

CITY OF PLATTSBURGH
Planning Commission

James A. Abdallah, Chairman



Malana Tamer, City Planner

Planning Board Meeting Minutes
September 28, 2020

BOARD MEMBERS PRESENT:

James A. Abdallah, Chairman
Maurica Gilbert
Derek Rosenbaum
Curt Gervich, Alternate

Richard Perry
Reg Carter
Loretta Rietsema, Alternate

ABSENT:

CITY STAFF and OFFICIALS PRESENT:

Malana Tamer, City Planner
Shelise Marbut, Secretary

CALL TO ORDER:

Chairman James Abdallah called the meeting to order at 6:00pm.

PROJECT REVIEW:

1) PB # 2020-13, 120 Court St., TABLED

Project Description: Request to replace wooden clapboard and shake style siding with vinyl clapboard and shake style siding in the Court St. Historic District. Zoned RH. Tax Map Parcel ID #207.19-1-6

Applicant: Charles Grimshaw **Plan Preparer:** Charles Grimshaw

- (1) Public Hearing
- (2) SEQR
- (3) Historic Site Review

No motion was made and the item remained on the table.

2) PB # 2020-16, 12 Allen St. Minor Subdivision

Project Description: Request for a 2 lot minor subdivision of Tax Map Parcel ID # 221.7-6-1.1 creating an approximately .23 acre new buildable lot and an approximately .30 lot to be retained. Zoned R1. Tax Map Parcel ID # 221.7-6-1.1 **Applicant:** Warren and Kathy Bennett **Plan Preparer:** Dean Lashway

A public hearing was opened at 6:07pm. Hearing none, the public hearing was closed at 6:07pm.

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Upon motion duly made by Commissioner Gilbert and seconded by Commissioner Carter, the Board adopted resolution 2020-16 to issue a negative declaration for the Environmental Assessment Form.

Roll Call: James Abdallah, Maurica Gilbert, Derek Rosenbaum, Rick Perry, Reg Carter

Motion Carried: 5-0-0

Upon motion duly made by Commissioner Perry and seconded by Commissioner Carter, the Board adopted resolution 2020-16B to approve the application.

Roll Call: James Abdallah, Maurica Gilbert, Derek Rosenbaum, Rick Perry, Reg Carter

Motion Carried: 5-0-0

Applications 2019-11 and 2019-10 were heard simultaneously.

3) PB# 2019-11, 22 Durkee Street PUD Subdivision

Project Description: Request to create a new Planned Unit Development (PUD) by subdividing and amending the boundaries of an existing Planned Unit Development. Zoned C. Tax Map Parcel ID #207.20-7-15 **Applicant:** City of Plattsburgh **Plan Preparer:** Jeffrey Burns, RMS, P.C.

4) PB# 2019-10, 22 Durkee Street Site Plan

Project Description: Request to construct a mixed-use development consisting of 104 residential units and 13,400 sq. ft. of commercial space. Additional site improvements to include 290 parking spaces, open space, and access to the Saranac River waterfront. The proposed development is located within a new Planned Unit Development. Special Use Permit Required. Zoned C. Tax Map Parcel ID #207.20-7-15 **Applicant:** Prime Plattsburgh, LLC **Plan Preparer:** Turner Bradford, P.E., McFarland Johnson

No motion was made on the items.

5) PB # 2020-17, 72 Brinkerhoff St. Historic Site Review

Project Description: Request to construct a single family colonial revival style residence in the Brinkerhoff St. Historic District; Zoned RH. Tax Map Parcel ID # 207.19-2-43 **Applicant/Plan Preparer:** Gary and Kathy Duesberg

The City's Planning Board does hereby determine that the project is an UNLISTED "ACTION" in accordance with said Environmental Review procedures and a coordinated review will not be done.

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Maurica Gilbert stated the design should include a triangular window or window-like feature in the attic space on the Brinkerhoff frontage of the building, similar in style to the building directly to the East of the lot. Commissioner Gilbert also requests Matte-style siding to be used.

The board feels that the application is unprepared for final approval at this time and requests that the applicant provide greater detailing of building materials to be used during construction, including brand names, style, type, name of colors, etc and has recommended the applicant return at a later date with additional materials for a final review.

A public hearing was opened at 7:34pm. Maria Jose questioned whether the site would include a pool or park. A negative response was provided. Hearing no other comments, the public hearing was closed at 7:34pm.

Upon motion duly made by Commissioner Gilbert and seconded by Commissioner Rosenbaum, the Board adopted resolution 2020-17 to accept a sketch review of the Colonial-style plan presented with comments.

Roll Call: James Abdallah, Maurica Gilbert, Derek Rosenbaum, Rick Perry, Reg Carter

Motion Carried: 5-0-0

6) PB # 2020-20, 114 Cornelia St. Historic Site Review

Project Description: Request to replace a concrete staircase on the front façade of the St. Peter's church rectory; District. Zoned R2. Tax Map Parcel ID # 207.15-6-34 **Applicant:** St. Peter's Church **Plan Preparer:** Ray Burns, JFP Enterprises

A public hearing was opened at 7:44pm, hearing none, the public hearing was closed at 7:44pm.

Upon motion duly made by Commissioner Gilbert and seconded by Commissioner Carter, the Board adopted resolution 2020-20A to issue a negative declaration for the Environmental Assessment Form.

Roll Call: James Abdallah, Maurica Gilbert, Derek Rosenbaum, Rick Perry, Reg Carter

Motion Carried: 5-0-0

Upon motion duly made by Commissioner Gilbert and seconded by Commissioner Perry, the Board adopted resolution 2020-20B to approve the application as presented, replacing like for like.

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Roll Call: James Abdallah, Maurica Gilbert, Derek Rosenbaum, Rick Perry, Reg Carter

Motion Carried: 5-0-0

ADJOURNMENT:

Upon motion duly made by Commissioner Gilbert and seconded by Commissioner Carter, the Board resolved to adjourn the meeting at 7:54pm.

Roll Call: James Abdallah, Maurica Gilbert, Derek Rosenbaum, Rick Perry, Reg Carter

Motion Carried: 5-0-0