

**CITY OF PLATTSBURGH
PLANNING BOARD
REGULAR MEETING MINUTES
August 28, 2017**

Board Members Present: James Abdallah, William Ferris, Craig Worley, Maurica Gilbert

Board Members Absent: Curt Gervich, Laurie Booth-Trudo, John Kanoza

Also Present: Adam Frazier, Engineering Aide

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 July 24, 2017.

For the reason of no quorum due to the number of Board members in attendance this meeting but not in attendance last month, the vote to approve minutes for July 24, 2017 was moved to September's meeting.

Abdallah stated to the audience that only 4 Board members, the minimum required for a quorum, are present for the meeting so all applications require a unanimous yes vote in order to pass.

PB#2017-17: 26 Macomb Street
Dominic Reynolds

PB #2017-18: 28 Macomb Street
Jamie Trautman

PB#2017-19: 32 Pike Street
Felix Tuller, Bellix, LLC

PB#2017-20: Intersection of Kansas Ave & Kentucky Street (West Shore Subdivision)
Thomas Maggy

PB #2017-17: 26 Macomb Street
Dominic Reynolds

Abdallah called for applicant and Reynolds described the application as fencing in the back yard with an aluminum fence as opposed vinyl or picket. Reynolds added that the fence goes in three parts, 1 is from the corner of the house to the garage, 2 is across rear boundary line and 3 is just to enclose at front corner of the house. Abdallah questioned if the hedges would be used as part of the fence, to which Reynolds replied it

would. Discussion followed. Abdallah verified the style, black color and the height to be 5ft because the detail on the fence style is 34", to which Renolds confirmed it to be 5ft.

Worley questioned front yard setback but after discussion, it was determined that there was no setback issue.

Gilbert noted on SEQR pg. 2 of 13, C2.a., correct answer is "no", applicant is not within the Waterfront Development Plan.

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

On a motion by Gilbert, seconded by Woley, to grant applicant to install black aluminum fence, Providence style and 5ft in height as described in the plans for 26 Macomb Street was unanimously passed and carried

PB#2017-18: 28 Macomb Street

Jamie Trautman

Abdallah called for applicant and Trautman presented the application as the old siding was failing, they are replacing it and it won't look any different from before, just cleaner.

Abdallah commented that this was an application where applicant already started to repair things but was then was informed that project had to come before the Planning Board, to which Trautman stated that was right.

Abdallah stated it looked to be repaired in kind to match existing, to which Trautman agreed.

Gilbert questioned if it was every board or just random boards in the worst shape being replaced, to which Trautman replied that she was uncertain what the percentages were, the siding on the downstairs back was done not long ago. Ferris reaffirmed that it was going to look just like it did except for no rotten boards, no cracked boards, better than original, like kind same color, everything's identical, to which Trautman confirmed and Gilbert added that except they were using cedar as opposed to the original pine, better product and painted the same. Trautman commented that they took a chip and went up and matched it.

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

On a motion by Ferris, seconded by Gilbert to approve PB#2017-18, to repair of siding in kind, same color was unanimously passed and carried.

PB #2017-19: 32 Pike Street

Felix Tuller

Abdallah called for applicant and questioned Tuller if he was owner of Bellix, LLC shown as applicant, to which Tuller stated he was one of two owners of Bellix, LLC and Bellix, LLC owns the building. Gilbert advised Tuller to supply a letter of authorization to the Planning Department to apply on behalf of Bellix, even though he was an owner, because Bellix, LLC was considered a separate entity. Discussion followed and Tuller prepared a letter and submitted it to the Board.

Tuller presented the application as the porch was vandalized and a police report was done. Tuller explained that the front column and a railing was ripped off, the corner of the roof dropped and pulled away from the wall but has been temporarily supported to stop it from falling down. Tuller added that everything has shifted on it and the additional weight on the deck is causing it to sink, the whole thing is approximately 4" down from where it used to be. Tuller went to explain that all the crown molding, 45-90 degree crown work is pulling apart, starting to crack and unsafe. Tuller stated that his plan/goal is to have the roof re-supported up, the deck pulled out and slid right back in and place sonotube footers in to support the weight of the roof, and depending on the condition under the deck, replace any rotten parts. Tuller added that all construction will be done with painted lumber, no pressure treated and the posts currently 6x6 but 2x4 and 2x6's nailed together will be replaced by a solid 6x6 to take the weight of the roof, all the trim work, the corners, the way everything is mitered out will be copied over, the crown molding will stay and the railings will be hand-cut keeping the look of the older building the way he likes it.

Abdallah commented that Tuller was really looking to repair and replace in kind to the best of his ability, to which Tuller confirmed.

Tuller explained that the ceiling is going to have to come down so he can see how it's lagged to the wall, once all the new posts are under it and the weight is on the new posts then they'll re-lag it to the wall to hold it in. Tuller added that the roof itself, all the trim work should stay intact, just cleaned up with a new coat of paint. Abdallah asked if Tuller hoped to just temporarily support the roof, remove the soffit, lag it back in, to which Tuller confirmed. Discussion followed. Worley asked if Tuller would not be removing the roof at all and keeping it right where it is the whole time, to which Tuller confirmed. Gilbert and Abdallah commented that that was really important. because if he had proposed a different construction method and removed the roof the applicant would have had to go before Zoning Board for a variance causing delay which could push construction to October.

Although not part of the application, Gilbert questioned the vinyl windows and if Tuller knew where they came from, to which Tuller responded that they were there when he purchased the property and the new roof and windows were done about a year prior to his purchase per the card in the Building Inspector's office. Discussion followed.

Tuller went on to explain that there's a large deck on the right of the building, going into Apt 1, and the decking where you walk on it there's plywood screwed down on it in a zig zag path from the stairs to the door covering rotted holes, some of the decking board is rotted, peeled up and there are holes, so he had added the porch to the application before the Board (no photo submitted) to get rid of the rot and make it safe. Discussion followed regarding staying with tongue & groove.

Gilbert verified whether it was deck or porch floor, to which Tuller stated it was just the floor and that there was no problem with the railings.

Abdallah questioned other than the plywood would Tuller look to replace in kind, to which Tuller confirmed he would but wasn't sure about the tongue and groove. Discussion followed and the Board had no objection as to whether it was tongue and groove on the side porch.

Discussion followed regarding SEQR and that the property is not in the waterfront overlay district.

Tuller asked in regards to the front porch decking where some of it has been replaced and some of it is tongue & groove, is it ok to go against tongue and groove, to which Gilbert commented that in that situation it would be ok to go tongue and groove because of the ability to slope the porch when doing a complete re-deck and it is visible.

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

On a motion by Gilbert, seconded by Worley, to approve PB #2017-19, 32 Pike Street to repair and replace the front porch as described, in kind with untreated wood, tongue and groove, on the front porch, and allowing the use of non-tongue & groove boards to replace the rotten and broken deck boards on the right side porch and the applicant will not remove the porch roof in the process was unanimously carried and passed.

PB#2017-20: Intersection of Kansas Ave & Kentucky St

Thomas Maggy

Maggy presented the application as both lots are already subdivided by a street, there's a little triangle piece across the road, another big parcel already attached to his other 3 or 4 acres and he just wants to subdivide it off.

Abdallah stated that a couple things came up in the sub-review, first being it's a multistep process, no decision would be made at this preliminary meeting and that comments should be given to applicant's surveyor and addressed. Abdallah continued that the biggest item to be addressed was that there is a lot 1A and 1B but in the historic subdivision maps it comes up that across on the other side of Kentucky there's a 1C part of the parcel, to which Maggy explained that that was not was being done.

Discussion followed. Abdallah summarized that Lashway should look at the project with the Engineering Department to confirm the format of the map. Abdallah continued that if subdividing 1B from 1A then it should show the parent parcel and 1A being subdivided from that. Abdallah added the standard detail sheets (water-sewer connections, curb cut, standard level details, easements and existing utilities) are needed for final subdivision.

Abdallah asked if the parcel was subject to any deed restrictions or foundation venting requirements and discussion followed that it would be included in final.

Frazier summarized items to be addressed (list entered into minutes) and Abdallah asked that the information be forwarded to Lashway.

Gilbert questioned if this was actually considered preliminary because it was missing items, to which Abdallah stated that the Board gave applicant guidance and comments based on the sketch plan provided, to which Ferris added which is preliminary, an overview to review it, and to which Gilbert commented that if it comes back complete, it could possibly pass at the next meeting.

Abdallah questioned that in the application for lot 1A was being subdivided for a future subdivision, to which Maggy stated it is being sold. Abdallah stated that for this application the Board should handle this as if it wasn't being sold and developed.

On a motion by Gilbert, seconded by Worley, was unanimously carried and passed, the Board adjourned at 8:06pm.