perry was not a voting member during the hearing of this item.)

- 2. **Motion:** The board discussed attendance and involvement of board members. No action was taken by the board.

- 3. **Motion:** To adopt a procedural item in which the next most senior member of the board in attendance during a meeting shall act as the substitute chairman in the absence of the Chairman of the Board.

**Motioned By:** Maurica Gilbert

**Seconded By:** Derek Rosenbaum

**Roll Call:** James Abdallah, William Ferris, Curt Gervich, Maurica Gilbert, Derek Rosenbaum  
(All members voted in the affirmative. Richard Perry was not a voting member during the hearing of this item.)

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**The meeting was adjourned at 9:05 p.m.**