

ZONING BOARD OF APPEALS

AUGUST 16, 2021 MEETING OF ZONING BOARD OF APPEALS

MINUTES

Present: Chairman Scott DeMane, Ron Nolland, Meghan Weeden, Elizabeth Jent, P.J. Whitbeck
Joseph McMahon, Building Inspector
Kyle Burdo, Housing Code Inspector

Absent: Kellie Porter

Also present: Kara Stark Elliot, Dan Elliot
Robert Bushey
Jason Frank, Splash Car Wash Plattsburgh, LLC
Steve Gainer, Splash Car Wash Plattsburgh, LLC

Mr. DeMane called the meeting to order at 7:05 PM.

APPEAL	APPLICANT	REQUEST
2287	KARA STARK ELLIOT 2 STRATTON PLACE	CLASS B AREA VARIANCE REQUEST TO INSTALL FENCING GREATER THAN 30 INCHES IN HEIGHT WITHIN THE 30 FT X 30 FT TRIANGLE FORMED BY STREET LOT LINES OF A CORNER LOT
2288	ROBERT BUSHEY 7 BELMONT AVENUE	CLASS B AREA VARIANCE REQUEST TO REMOVE EXISTING FRONT PORCH AND STEPS AND REPLACE WITH CONCRETE WRAPPED STONE VENEER FRONT PORCH AND STEPS IN SAME FOOTPRINT INTO FRONT YARD SETBACK
2289	SPLASH CARWASH PLATTSBURGH, LLC C/O MARK CURTIS 326 CORNELIA STREET	CLASS B AREA VARIANCE REQUEST TO ALLOW FOR CONSTRUCTION OF AUTOMOBILE VACUUM SPACES INTO FRONT YARD SETBACK
2290	SPLASH CARWASH PLATTSBURGH, LLC C/O MARK CURTIS 326 CORNELIA STREET	SPECIAL USE PERMIT REQUEST FOR EXPANSION OF EXISTING CAR WASH TO ALLOW FOR ADDITIONAL AUTOMOBILE VACUUM SPACES TO BE INSTALLED

The agenda will be heard in the following order:

Appeal 2287

Appeal 2288

Appeal 2289

Appeal 2290

The **first** item heard is appeal #2287, Kara Stark Elliot, 2 Stratton Place, Class B Area Variance request to install fencing greater than 30 inches in height within the 30 ft x 30 ft triangle formed by street lot lines of a corner lot.

Discussion:

- Board and applicant discussion of proposed 4 foot high fence installation.
- Fencing replacing hedges which have been removed.
- Fencing will be aluminum and similar in character to neighboring property.

Public Comment: None

MOTION:

By: M. Weeden, seconded by E. Jent

AFTER REVIEW OF PART 1 OF THE SHORT ENVIRONMENTAL ASSESSMENT FORM, THE CHAIR MAY CHECK NO OR SMALL IMPACT MAY OCCUR FOR ITEMS 1-11 AND ON PART 2 OF THE FORM CHECK BOX INDICATING THAT THE PROPOSED ACTION WILL NOT RESULT IN ANY ADVERSE ENVIRONMENTAL IMPACT AND SIGN.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: R. Nolland, seconded by M. Weeden

IN REGARD TO APPEAL #2287, MOTION TO ALLOW THE INSTALLATION OF A 4 FOOT FENCE PROTRUCING INTO THE 30 X 30 FOOT CORNER TRIANGLE ON A CORNER LOT WITH 2 FRONT YARDS IN A STYLE SIMILAR TO AND WITH THE SAME VISIBILITY AS THE FENCE ACROSS THE STREET AT THE HOSPITAL, ALLOWING FENCING TO EXEED THE HEIGHT ALLOWED IN THE 30 X 30 FOOT TRIANGLE.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

The **second** item heard is appeal #2288, Robert Bushey, 7 Belmont Avenue, Class B Area Variance request to remove existing front porch and replace with concrete wrapped stone veneer front porch and steps in same footprint, into front yard setback.

Discussion:

- Board and applicant discussion of proposed porch replacement plan.
- Variance was obtained in 2006 to expand the front porch.

Public Comment: None.

MOTION:

By: E. Jent, seconded by: M. Weeden

AFTER REVIEW OF THE SHORT ENVIRONMENTAL ASSESSMENT FORM, MOTION THAT THE BOARD CHAIR CHECK NO OR SMALL IMPACT ON QUESTIONS 1-11 AND SIGN.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: M. Weeden, seconded by: E. Jent

FOR APPEAL #2288, ROBERT BUSHEY AT 7 BELMONT AVENUE, MOTION TO APPROVE REMOVAL OF EXISTING COMPOSITE PORCH AND STEPS AND INSTALLATION OF CONCRETE PORCH AND STEPS WRAPPED IN STONE VENEER IN THE SAME FOOTPRINT AS THE EXISTING PORCH.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

The **third** item heard is appeal #2289, Splash Car Wash Plattsburgh, LLC, 326 Cornelia Street, Class B Area Variance request to allow for construction of automobile vacuum spaces into front yard setback.

Discussion:

- Board and applicant discussion of proposed plan.
- Vacuum stations within 40 foot front yard setback on Cornelia Street side of property.
- Clinton County Planning Board denial decision and comments, Zoning Board supermajority vote required to pass motion.

Applicant elected to withdraw the Class B Area Variance request to construct vacuum spaces within 40 foot front yard setback.

The **fourth** item heard is appeal #2290, Splash Car Wash Plattsburgh, LLC, Special Use Permit request for expansion of existing car wash to allow for additional automobile vacuum spaces to be installed.

Discussion:

- Board and applicant discussion of:
 - Proposed site plan.
 - Proposed expansion plan.
 - Clinton County Planning Board denial decision and comments, Zoning Board supermajority vote required to pass motion.
 - Removal of hair salon business, leaving carwash business the only business on property.
 - Proposed stacking, new exits, traffic flow concerns.
 - Shared private access road for overflow situations.

- Noise decibel levels with addition of multiple vacuum stations.
- Modifying plan to remove vacuum stations within the 40 foot front yard setback.

Public Comment: None.

MOTION:

By: M. Weeden, seconded by: E. Jent

AFTER REVIEW OF THE FULL ENVIRONMENTAL ASSESSMENT FORM WE FIND THE PROPOSED ACTION WILL NOT RESULT IN ANY SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: M. Weeden, seconded by: E. Jent

IN REGARD TO APPEAL #2290, SPLASH CAR WASH PLATTSBURGH, LLC, MOTION TO APPROVE THE SPECIAL USE PERMIT REQUEST FOR THE EXPANSION OF EXISTING CARWASH TO ALLOW ADDITIONAL AUTOMOBILE VACUUM SPACES TO BE INSTALLED WITH THE ELIMINATION OF ANY STRUCTURES WITHIN THE 40 FOOT FRONT YARD SETBACK.

ALL IN FAVOR: 5

OPPOSED: 0

MOTION PASSED

MOTION:

By: K. Porter, seconded by R. Nolland

MOTION TO APPROVE JULY 19, 2021 MINUTES WITH CORRECTION OF SCOTT DEMANE AS NEWLY APPOINTED CHAIRPERSON

ALL IN FAVOR: 4

OPPOSED: 0

MOTION PASSED

Motion to Adjourn:

By: E. Jent, seconded by P.J. Whitbeck

Adjourned at 8:27 PM

For the purpose of this meeting, this meeting was audio and video recorded. This is a true and accurate copy and transcription of the discussion. For a more detailed discussion, please see the recording.

Lisa Beebie
Secretary
Zoning Board of Appeals