1. Zoom Access For Zoning Board Meetings

Documents:

2020_04_15 ZOOM ACCESS INSTRUCTIONS FOR APRIL 20 ZBA MEETING (FINAL).PDF

2. 7:00 P.M. Special Remote Statement And Agenda For The April 2020 Meeting Of The Zoning Board Of Appeals

Documents:

ZBA 4.20.20 (1).PDF

2.I. Appeal 2198 - 61 Beekman St - Class B

Documents:

MAR 2198 APP CLASS B 61 BEEKMAN ST.PDF
MAR 2198-2199 SITE PLAN 61 BEEKMAN ST.PDF

2.II. Appeal 2199 - 61 Beekman St - SUP

Documents:

MAR 2199 APP SUP 61 BEEKMAN ST.PDF

2.III. Appeal 2232 - Durkee Street - SUP

Documents:

MAR 2232 APP.PDF
MAR 2232 SITE PLAN 22 DURKEE ST.PDF
MAR 2232 ADDITIONAL DOCUMENTS.PDF

2.III.i. Written Public Comment For Appeal 2232 - 22 Durkee Street - The "Prime Project"
Written Public comments were not read into the record for appeal 2232 during the meeting held on April 20, 2020. These comments will however still be part of the public record.

Documents:

PUB COMMENT 4.6.20 - DURKEE SUPPORT.PDF
PUB COMMENT 4.6.20 - PAUSE NY.PDF
PUB COMMENT 4.6.20- DURKEE OPPOSITION.PDF
PUBLIC COMMENT 4.20.20 DURKEE OPPOSTION.PETITIONS.PDF
PUBLIC COMMENT 4.20.20 DURKEE PETITION - DOWNSIZE PROPOSED DURKEE MIXED USE DEVELOP.PDF
PUBLIC COMMENT 4.20.20 DURKEE PETITION - STOP PRIME DEVELOPMENT OF DURKEE ST PARKING LOT.PDF
PUBLIC COMMENT 4.20.20 DURKEE ST - WEST ELEVATION AND SITE PLANS.PDF
PUBLIC COMMENT 4.20.20 DURKEE STRONG TOWN PLATTSBURGH - LOCAL BUSINESS PETITION.PDF
PUBLIC COMMENT 4.20.20 PETITION - CHANGE DURKEE MIXED

LOT.PDF
PUBLIC COMMENT 4.6.20- 22 DURKEE ST - ATTORNEY FULLER LETTER.PDF

2.IV. Appeal 2234 - 4994 So Catherine St - SUP

Documents:

MAR 2234 APP 4994 SO CATHERINE ST.PDF
MAR 2234 SITE PLAN 4994 SO. CATHERINE ST.PDF

2.V. Appeal 2235 - 261 So Peru Street - Class B

Documents:

MAR 2235 APP 261 SO PERU ST.PDF

2.VI. Appeal 2236 - 52 US Oval - Class B

Documents:

MAR 2236 APP CLASS B 52 US OVAL.PDF

2.VII. Appeal 2237 - 3 Tom Miller Rd - SUP

Documents:

APR SUP 3 TOM MILLER RD.PDF

2.VIII. Appeal 2238 - 47 Cumberland Ave - Class B

Documents:

APR APP CLASS B 47 CUMBERLAND AVE.PDF

# Zoning Board of Appeals Meeting on April 20, 2020
# Zoom Access Instructions for Public Hearings

In response to the COVID-19 pandemic and until further notice, meetings of the City of Plattsburgh's Zoning Board of Appeals and Planning Board shall be conducted remotely via Zoom, a web-based video conferencing platform with both desktop client and smartphone applications that will allow board members, City staff, applicants, and the public to participate in meetings remotely. Temporary procedures that shall govern the meetings of both boards can be found at http://cityofplattsburgh-ny.gov/275/Zoning-Board-of-Appeals. Members of the public are strongly encouraged to review and familiarize themselves with these procedures prior to the meeting.

The information listed below applies EXCLUSIVELY to the April 20, 2020 meeting of the City's Zoning Board of Appeals. Information needed to access future board meetings will be made available prior to those meetings and will be attached to each meeting's agenda. For those members of the public interested in viewing the meeting but not in submitting live comments during a scheduled public hearing, please access the meeting's livestream via the City's YouTube channel at https://www.youtube.com/channel/UC7H36PiuYNJJkZpczbLvCbw.

**For those members of the public who wish to submit live comments via Zoom during a scheduled public hearing, please choose one of the below options:**

1. Go to https://zoom.us and download the free application. Once downloaded, enter 164 863 905 as the "Join Meeting" invitation code.

2. Click on https://zoom.us/j/164863905 at the time of the meeting.

3. Call (646) 558-8656 with your phone, and then enter Meeting ID: 164 863 905

Please note that this meeting will be conducted remotely and will not be held at City Hall, access to which is presently restricted.

Pursuant to Executive Order No. 202.1 and 202.15, this meeting will be both livestreamed and recorded. A transcription will be made available to the public.

Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph: 518-563-7707
Fax: 518-563-6426

ZONING BOARD OF APPEALS
CITY OF PLATTSBURGH
41 CITY HALL PLACE
(518) 563-7707

Please take notice that a meeting of the City of Plattsburgh Zoning Board of Appeals will take place via the Zoom videoconferencing platform on **Monday, April 20, 2020** beginning at 7:00 p.m. and will be preceded by a preliminary meeting/work session at 6:30 p.m. that will also take place via a Zoom videoconference and which will be held for the purpose of reviewing applications before the Zoning Board of Appeals. The meeting will not be held at City Hall, access to which is presently restricted.

Pursuant to Governor Cuomo's Executive Order 202.1, the public will have the ability to view and/or listen to the proceedings, the meeting will be recorded, and a transcription will be made available to the public at a later date. The videoconference will be available live on the City of Plattsburgh's YouTube channel at: https://www.youtube.com/channel/UC7H36PiuYNJJkZpczbLvCbw. In-person attendance of the meeting will not be permitted.

Public Hearings will be held pursuant to Governor Cuomo's Executive Order 202.15 which allows public hearings to be convened remotely through the use of telephone conference, video conference, and/or other similar service. For those items subject to a public hearing, members of the public shall have multiple options for participation including live web commenting and telephonic commenting via Zoom, written comment via email, and pre-recorded voice comments. Members of the public are asked to select only one of the above listed options for communication of their comments.

For live web commenting, members of the public may join the Zoom meeting at 7:00 p.m. on April 20, 2020 and will be provided an opportunity to make comments verbally in real time by utilizing Zoom's "Attendee" feature. Please use the following link to participate live via Zoom, **https://zoom.us/j/164863905**. Additional information and links to instructions for using the Zoom platform can be found in the *Temporary Board Procedures* document on the Zoning Board of Appeals webpage of the City's website at **www.cityofplattsburgh.com**.

Members of the public without access to a computer who wish to comment live via telephone during a public hearing may call into the Zoom meeting's conference line at US: **1-646-558-8656** and enter Webinar ID: **164 863 905**

Members of the public may also provide written public comment that must be received no later than 12:00 p.m. on April 20, 2020. Please note that written comments received after that deadline will not be made a part of the official record. All written comments must be emailed to **cityinfo@plattsburghcitygov.com** and must include "Zoning Board of Appeals Comment 4/20/2020" in the Subject line of the email.

Lastly, to leave a pre-recorded voice message please dial call the City Building Inspector's Office at **(518) 563-7707**. Please limit voice messages to no more than three (3) minutes.

A public hearing will be held for the following agenda items:

Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph: 518-563-7707
Fax: 518-563-6426

| APPEAL | APPLICANT | REQUEST |
|---|---|---|
| 2234 | STEWART'S SHOPS CORP<br>4994 SOUTH CATHERINE STREET | SPECIAL USE PERMIT TO ADD A 149 SQ.FT. EXTERIOR FREEZER, 688 SQ.FT. REAR BUILDING ADDITION, NEW SIDEWALK, 128 SQ.FT. SHED, RESTRIPE PARKING |
| 2198 | VILAS HOME, LLC<br>61 BEEKMAN STREET | CLASS B AREA VARIANCE FOR ADDITION TO EXISTING VILAS HOME |
| 2199 | VILAS HOME, LLC<br>61 BEEKMAN STREET | SPECIAL USE PERMIT FOR ADDITION TO EXISTING VILAS HOME |
| 2235 | BETH ANN O'NEIL<br>261 SOUTH PERU STREET | CLASS B AREA VARIANCE TO REPLACE CEDAR SHRUBS WITH 6 FOOT VINYL FENCING |
| 2232 | CITY OF PLATTSBURGH<br>22 DURKEE STREET | SPECIAL USE PERMIT TO AMEND THE BOUNDARIES OF AN EXISTING PLANNED UNIT DEVELOPMENT AND A SPECIAL USE PERMIT FOR USE OF APARTMENTS ON THE FIRST FLOOR OF A MULTI-STORY BUILDING WITHIN A PLANNED UNIT DEVELOPMENT |
| 2236 | CITY OF PLATTSBURGH<br>52 US OVAL | CLASS B AREA VARIANCE REQUEST FOR A 2-LOT MINOR SUBDIVISION |
| 2237 | SONNY HEBERT<br>3 TOM MILLER ROAD | SPECIAL USE PERMIT REQUEST FOR 8 FOOT FENCE IN REAR YARD |
| 2238 | WOUTER RIETSEMA<br>47 CUMBERLAND AVENUE | CLASS B AREA VARIANCE REQUEST FOR ADDITION TO SOUTH SIDE OF HOME WITH NEW ATTACHED GARAGE – FRONT YARD SETBACK |

NOTE: THE ORDER OF THE AGENDA IS SUBJECT TO CHANGE WITHOUT NOTICE.

# Plattsburgh, New York

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

Plattsburgh

_____ USE
CLASS A VARIANCE

✓ AREA
CLASS B VARIANCE

_____ SUP
SPECIAL USE PERMIT

Date: 11/20/20

Appeal No.: 2198

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: Vilas Home, LLC

Applicant's Address: 61 Beekman St.
Plattsburgh, NY 12901

Telephone No.: (518) 334-6868

Parcel Identification: 207.18-6-38

Location of Request: 61 Beekman St

Property Owner: Vilas Home, LLC

Request Description: adding an addition to the existing Vilas Home

Zoning District: R-1

Section Appealed:

Previous Appeal: No.: _____ Date: _____

Identify Applicant's Right to Apply for Variance:

Ownership: X Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan plus original application.
13 copies of existing and proposed floor plan.

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

* _____
Signature (Owner/Applicant)

Eli Schwartzberg
Print First and Last Name

_____
Notary Public

DOUGLAS CARL SCHREIBER
Notary Public, State of New York
Reg. No. 01SC6398858
Qualified in Essex County
Commission Expires 10/07/2023

***Signatures other than Property Owner require a Letter of Authorization to apply.**

Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph.: 518 563 7707
Fax: 518-563 6426

DISCOVER
Plattsburgh

# Plattsburgh, New York

## PROCEDURE IN APPEALING THE ZONING ORDINANCE
## CLASS B VARIANCE

DEADLINE FOR FILING APPLICATION February 21, 2020

ZONING BOARD MEETING DATE March 16, 2020

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

| | |
|---|---|
| One and Two-family dwellings - | $ 50.00 |
| Multiple Dwellings | $150.00 |
| Commercial Properties | $150.00 |

**All checks should be made payable to the "City Chamberlain"**. In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a variance from the ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to the spirit of the ordinance and do substantial justice. Financial disadvantage to the property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests, which will involve any construction, alterations, or physical change of their property. **THIRTEEN (13) copies of the entire packet including drawings, site plans and the original application are required** (we recommend the plans be approved before the THIRTEEN (13) copies are made).

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issues of the Press-Republican newspaper not less than five (5) nor more than ten (10) days before the hearings.

2. Notify, by letter, all adjoining property owners of your request

*This office is responsible for implementing the above requirements.*

If there are any questions, please contact this office. Thank you for your cooperation.

# ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

## STANDARDS OF PROOF - AREA VARIANCE

A. The applicant for an area variance is not entitled to an area variance unless he has furnished competent proof to satisfy the "practical difficulty standard" and that the variance, if granted will not alter the essential character of the neighborhood.

In order to satisfy the practical difficulty standard, the applicant must prove that the Zoning Ordinance as it applies to his land creates significant economic injury and that the variance, if granted, will not produce a substantial change in the character of the neighborhood. The courts of this state hold that "significant economic injury cannot be established except by dollars and cents proof which includes:

1. The original purchase price of the premises.
2. The current market value of the premises without an area variance.
3. The projected market value of the premises with the variance having been granted.

"Projected market value" in item 3 does not include any cost of valuation for the proposed construction. It includes only the current market value without any variance plus the "value of the right to build." The "value of the right to build" may be said to be the "value of the building permit". How much more valuable is the entire property with a building permit allowing the future construction of the proposed work? Projected market value which includes the value of the work to be constructed will be rejected.

Projected market value can be best shown by the in-person testimony of a real estate appraiser who is present at the hearing. Written appraisals may be less satisfactory because the writer is not present to answer any questions.

The difference between the current market value without the variance and the projected market value with the variance is the amount of economic injury. If the Zoning Board of Appeals determines that this economic injury is significant, then the applicant may be entitled to the area variance.

However, if a town official comes forward at the hearing with testimony establishing that it is important in this particular instance to enforce the Zoning Ordinance as it is written, in order to protect the health, safety and welfare, then the application must be denied. It is important to note that such testimony must be by a town official or someone hired by the town to give the testimony. If the Zoning Board of Appeals agrees with the Town Official that it is important in this case to enforce the Zoning Ordinance as written, then the applicant is not entitled to the area variance, unless he presents further testimony that the enforcement of the ordinance as written will deprive him of any reasonable use of his land. If applicant proves that, then he is entitled to the area variance.

B. The second question to be determined by the Zoning Board of Appeals is whether the the propose will alte the essential character of the neighborhood. Will a substantial detriment to adjoining properties be created? If it will, then the variance may be denied.

C. Other Grounds for Denial:

1. Whether the variance applied for is the minimum variance that is necessary.
2. Is the variance sought one that is merely desirable for the greater enjoyment of the property, as opposed to one that is necessary for continued practical utilization of the premises? (Bielak v. Zoning Board of Appeals, 78 AD 2d 435).

STANDARDS OF PROOF - AREA VARIANCE

3. Is this hardship self-created? An area variance cannot be denied solely on the ground of self-created hardship, but is a factor to be considered.

4. Is the plight of the owner due to personal problems of the owner as opposed to matters dealing with the land or buildings? While an area variance may not be denied solely on this basis, it is a factor to be considered.

# Area Variances Standards

The state statues define area variances as: "the authorization by the zoning board of appeals for the use of land in a manner which is not allowed by dimensional or physical requirements of the applicable zoning regulations."

General City Law, 81-b(1)

The state statues then go on to provide the zoning board with the standards for granting the area variances;

"(b) In making it's determination, the zoning board shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district; and

(5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The board of appeals , in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."

General City Law, 81-b(4)

# Area or Dimensional Variances

Area variances may be granted where setback, frontage, lot size or yard requirements of this Code cannot be reasonably met. In making it's determination the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determinations the board shall also consider the following criteria:

Please give a written response to each section.

(1) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

Please see attached responses for #'s 1-5

(2) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?

(3) Is the requested area variance substantial?

(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

(5) Has the alleged difficulty been self-created?
This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance.

# Variances

One of the basic powers given by law to a zoning board of appeals is called the "variance" power. The board has the authority to "vary," or modify, the strict letter of a zoning ordinance or local law in cases where this strict interpretation could cause practical difficulties or unnecessary hardships for an individual.

Appeals boards are frequently confronted with requests for variances. There are two types of requests that come before the board, and the standards by which they are judged differ. A use variance is a request to utilize property for a use or activity which is not permitted by the zoning ordinance, and the applicant must demonstrate "unnecessary hardship." An area variance is a request for relief from dimensional standards contained in the zoning ordinance, and it requires a demonstration of "practical difficulty."

The basic standards for determining unnecessary hardship and practical difficulty have been established and refined by the courts in numerous cases.[1]

## Use Variance

An individual who wants to utilize property for a use that is not permitted by the zoning ordinance must apply for a use variance. An applicant for a use variance must demonstrate unnecessary hardship by satisfying each of the following three tests:

1. Uniqueness

   The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone AND that these features make it impossible to earn a reasonable return without some adjustment. If the features or conditions are generally applicable throughout the district, a variance should not be granted. In those situations where the difficulty is shared by others, the relief should be accomplished by an amendment to the zoning ordinance, not a variance.

2. Reasonable Return

   The applicant must demonstrate an inability to realize a reasonable return under any of the uses permitted by the zoning ordinance. There must be a "dollars and cents" proof of the applicant's inability to realize reasonable return; speculation or qualitative assessment is inadequate.[2] Failure to realize the highest return is not considered a hardship.

3. Character

   The applicant must prove that the requested modification will not change the character or quality of the neighborhood. In addition, the "spirit" of the ordinance or local law should be preserved.

The applicant for a use variance must meet all three tests before the appeals board may grant relief. A use variance should not be granted if the "unnecessary hardship" was created by the applicant. If the appeals board grants a use variance to an applicant who has failed to meet each of the tests, it runs the risk of assuming the function of the legislative body and making a decision contrary to the legislative intent of the zoning ordinance.

An increasing number of use variance requests is often the sign of an "aged" zoning regulation. The appeals board should not circumvent the legislative process by granting use variances. Instead, the appeals board should advise the governing body of the need to reexamine and amend the zoning ordinance.

## Area Variance

In the case of an area variance, the applicant is seeking modification of dimensional standards, such as yard requirements, set-back lines, lot coverage, frontage requirements or density regulations, so that the property may be utilized for one of the uses permitted by the zoning ordinance. The appeals board may grant relief if the applicant can demonstrate that strict compliance with the regulations would cause practical difficulty.

The determination of practical difficulty is a three-step process.[3]

1. First, the applicant must demonstrate that the application of the zoning ordinance to his property causes significant economic injury.

2. Once the applicant has demonstrated economic injury, then the municipality must show that the regulation in question is reasonably related to a legitimate exercise of the police power.

3. Last, assuming the municipality has met its burden of proof, the applicant must demonstrate that the restrictions, as strictly applied in his case, are unrelated to the public health, safety or welfare of the community and that granting the variance will not adversely affect the community.

In making a determination of practical difficulty, the appeals board may consider:[4]

1. How substantial the variation is in relation to the requirement;

2. The potential effect of increased density on available municipal, county and state facilities and services;

3. Whether the variance will cause a substantial change in the character of the neighborhood;

4. Whether the difficulty can feasibly be mitigated by some other method; or

5. Whether the interests of justice will be served in granting the variance.

The appeals board should grant the minimum relief necessary to allow reasonable use of the land in question. Not every applicant for an area variance is automatically entitled to receive relief. Each application should be carefully considered against the requirement for proof of practical difficulty.

# Summary

The major difference between a use variance and an area variance involves the use of the property. An area variance results in a modification of physical restrictions so that an allowable use may be established on the property. By contrast, a use variance permits the establishment of a use which is prohibited by the zoning ordinance and the zoning map. It is for this reason that the standards for a use variance are more stringent than the standards established for an area variance.

Frequently, the appeals board is encouraged to make legislative decisions under the guise of use variance requests. The appeals board should exercise caution when confronted with a request for a use variance, and only grant those which meet the tests established for determining unnecessary hardship. The appeals board should resist the inclination to correct deficiencies in the zoning ordinance through the exercise of its variance power. If particular provisions of the zoning ordinance are inappropriate or unjust, the appeals board should recommend that the legislative body (City Council, Town Board, Board of Trustees) take the necessary steps to amend the ordinance or local law.

[1] Otto v. Steinhilber, 282 NY 71 (1939), Village of Bronxville v. Francis, 150 NYS 2d 906 (1956); Jayne Estates v. Raynor, 22 NY 2d 417 (1968); Douglaston Civic Association, Inc. v. Klein, 51 NY 2d 963 (1980).

[2] Fayetteville v. Jarrold, 53 NY 2d 254 (1981).

[3] Fulling v. Palumbo, 21 NY 2d 30 (1967); National Merrit, Inc. v. Werst, 41 NY 2d 438 (1977).

[4] Waschsberger v. Michalis, 19 Misc 2d 909 (1959).

Department of Planning

Note: This Tech Memo was prepared by the Department of Planning as an informational publication for municipal governments. It is not intended to be a legal opinion.

*617.20*
*Appendix B*
*Short Environmental Assessment Form*

## Instructions for Completing

**Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 - Project and Sponsor Information**

Name of Action or Project: Vilas Home, LLC

Project Location (describe, and attach a location map): 61 Beekman St Plattsburgh, NY 12901

Brief Description of Proposed Action: an addition to the existing Vilas Home

| Name of Applicant or Sponsor: | Telephone: (518) 334-6868 |
|---|---|
| Vilas Home, LLC | E-Mail: Eli@champlainassistedliving.com |

Address: 61 Beekman St.

| City/PO: | State: | Zip Code: |
|---|---|---|
| Plattsburgh | NY | 12901 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☒ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Plattsburg Planning and Zoning Board | ☐ | ☒ |

3.a. Total acreage of the site of the proposed action? 3.4 acres
b. Total acreage to be physically disturbed? 3.4 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 34 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations? | ☐ | ☒ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☒ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☒ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____ | ☒ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☒ | ☐ |
| b. Are public transportation service(s) available at or near the site of the proposed action? | ☐ | ☒ |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | ☐ | ☒ |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>Closed cell insulation, high efficiency furnace efficient windows | ☐ | ☒ |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____ | ☐ | ☒ |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____ | ☐ | ☒ |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☐ | ☒ |
| b. Is the proposed action located in an archeological sensitive area? | ☒ | ☐ |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☒ | ☐ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | ☒ | ☐ |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☒ Urban ☐ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☒ | ☐ |
| 16. Is the project site located in the 100 year flood plain? | ☒ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES | ☐ | ☒ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe: ☐ NO ☒ YES<br>Retention areas | | |

| | NO | YES |
|---|---|---|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: | ☒ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ☒ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ☒ | ☐ |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: Eli Schwartzberg Date: 1/20/20

Signature: [signature]

**Zoning Board to Fill out. Applicant does not fill out Part 2.**

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | ☐ | ☐ |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | ☐ | ☐ |
| 3. Will the proposed action impair the character or quality of the existing community? | ☐ | ☐ |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | ☐ | ☐ |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | ☐ | ☐ |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | ☐ | ☐ |
| 7. Will the proposed action impact existing:<br>a. public / private water supplies? | ☐ | ☐ |
| b. public / private wastewater treatment utilities? | ☐ | ☐ |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | ☐ | ☐ |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | ☐ | ☐ |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | ☐ | ☐ |
| 11. Will the proposed action create a hazard to environmental resources or human health? | ☐ | ☐ |

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

| | |
|---|---|
| Name of Lead Agency | Date |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT

## SITE PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

## LOCATION PLAN

SCALE: 1" = 250'

| ZONED - "R1" LOW DENSITY RESIDENTIAL 1 | | | |
|---|---|---|---|
| DESCRIPTION | REQUIRED | EXISTING | PROVIDED |
| MIN. LOT SIZE | 15,000 SF | 148,104 SF | 148,104 SF |
| MIN. FRONTAGE / LOT WIDTH | 50 FT | 385 FT | 385 FT |
| MIN. DEPTH | 100 FT | 385 FT | 385 FT |
| MIN. FRONT YD SETBACK | 25 FT | 89 FT MIN. | 36 FT MIN. |
| MIN. SIDE YD SETBACK (ONE/TOTAL) | 10 FT / 25 FT | N/A | N/A |
| MIN. REAR YD. SETBACK | 25 FT | 105 FT | 27 FT |
| MAX. BLDG. HEIGHT / # STORIES | 35 FT OR 2.5 ST | 45 FT(*) / 3 ST(*) | 45 FT(A) / 3 ST(A) |
| MAX. BLDG. COVERAGE | 30% | 7% | 23% |
| MIN. OPEN SPACE | 50% | 78% | 52% |

USE BASED SCHEDULE NOTES:
USE BASED PER ZONING ORDINANCE SCHEDULE I: NURSING & REST HOMES, REQUIRES SPECIAL PERMIT

PARCEL NOTES:
1. PROPOSED USE: LICENSED NURSING HOME & GROUP RESIDENCE
2. (*) DENOTES PRE-EXISTING, NON-CONFORMING ATTRIBUTES OF THE EXISTING BUILDING & AND SITE ATTRIBUTES.

BUILDING NOTES:
1. THE EXISTING ASSISTED LIVING FACILITY HAS A GROSS FLOOR AREA OF 21,396 SF AND A UNIT COUNT OF 42.
2. THE PROPOSED ASSISTED LIVING RESIDENCE ADDITION WILL HAVE A GROSS FLOOR AREA OF 62,140 SF PLUS AN ADDITIONAL 10,000 SF OF BASEMENT. A TOTAL OF 94 NEW UNITS WILL BE PROVIDED IN THE ADDITION.
3. A PROPOSED ENTRANCE ADDITION WILL HAVE A GROSS FLOOR AREA OF 1,428 SF.
4. THE RESULTING TOTAL ANTICIPATED GROSS FLOOR AREA OF THE EXPANDED FACILITY WILL BE 86,964 SF AND UNIT COUNT WILL BE 136 IN TOTAL.

PARKING NOTES:
1. PARKING PROVIDED: TOTAL = 86 SPACES(A)
   - APPLICANT DETERMINED PRACTICAL PARKING DEMAND CALCULATED AT 0.63 PARKING SPACES PER ASSISTED LIVING UNITS (ACCOUNTS FOR TENANTS, STAFF AND VISITORS) RESULTING IN DEMAND OF 0.63 x 136 UNITS = 86 SPACES
   - RESULTING EQUIVALENT PARKING PROVIDED BY GROSS FLOOR AREA BASIS IS ONE SPACE PER 1,011 SF BUILDING AREA
2. PARKING REQUIRED PER ZONING CHAPTER 270-25: TOTAL = 174 SPACES
   - PARKING REQUIREMENT BASED ON 86,964 SF GROSS BUILDING AREA x 1 SPACE PER 500 SF FOR LICENSED NURSING HOMES
3. ACCESSIBLE PARKING SPACES ARE REQUIRED AT A RATE OF 1 ACCESSIBLE SPACE PER EVERY 25 TOTAL PARKING SPACES IN ACCORDANCE WITH TABLE 208.2 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN

PROPOSED DEFICIENCIES SUBJECT TO CLASS B AREA VARIANCE:
DENOTED IN SCHEDULE OF AREA & BULK CONTROLS BY (A) -
- MAXIMUM BUILDING HEIGHT OF 44 FT
- MAXIMUM NUMBER OF BUILDING STORIES OF 3
- MINIMUM OF 174 REQUIRED PARKING SPACES IS DEFICIENT BY 88 SPACES AS A TOTAL OF 86 SPACES ARE PROPOSED
- EXPANSION OF PARKING WITHIN THE FRONT YARD IN THE R1 ZONE

(SEE SCHEDULE OF AREA AND BULK CONTROLS FOR ADDITIONAL INFORMATION)

PARCEL OWNER:
SAMUEL F VILAS HOME
61 BEEKMAN STREET
PLATTSBURGH, NY 12901

APPLICANT:
ELI SCHWARTZBERG
VILAS HOME, LLC,
10 GILLILAND LANE,
WILLSBORO, NY 12996

PROJECT PARCEL:
TAX MAP ID 207.18-6-38

FLOODPLAIN NOTE:
NO PORTIONS OF THE PROPERTY ARE WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP #36019C0604D, EFFECTIVE 9/28/2007

PROPOSED PROJECT:
CONSTRUCTION OF A 20,600 SF± ADDITION TO THE EXISTING 9,263 SF± NURSING HOME FACILITY WITH PARKING LOT, LANDSCAPING, SITE LIGHTING AND ASSOCIATED SITE IMPROVEMENTS.

## HATCH LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE WALK/PAD
- PROPOSED BUILDING COVERAGE
- PROPOSED OPEN SPACE
- PROPOSED ACCESSORY STRUCTURE
- EXISTING BUILDING COVERAGE

**CITY OF PLATTSBURGH PLANNING BOARD**
**FINAL SITE PLAN**

THE PROJECT SHALL PROVIDE FOR PERPETUAL MAINTENANCE OF THE SITE PER THE FINAL SITE PLAN DRAWINGS

OWNER _____ DATE _____

AS PER PLANNING BOARD APPROVAL DATED _____, THESE FINAL SITE PLANS HAVE BEEN REVIEWED AND ARE CERTIFIED TO BE IN COMPLIANCE WITH PLANNING BOARD CONDITIONS.

CITY PLANNER _____ DATE _____

THESE SITE PLAN DRAWINGS AND DETAILS FOR THE VILLAS HOME EXPANSION PROJECT ARE APPROVED, ACCEPTED FINAL SITE PLANS IN ACCORDANCE WITH THE CITY OF PLATTSBURGH ZONING CODE REGULATIONS.

PLANNING BOARD CHAIR _____ DATE _____

"NOTE: THE ISSUANCE OF THIS AUTHORIZATION, APPROVAL OR PERMIT DOES NOT RELIEVE THE PROJECT APPLICANT/SPONSOR OF ANY RESPONSIBILITY FOR OBTAINING ANY OTHER APPROVALS/PERMIT FROM ANY OTHER FEDERAL, STATE, OR LOCAL AGENCY INCLUDING THE US ARMY CORPS OF ENGINEERS (USACOE) WHICH MAY BE REQUIRED".


Established in 1985
AEDA
Architectural & Engineering DESIGN Associates, P.C.
1246 Rt. 3
P.O. Box 762
Plattsburgh, New York 12901
tel: 518.562.1800
fax: 518.562.1702
email: aedapc@aedapc.com



UNAUTHORIZED ALTERATIONS AND/OR ADDITIONS TO THIS DRAWING BEARING A LICENSED ARCHITECT'S OR ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS DRAWING BEARING THE ORIGINAL ARCHITECT'S OR ENGINEER'S SEAL AND SIGNATURE SHALL BE CONSIDERED VALID TRUE COPIES.


# SAMUEL F VILAS HOME SITE PLAN 2019

61 BEEKMAN STREET, CITY OF PLATTSBURGH, CLINTON COUNTY, NY

DESIGN DEVELOPMENT PHASE SERVICES 30%

NOT FOR CONSTRUCTION

| REVISIONS | | |
|---|---|---|
| # | BY | DATE |
| | | |

## SITE OVERVIEW PLAN

| | |
|---|---|
| PROJECT NO. | 19085 |
| DATE | 02-03-20 |
| DRAWN BY | JBF |
| CHECKED BY | MSC |

C101

# Plattsburgh, New York

DISCOVER Plattsburgh

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

_____ USE — CLASS A VARIANCE
_____ AREA — CLASS B VARIANCE
✓ SUP — SPECIAL USE PERMIT

Date: 1/20/20 Appeal No.: 2199

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: Vilas Home, LLC

Applicant's Address: 61 Beekman St.
Plattsburgh, NY 12901

Telephone No.: (518) 334-6868

Parcel Identification: 207.18-6-38

Location of Request: 61 Beekman St, Plattsburg NY

Property Owner: Vilas Home, LLC

Request Description: adding an addition to the existing Vilas Home

Zoning District: R-1

Section Appealed:

Previous Appeal: No.: Date:

Identify Applicant's Right to Apply for Variance:

Ownership: X Long Term Lease: Contract To Purchase:

Other (Please Explain):

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan plus original application.
13 copies of existing and proposed floor plan.

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

* Eli Sz
Signature (Owner/Applicant)

Eli Schwartzberg
Print First and Last Name

Notary Public

DOUGLAS CARL SCHREIBER
Notary Public, State of New York
Reg. No. 01SC6398858
Qualified in Essex County
Commission Expires 10/07/2023

***Signatures other than Property Owner require a Letter of Authorization to apply.**

Building and Zoning Department
41 City Hall Place
Plattsburgh, New York 12901
Ph. (518) 563 7707

DISCOVER
Plattsburgh

# Plattsburgh, New York

## PROCEDURE IN APPEALING THE ZONING ORDINANCE
## SPECIAL USE PERMIT

DEADLINE FOR FILING APPLICATION February 21, 2020

ZONING BOARD MEETING DATE March 16, 2020

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

| | |
|---|---|
| One and Two-family dwellings - | $100.00 |
| Multiple Dwellings | $150.00 |
| Commercial Properties | $150.00 |

All checks should be made payable to the "City Chamberlain". In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a Variance from the Ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests which will involve any construction, alterations, or physical change of their property. **Thirteen (13) copies of the application, drawings and plans are required, plus the original application.** We recommend the plans be approved before the thirteen (13) copies are made.

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issued of the Press-Republican newspaper not less than five nor more than ten days before the hearings.
2. Notify, by letter, all property owners within 500 feet of the appeal property location of your request.

*This office is responsible for implementing the above requirements.*

If there are any questions, please feel free to contact this office.

Thank you for your cooperation.

ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

TO: All Applicants for Zoning Variance or Special Use Permit

SUBJECT: Required information for filing application

The Zoning Ordinance stipulates that the Building Inspector determine that all submittals for a Variance or Special Use Permit have adequate information (in form and content - Section 270-54A) for review by the Zoning Board of Appeals. In order to insure such information is consistently provided with each application the following information shall be required with each application:

1. **Existing Site Plan** - showing to scale the property lines, principal buildings, accessory structures, rights-of-ways as may exist and other improvements (city street and facilities abutting the site, driveways, parking areas, drainage structures, fence, etc.). Where the application is a request for the reduction of any yard setback the existing site plan shall be a survey of the property as prepared by a Licensed Land Surveyor and shall show the location of buildings on the abutting property where the yard reduction is proposed.

2. **Proposed Site Plan** - showing clearly to scale what is proposed to be constructed (and removed) under this application. The proposed improvement (s) shall be shaded, colored or contrasted in an acceptable manner to make them easily discernible. Adequately dimension the proposed improvements and indicate the setbacks as applicable.

3. **Area and Bulk Calculations** - Calculations of the lot area, lot dimensions, building area (existing/proposed), lot coverage, open space, all yard setbacks, dwelling unit density, building(s) height, parking required shall be submitted in tabulated form to show existing, proposed and required.

4. **Building Plans** - Submit schematic building plans to scale showing the existing/proposed building layout and identify clearly the existing/proposed use of all building spaces. Include elevation view(s) of proposed construction as applicable.

5. **Area Location Map** - showing all properties on each side of the street and noting the existing occupancy for each such lot on all four sides of the site. A copy of the tax map of the area marked to show the occupancy shall be sufficient for this information.

No application will be accepted after this date unless it contains all of the above information (11 sets). No application will be accepted for the agenda until all such appropriate information has first been filed with this office for a review and determination of zoning compliance/noncompliance (and such a determination has been issued to the applicant in writing).

ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

## STANDARDS OF PROOF- SPECIAL PERMIT

The burden of proof for a Special Permit is always on the applicant. In order for an applicant to be entitled to a Special Permit, he must satisfy the followin criteria:

1. That the proposed use will not, in the circumstances of the particular case and under any conditions that the Board of Appeals considers to be necessary or desirable, be injurious to the neighborhood or otherwise detrimental to the public welfare. (Applicant should specify any conditions which he can satisfy in in order to establish this criterion.) The Zoning Board of Appeals should be prepared to discuss at the hearing any pertinent conditions.

2. That the proposed site plan shows the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping. (Failure to adhere to the site plan precisely as presented or as otherwise modified by order of the Planning Board or ZBA will constitute a violation of the Zoning Ordinance.)

3. That there is no violation of the Zoning Ordinance on the subject premises at the present time.

4. That the:

a. Location and size of the proposed use
b. nature and intensity of the operation involved
c. size of the site in relation to the proposed use
d. location of the site with respect to existing streets
e. location of the site with relation to future streets

are all in harmony with the orderly development of the district.

5. That the location, nature and height of
a. buildings
b. walls
c. fences

will not discourage the appropriate development and use of the adjacent lands or buildings or impair the value thereof.

6. That the operations in connection with such proposed use will not be more objectionable to nearby properties by reason of

a. noise
b. fumes
c. vibration
d. flashing lights

than would be the operations of any specifically permitted use in that zoning district (except in case of S-1 District).

If the applicant proves his compliance with each standard, he is entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of these standards, he is not entitled to the Special Permit.

*Full Environmental Assessment Form*
*Part 1 - Project and Setting*

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

### A. Project and Applicant/Sponsor Information.

| | | |
|---|---|---|
| Name of Action or Project:<br>Samuel F. Vilas Home | | |
| Project Location (describe, and attach a general location map):<br>61 Beekman Street, Plattsburgh, NY 12901 | | |
| Brief Description of Proposed Action (include purpose or need):<br>The proposed project includes an addition to the existing assisted living residence known as the Vilas Home. The existing facility is approximately 23,400 sq.ft. in size with 42 bedrooms. The addition will be approximately 63,600 sq.ft. in size and add 94 bedrooms and a primary entry to the existing structure. The total anticipated bedroom count of 136 rooms will help to fulfill a need for aging in place within the community. Associated site improvements will be made to support the building expansion. | | |
| Name of Applicant/Sponsor:<br>Vilas Home, LLC | Telephone: 518-334-6868<br>E-Mail: eli@champlainassistedliving.com | |
| Address: 61 Beekman Street | | |
| City/PO: Plattsburgh | State: NY | Zip Code: 12901 |
| Project Contact (if not same as sponsor; give name and title/role):<br>N/A | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor):<br>N/A | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |

B. Government Approvals

| B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) | | |
|---|---|---|
| **Government Entity** | **If Yes: Identify Agency and Approval(s) Required** | **Application Date (Actual or projected)** |
| a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No | | |
| b. City, Town or Village Planning Board or Commission ☑Yes☐No | City Planning Board - Site Plan Approval | February 3, 2020 |
| c. City, Town or Village Zoning Board of Appeals ☑Yes☐No | City Zoning Board - Special Use Permit & Class B variance | February 21, 2020 |
| d. Other local agencies ☑Yes☐No | City Building Permit | Prior to start of construction |
| e. County agencies ☑Yes☐No | County 239M Referral | February 24, 2020 |
| f. Regional agencies ☐Yes☑No | | |
| g. State agencies ☑Yes☐No | NYSDEC SPDES General Stormwater Permit | Prior to start of construction |
| h. Federal agencies ☐Yes☐No | | |

i. Coastal Resources.
*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No
*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No
*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No
If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No
If Yes, identify the plan(s):

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R-1 Low Density Residential

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
*i.* What is the proposed new zoning for the site?

**C.4. Existing community services.**

a. In what school district is the project site located? City of Plattsburgh

b. What police or other public protection forces serve the project site?
City of Plattsburgh

c. Which fire protection and emergency medical services serve the project site?
City of Plattsburgh

d. What parks serve the project site?
City of Plattsburgh

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential - assisted living

b. a. Total acreage of the site of the proposed action? 3.4 acres
b. Total acreage to be physically disturbed? 3.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.4 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 270% Area Units: + 94

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☐ No
*iii.* Number of lots proposed?
*iv.* Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
If No, anticipated period of construction: 12 months
If Yes:
- Total number of phases anticipated
- Anticipated commencement date of phase 1 (including demolition) month year
- Anticipated completion date of final phase month year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | | | | N/A |
| At completion of all phases | | | | 94 assisted living units |

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

*i.* Total number of structures 1

*ii.* Dimensions (in feet) of largest proposed structure: 45 height; 123 width; and 282 length

*iii.* Approximate extent of building space to be heated or cooled: 63,600 + 10,000 basement square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

*i.* Purpose of the impoundment: _____

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

*iii.* If other than water, identify the type of impounded/contained liquids and their source _____

*iv.* Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

*v.* Dimensions of the proposed dam or impounding structure: _____ height; _____ length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

*i.* What is the purpose of the excavation or dredging? _____

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe _____

*v.* What is the total area to be dredged or excavated? _____ acres

*vi.* What is the maximum area to be worked at any one time? _____ acres

*vii.* What would be the maximum depth of excavation or dredging? _____ feet

*viii.* Will the excavation require blasting? ☐ Yes ☐ No

*ix.* Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No

If Yes:

- acres of aquatic vegetation proposed to be removed:
- acreage of aquatic vegetation remaining after project completion
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 10,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: City of Plattsburgh
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No

If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

N/A

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 10,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: City of Plattsburgh
- Name of district: N/A
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: ____

*iv.* Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:
- Applicant/sponsor for new district: ____
- Date application submitted or anticipated: ____
- What is the receiving water for the wastewater discharge? ____

*v.* If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

N/A

*vi.* Describe any plans or designs to capture, recycle or reuse liquid waste: ____

N/A

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

*i.* How much impervious surface will the project create in relation to total size of project parcel?

____ Square feet or 0.9 acres (impervious surface)

____ Square feet or 3.4 acres (parcel size)

*ii.* Describe types of new point sources. A stormwater management system will likely include point discharges from storm drain piping.

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Likely storm drain piping will discharge directly to existing City of Plattsburgh closed drainage systems in the surrounding roadways.

- If to surface waters, identify receiving water bodies or wetlands:

  N/A
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

*iv.* Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

*i.* Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

*ii.* Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

*iii.* Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

*i.* Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

*ii.* In addition to emissions as calculated in the application, the project will generate:
- ____ Tons/year (short tons) of Carbon Dioxide ($CO_2$)
- ____ Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- ____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- ____ Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- ____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- ____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☐Morning ☐Evening ☐Weekend ☐Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

☐Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

☐Does the proposed action include any shared use parking? ☐Yes ☐No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

*vi.* Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

*vii* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: _____

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

*iii.* Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

*i.* During Construction:

- Monday - Friday: 8am - 5pm
- Saturday: 8am - 5pm
- Sunday: N/A
- Holidays: N/A

*ii.* During Operations:

- Monday - Friday: 24 hrs daily
- Saturday: 24 hrs daily
- Sunday: 24 hrs daily
- Holidays: 24 hrs daily

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

*i.* Provide details including sources, time of day and duration:

*ii.* Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Standard parking lot and building exterior lighting, dark-sky compliant downcast fixtures will be utilized

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

Product(s) to be stored

Volume(s) _____ per unit time _____ (e.g., month, year)

Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

*i.* Describe proposed treatment(s):

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

*i.* Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 10 tons per week (unit of time)
- Operation: 6 tons per week (unit of time)

*ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Standard waste minimization to reduce construction costs, recycling of construction material wastes stored by dumpster
- Operation: Recycling storage by dumpster

*iii.* Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Disposal by licensed solid waste hauler with storage by dumpster
- Operation: Disposal by licensed solid waste hauler with storage by dumpster

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

*ii.* If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | 0.75 | 1.63 | + 0.88 |
| • Forested | 0 | 0 | 0 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 2.65 | 1.77 | - 0.88 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | 0 | 0 | 0 |
| • Wetlands (freshwater or tidal) | 0 | 0 | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: _____ | 0 | 0 | 0 |

c. Is the project site presently used by members of the community for public recreation? ☐Yes☑No

*i.* If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑Yes☐No

If Yes,

*i.* Identify Facilities:

Beyond the project assisted living residence, CVPH Medical Center is adjacent to the west and SUNY Plattsburgh is adjacent to the south

e. Does the project site contain an existing dam? ☐Yes☑No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes☑No

If Yes:

*i.* Has the facility been formally closed? ☐Yes☐ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility:

*iii.* Describe any development constraints due to the prior solid waste activities:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes☑No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes☐No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures:

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes☑No

If yes, provide DEC ID number(s): _____

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☐No
- Explain: _____

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? 4 feet

b. Are there bedrock outcroppings on the project site? ☑Yes ☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 1 %

c. Predominant soil type(s) present on project site: Loamy sand 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 3 feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: ____ % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: ____ % of site
☐ 15% or greater: ____ % of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☑Yes ☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes ☐No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name N/A (referenced DEC Environmental Resource Mapper) Classification _____
- Lakes or Ponds: Name N/A (referenced DEC Environmental Resource Mapper) Classification _____
- Wetlands: Name N/A (referenced DEC Environmental Resource Mapper) Approximate Size _____
- Wetland No. (if regulated by DEC) _____

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No

If yes, name of impaired water body/bodies and basis for listing as impaired. _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No

If Yes:

*i.* Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:
Typical urban wildlife

n. Does the project site contain a designated significant natural community? ☐Yes ☑No
If Yes:
*i.* Describe the habitat/community (composition, function, and basis for designation):

*ii.* Source(s) of description or evaluation:
*iii.* Extent of community/habitat:
- Currently: acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No
If Yes:
*i.* Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No
If Yes:
*i.* Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No
If yes, give a brief description of how the proposed action may affect that use:

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No
*i.* If Yes: acreage(s) on project site?
*ii.* Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No
If Yes:
*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No
If Yes:
*i.* CEA name:
*ii.* Basis for designation:
*iii.* Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

*ii.* Name: Court Street Historic District, Hawkins Hall, Vilas, S. F., Home for Aged & Infirmed Ladies

*iii.* Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s):

*ii.* Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

*i.* Identify resource: Lakes to Locks Passage

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): National designated Scenic Byway

*iii.* Distance between project and resource: +/- 1 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation:

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Eli Schwartzberg Date 1/22/19

Signature Title member

PRINT FORM

Plattsburgh, NewYork

**Building and Zoning Department**
41 City Hall Place
Plattsburgh, New York 12901
Ph: (518) 563-7707
Fax: (518) 563-6426

**PROCEDURE IN APPEALING THE ZONING ORDINANCE**
**SPECIAL USE PERMIT**

DEADLINE FOR FILING APPLICATION December 20, 2019

ZONING BOARD MEETING DATE January 20, 2020

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

| | |
|---|---|
| One and Two-family dwellings - | $100.00 |
| Multiple Dwellings | $150.00 |
| Commercial Properties | $150.00 |

**All checks should be made payable to the "City Clerk".** In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a Variance from the Ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests which will involve any construction, alterations, or physical change of their property. **THIRTEEN (13) copies of the application and THE ORIGINAL APPLICATION, of drawings and site plans are required** (we recommend the plans be approved before the THIRTEEN (13) copies are made).

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issued of the Press-Republican newspaper not less than five nor more than ten (10) days before the hearings.
2. Notify, by letter, all property owners within 500 feet of the appeal property location of your request.

*This office is responsible for implementing the above requirements.*

If there are any questions, please feel free to contact this office.
Thank you for your cooperation.

# Plattsburgh, NewYork

Building & Zoning Dept
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

_____USE — CLASS A VARIANCE
_____AREA — CLASS B VARIANCE
✓ SUP — SPECIAL USE PERMIT

Date: 12/19/19 Appeal No.:_____

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: City of Plattsburgh

Applicant's Address: 41 City Hall Place
Plattsburgh, NY 12901

Telephone No.: 518-536-7520

Parcel Identification: 207.20-7-15

Location of Request: Durkee St.

Property Owner: City of Plattsburgh

Request Description: Special Use Permit to amend boundaries of existing Planned Unit Development

Zoning District:

Section Appealed: 360-31 (Special Use Permits)

Previous Appeal: No.:_____ Date: _____

Identify Applicant's Right to Apply for Variance:

Ownership: ✓ Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan
13 copies of existing and proposed floor plan

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

*M Miller
Signature (Owner/Applicant)
Mathew Miller
Print First and Last Name

Shelise A. Marbut
Notary Public
SHELISE A. MARBUT
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MA6365804
QUALIFIED IN CLINTON COUNTY
COMMISSION EXPIRES OCTOBER 16, 2021

*Signatures other than the Property Owner, require a Letter of Authorization to apply.

Plattsburgh, NewYork

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Telephone No.: 518-536-7520

Parcel Identification: 207.20-7-15

Location of Request: Durkee St.

Property Owner: City of Plattsburgh

Request Description: Special Use Permit for use of apartments on the first floor of a multistory building within a Planned Unit Development

Zoning District:

Section Appealed: 360-31 (Special Use Permits)

Previous Appeal: No.:_____ Date: _____

Identify Applicant's Right to Apply for Variance:

Ownership: ✓ Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan
13 copies of existing and proposed floor plan

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

* [signature]
Signature (Owner/Applicant)
Mathew Miller
Print First and Last Name

Shelise A. Marbut
Notary Public

SHELISE A. MARBUT
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MA6365804
QUALIFIED IN CLINTON COUNTY
COMMISSION EXPIRES OCTOBER 16, 2021

*Signatures other than the Property Owner, require a Letter of Authorization to apply.

*Full Environmental Assessment Form*
*Part 1 - Project and Setting*

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

### A. Project and Applicant/Sponsor Information.

| | | |
|---|---|---|
| Name of Action or Project:<br>Durkee Street Mixed Use Development | | |
| Project Location (describe, and attach a general location map):<br>The Durkee Street Parking Lot, Plattsburgh, New York - Tax ID: 207.20-7-15 | | |
| Brief Description of Proposed Action (include purpose or need):<br>The Durkee Street Mixed Use Development project consists of one five story building with below grade parking and the redevelopment of the 5,800 sf Farmers' Market building, which includes 3,400 sf of commercial/restaurant space and 2,400 sf of civic space (the "Project"). The five story building will have 115 residential units (52 one-bedroom, 59 two-bedroom, 4 three-bedroom). Within the lot, there will be 286 parking spaces (86 in the surface lot, 35 spaces in the courtyard, and 165 spaces in the below grade lot beneath the building). The Project site, tax lot 207.20-7-15, is currently owned by the City of Plattsburgh. To facilitate the Project, the City of Plattsburgh will also be seeking a minor subdivision and a Planned Unit Development ("PUD") subdivision pursuant to Zoning Code Section 360-21. Once subdivided, Prime will purchase from the City the lands that will comprise the Durkee Street Mixed Use Development, a portion of tax lot 207.20-7-15, which will be approximately 2.8-acres in downtown Plattsburgh, NY. The Project site is in the Commercial "C" zoning district and is currently within an existing PUD. As part of the Project, the City will be seeking the following special use permits from the City Zoning Board of Appeals ("ZBA"): 1) PUD amendment and 2) residential units on the first floor of a building within a PUD. In addition, the City will be seeking a minor subdivision and a PUD subdivision approval from the Planning Board, which will also request that certain zoning area and bulk deviations be made under the authority set forth in Zoning Code Section 360-21. Concurrently, Prime will be seeking site plan approval from the Planning Board for the specific Durkee Street Mixed Use Development project.<br><br>The Project it bound by Durkee Street to the west, Bridge Street to the north, the Saranac River to the east, and an existing office building to the south. In addition to the buildings, the project will provide on-grade parking as well as an open space corridor to connect Durkee Street to a new pedestrian Riverwalk (by others). The site is being developed in response to an RFP from the City of Plattsburgh entitled "Mixed-Use Development Opportunity for the Durkee Street Site in Downtown Plattsburgh". The City has commenced the SEQRA process by requiring that a Generic Environmental Impact Statement be prepared to assess the potential impacts of the Project and related improvements. | | |
| Name of Applicant/Sponsor:<br>Prime Plattsburgh, LLC | Telephone: (518) 785-9000 ext. 126<br>E-Mail: tcurley@CBCPrime.net | |
| Address: 621 Columbia Street | | |
| City/PO: Cohoes | State: New York | Zip Code: 12047 |
| Project Contact (if not same as sponsor; give name and title/role):<br>McFarland Johnson - Turner Bradford, PE (Agent for Applicant) | Telephone: (518) 580-9380<br>E-Mail: tbradford@mjinc.com | |
| Address:<br>60 Railroad Place, Suite 402 | | |
| City/PO:<br>Saratoga Springs | State:<br>New York | Zip Code:<br>12866 |
| Property Owner (if not same as sponsor):<br>City of Plattsburgh | Telephone: (518) 563-7702<br>E-Mail: | |
| Address:<br>41 City Hall Place | | |
| City/PO: Plattsburgh | State: New York | Zip Code: 12901 |

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|---|---|
| a. City Counsel, Town Board, or Village Board of Trustees ☑Yes☐No | City of Plattsburgh - SEQRA (GEIS), Termination of GML Redevelopment Plan, Disposition of City-owned property and related easements, Development Agreement | 02/01/2019 |
| b. City, Town or Village Planning Board or Commission ☑Yes☐No | City of Plattsburgh Applications - Minor Subdivision, PUD Amendments, Prime Applications - Site Plan | 11/29/2019 |
| c. City, Town or Village Zoning Board of Appeals ☑Yes☐No | City of Plattsburgh - Special Use Permit PUD, Special Use Permit - Residential on first floor | 12/20/2019 |
| d. Other local agencies ☐Yes☐No | City of Plattsburgh DPW - Highway Work Permit for Non-Utility Work, Highway Work Permit for Utility Work, Water, Electric, Sewer Connections | 02/01/2019 |
| e. County agencies ☑Yes☐No | Clinton County Planning Board - GML Referral, Clinton County Industrial Development Agency - Payment in Lieu of Taxes (PILOT) approval | Clinton County Planning Board - 11/29/2019<br>Clinton County IDA - 02/01/2019 |
| f. Regional agencies ☐Yes☐No | | |
| g. State agencies ☑Yes☐No | NYSDEC - SPDES General Permit GP-0-15-002<br>NYSOPRHP - Consultant pursuant to Section 14.09 | 02/01/2019 |
| h. Federal agencies ☐Yes☐No | | |

i. Coastal Resources.

*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☐No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☐No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes☐No

If Yes, identify the plan(s):

Remediaton Sites:E510020

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☐No

If Yes, identify the plan(s):

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
PUD - Planned Unit Development
C - Commercial

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☐ No
If Yes,
*i.* What is the proposed new zoning for the site? Note: PUDs in the City of Plattsburgh are Special Use Permits not a typical zone change.

**C.4. Existing community services.**

a. In what school district is the project site located? Plattsburgh City School District

b. What police or other public protection forces serve the project site?
Plattsburgh City Police Department, Clinton County Sheriff, New York State Police

c. Which fire protection and emergency medical services serve the project site?
Plattsburgh City Fire Department

d. What parks serve the project site?
Plattsburgh City Parks

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, Commercial, Retail, Restaurant, Civic

b. a. Total acreage of the site of the proposed action? 2.76 +/- acres
b. Total acreage to be physically disturbed? 2.76 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.66 +/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☐ No
*iii.* Number of lots proposed? _____
*iv.* Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☐ No
*i.* If No, anticipated period of construction: 18 months
*ii.* If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | 0 | 0 | 0 | 0 |
| At completion of all phases | 0 | 0 | 0 | 1 building (115 total units) |

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

*i.* Total number of structures 2

*ii.* Dimensions (in feet) of largest proposed structure: 65 height; 210 width; and 315 length

*iii.* Approximate extent of building space to be heated or cooled: 193,150 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☐ No

If Yes,

*i.* Purpose of the impoundment: _____

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

*iii.* If other than water, identify the type of impounded/contained liquids and their source. _____

*iv.* Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

*v.* Dimensions of the proposed dam or impounding structure: _____ height; _____ length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☐ No

If Yes:

*i.* What is the purpose of the excavation or dredging? _____

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

*v.* What is the total area to be dredged or excavated? _____ acres

*vi.* What is the maximum area to be worked at any one time? _____ acres

*vii.* What would be the maximum depth of excavation or dredging? _____ feet

*viii.* Will the excavation require blasting? ☐ Yes ☐ No

*ix.* Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☐ No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

*iii.* Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

If Yes, describe:

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

*v.* Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑ Yes ☐ No

If Yes:

*i.* Total anticipated water usage/demand per day: 29,640 gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☑ Yes ☐ No

If Yes:

- Name of district or service area: City of Plattsburgh
- Does the existing public water supply have capacity to serve the proposal? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☑ Yes ☐ No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

*v.* If a public water supply will not be used, describe plans to provide water supply for the project:

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑ Yes ☐ No

If Yes:

*i.* Total anticipated liquid waste generation per day: 29,640 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

Typical residential, commercial, retail, restaurant sanitary wastewater.

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☑ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: Plattsburgh Water Pollution Control Plant
- Name of district: City of Plattsburgh Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☑Yes☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

*iv.* Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes☐No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

*v.* If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

*vi.* Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑Yes☐No

If Yes:

*i.* How much impervious surface will the project create in relation to total size of project parcel?

61,420 Square feet or 1.41 acres (impervious surface)

43,995 Square feet or 1.01 acres (parcel size)

*ii.* Describe types of new point sources. Project will have permitted discharge points into the Saranac River. All existing discharge points from the current parking lot will be removed or abandoned as part of the project.

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

The water from the site will discharge into the Saranac River, required water quality treatment will be provided.

- If to surface waters, identify receiving water bodies or wetlands: Saranac River
- Will stormwater runoff flow to adjacent properties? ☐Yes☐No

*iv.* Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑Yes☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes☐No

If Yes, identify:

*i.* Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

*ii.* Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

*iii.* Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes☐No

If Yes:

*i.* Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes☐No

*ii.* In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☐No

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☐No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

*iii.* Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

*iv.* Does the proposed action include any shared use parking? ☐Yes ☐No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

*vi.* Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

*vii* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: 390,000 kwh/year

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): City of Plattsburgh Municipal Lighting Department

*iii.* Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

*i.* During Construction:

- Monday - Friday: 7am - 7pm
- Saturday: 7am - 7pm
- Sunday: N/A
- Holidays: N/A

*ii.* During Operations:

- Monday - Friday: Consistent w/ proposed commercial uses
- Saturday: Consistent w/ proposed commercial uses
- Sunday: Consistent w/ proposed commercial uses
- Holidays: Consistent w/ proposed commercial uses

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

*i.* Provide details including sources, time of day and duration:

Noise levels will temporarily increase during construction periods as a result of the construction equipment. Upon completion of construction, noise levels will not exceed normal levels as no noise generating features are proposed.

*ii.* Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Area lights on poles and wall mounted light fixtures. Lights will be directed to parking areas and pedestrian access ways.

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☐ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☐ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☐ No

If Yes:

*i.* Product(s) to be stored _____

*ii.* Volume(s) _____ per unit time _____ (e.g., month, year)

*iii.* Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

*i.* Describe proposed treatment(s):

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

*i.* Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per TBD (unit of time)
- Operation : 3.1 tons per day (unit of time)

*ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Recycling wood, paper, and cardboard
- Operation: Recycling paper, plastics, and cardboard

*iii.* Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: To be hauled off-site by a private hauler in a legal manner.
- Operation: To be hauled off-site by a private hauler in a legal manner.

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Municipal parking

*ii.* If mix of uses, generally describe:

The project is located in downtown Plattsburgh, an urban environment with commercial, retail, and residential uses around the site. There are also two municipal parks near the project site.

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | 2.76 +/- | 2.76 +/- | - |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | | |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | | | |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: _____ | | | |

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☐ No

*i.* If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

*i.* Identify Facilities:

Stafford Middle School (Plattsburgh City School District), Saint Johns Academy (Pre-K through 6th grade Catholic School), YMCA Preschool, Plattsburgh State College Childcare

e. Does the project site contain an existing dam? ☐ Yes ☐ No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☐ No

If Yes:

*i.* Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

*iii.* Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☐ No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

- ☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____
- ☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): E510020
- ☐ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures: _____

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 510007, V00637, C510022, 510016, E510020

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

The groundwater on the site has been monitored over time and the DEC has deemed the site's groundwater no longer requires monitoring and the monitoring wells can be decommissioned.

*v.* Is the project site subject to an institutional control limiting property uses? ☐Yes☐No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes☐No
- Explain: _____

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? +/- 25 feet

b. Are there bedrock outcroppings on the project site? ☐Yes☐No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: Urban 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 20 feet

e. Drainage status of project site soils: ☐ Well Drained: ____% of site
☑ Moderately Well Drained: 50 % of site
☑ Poorly Drained 50 % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: 100 % of site
☐ 10-15%: ____% of site
☐ 15% or greater: ____% of site

g. Are there any unique geologic features on the project site? ☐Yes☑No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes☑No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☑Yes☐No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑Yes☐No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Saranac River Classification Class C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes☑No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes☑No

j. Is the project site in the 100-year Floodplain? ☐Yes☑No

k. Is the project site in the 500-year Floodplain? ☐Yes☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑Yes☐No
If Yes:
*i.* Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Project Site is an urban parking lot and contains no predominant wildlife.

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
*i.* Describe the habitat/community (composition, function, and basis for designation):
*ii.* Source(s) of description or evaluation:
*iii.* Extent of community/habitat:
- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No
If Yes:
*i.* Species and listing (endangered or threatened):

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☑ Yes ☐ No
If Yes:
*i.* Species and listing:
Common Loon

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☐ No
If yes, give a brief description of how the proposed action may affect that use:

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No
*i.* If Yes: acreage(s) on project site?
*ii.* Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
*i.* CEA name:
*ii.* Basis for designation:
*iii.* Designating agency and date:

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

*ii.* Name: Eligible property:3-story/brick/commercial w/storefront, Eligible property:NAT COMM BANK & TRUST, Eligible property:C...

*iii.* Brief description of attributes on which listing is based:

Downtown Plattsburgh Historic District (Eligible District)

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s):

*ii.* Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

*i.* Identify resource: (1) Cumberland Bay State Park, (2) Samuel Champlain Monument Park

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): (1) State park with lake access for campers and day users; (2) City park with lake access and walking paths

*iii.* Distance between project and resource: (1) 4 miles; (2) 1 mile miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation:

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Natalie Olivieri for Turner Bradford Date 12/06/2019

Signature Title Junior Engineer

PRINT FORM

DISCOVER
Plattsburgh

**Community Development Office**
**City of Plattsburgh**
**41 City Hall Place**
**Plattsburgh, NY 12901**
**Phone: 518-563-7642**
cdo@cityofplattsburgh-ny.gov

February 21, 2020

Mr. Joe McMahon, Building Inspector
Mr. Ron Nolland, Chairman, Zoning Board of Appeals

Re: Plattsburgh Durkee Street Development

Dear Joe and Ron:

The City of Plattsburgh, as part of its Downtown Revitalization Initiative (DRI) award from the State of New York, is now moving forward with permitting for the redevelopment of the City owned Durkee Street lot bordered by Bridge, Durkee, and Broad Streets and the Saranac River. The redevelopment of the Durkee Street lot will involve approvals from both the City Planning Board and the City Zoning Board of Appeals (ZBA).

**City Permitting**

As part of this redevelopment, we have submitted several applications to the City Planning Board that include the following:

- *City Minor Subdivision application* – for a 2-lot subdivision that will formally separate the Broad Street parking lot from the rest of the Durkee Street site;
- *City Planned Unit Development (PUD) application* – for a 2-lot PUD; and
- *Prime Site Plan application* for Lot 2B within the PUD for the proposed Prime Plattsburgh Durkee Street Mixed-Use Development.

Additional supporting information for the Planning Board applications will be submitted for consideration at that board's March 2020 meeting.

The City has previously submitted Special Use Permit (SUP) applications along with supporting materials. In our current submission for consideration at the ZBA's March 2020 meeting,

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additional information in support of those SUP applications has been provided. These applications include the following:

- *SUP application* to replace the existing PUD with new PUD boundaries; and
- *SUP application* for the use of apartments on the first floor of a multistory building within a PUD. *See* Zoning Code – Schedule I, Schedule of Permitted Uses – Part B.

The City has submitted a single application packet to the ZBA for these two SUPs. Consideration of the PUD itself is the responsibility of the Planning Board. The ZBA is responsible only for reviewing the SUPs to replace the previously approved PUD (Zoning Code § 360-31).

**SEQRA Process**

The SEQRA process is being handled by the Common Council as lead agency. A Draft Generic Environmental Impact Statement (DGEIS) was prepared and deemed sufficient for public review and comment. A public hearing was conducted on December 9, 2019 and the public comment period for the DGEIS ended December 23, 2019. Following the close of the public comment period, all substantive comments received were addressed in a Final Generic Environmental Impact Statement (FGEIS) that was prepared and accepted as complete by the Common Council on January 30, 2020. A SEQRA Findings Statement was prepared and adopted by the Common Council on February 20, 2020.

Although a GEIS and related SEQRA Findings Statement have been issued, the Planning Board and the ZBA will need to make a SEQRA determination on the specific applications taking into consideration their involved agency status. These determinations should be made by the Planning Board for the Minor Subdivision action, the PUD Subdivision action, and for Prime's Site Plan and by the ZBA for the two SUPs. An Environmental Assessment Form ("EAF") and SEQRA narrative will accompany each application to guide the Board's review of each Project's potential environmental impacts and to utilize in its review and application of the Common Council's GEIS Findings Statement

In this instance, because of the comprehensive nature of the DGEIS, FGEIS, and Findings Statement, the Planning Board and ZBA may find that no further SEQRA review is required

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because the specific actions will be carried out in conformance with the conditions and thresholds established for such actions in the GEIS or its Findings Statement. In furtherance of the above, copies of the DGEIS, FGEIS, Findings Statement, and all other SEQRA materials have been submitted to the Planning Board and the ZBA for inclusion within their respective administrative records.

We look forward to working with you on the review of our applications to the ZBA.

Sincerely,

Matthew Miller
Director of Community Development

Attachments

CITY OF PLATTSBURGH
COMMUNITY DEVELOPMENT OFFICE

February 20, 2020

Ron Nolland
Zoning Board Chairman
City of Plattsburgh
41 City Hall Pl
Plattsburgh, NY 12901

Dear Mr. Nolland:

Please consider this letter to appoint McFarland Johnson, Inc. as an authorized representative of the City of Plattsburgh in relation to appeal number 2232 for a Special Use Permit before the Zoning Board of Appeals. This authorization permits McFarland Johnson to act for and on behalf of the City of Plattsburgh in responding to comments and questions regarding the proposed mixed-use development located at 22 Durkee Street as they relate to the Special Use Permit application.

The vast majority of comments and questions raised during the February 10th, 2020 public hearing for the application were in regard to the proposed mixed-use development to be located on the site. As the project engineer for Prime Plattsburgh, LLC, McFarland Johnson is the appropriate entity to respond to comments related to the specific project.

If the Zoning Board of Appeals has any concerns about the permission being granted by this letter, please contact me at MillerMa@cityofplattsburgh-ny.gov or the phone number listed below. Thank you for your attention to this notice.

Matthew Miller
Director of Community Development

(Encl.)

CC: Joseph McMahon, *Building Inspector*

MATTHEW MILLER, COMMUNITY DEVELOPMENT DIRECTOR
41 City Hall Place, Plattsburgh, NY 12901 · Phone: (518) 563-7642

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# MEMORANDUM

To: Joe McMahon, Building Inspector
Ron Nolland, Chairman, Zoning Board of Appeals

From: Matthew Miller, City Director of Community Development
Gail Henderson-King, White + Burke

Re: City Application for Special Use Permits – Supplemental Materials
Durkee Lot Mixed Use Development (DLMUD)

Date: February 21, 2020

On behalf of the City of Plattsburgh, enclosed please find copies of the City's Special Use Permit applications and additional supporting materials for the Durkee Lot Mixed Use Development:

1. Special Use Permit application to replace the existing Durkee Street Planned Unit Development (PUD) with new PUD boundaries dated December 19, 2019.
2. Special Use Permit application for apartments on the first floor of a multistory building within the Durkee Street PUD dated December 19, 2019.
3. City's updated SUP application Project Narrative dated February 21, 2020 including letter from McFarland Johnson and associated documentation submitted in support of Prime Plattsburgh, LLC's request that an alternative method of calculating parking demand be utilized for the DLMUD dated February 4, 2020.
4. Prime Plattsburgh Development – SEQRA Involved Agency Narrative from Whiteman, Osterman & Hanna, LLP dated February 21, 2020.
5. City's updated PUD application Project Narrative dated February 3, 2020.
6. City's PUD permit application dated November 11, 2019.
7. Prime Plattsburgh, LLC Durkee Street Mixed Use Conceptual Site Plan and Basement Parking Plan C-01 prepared by McFarland Johnson dated November 2019.
8. Updated list of requested deviations from underlying zoning regulations within the proposed PUD dated February 3, 2020.

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9. Memorandum and associated documentation submitted in support of the City's overall parking plans for the downtown area dated February 20, 2020.
10. Draft floor plans for the DLMUD from Mackenzie Architects dated January 21, 2020.
11. Responses to public comments received during the SUP application public hearing held on February 10, 2020 from McFarland Johnson dated February 21, 2020. Associated documentation is also provided.
12. DLMUD Site Plan application and associated drawing set from McFarland Johnson dated February 3, 2020.

Please let us know if you need additional information.

Thank you.

**City of Plattsburgh - Plattsburgh Durkee Street Development**
**City Application for Special Use Permits**

**Revised Project Narrative**
**February 21, 2020**

This document reflects the changes that have been made to the original Special Use Permit narrative dated January 24, 2020 ("Supplemental SUP Narrative"). As discussed at the February 10, 2020 public hearing, the Project has undergone changes to its parking computation as a result of public input. Therefore, we have revised the Supplemental SUP Narrative's section related to "the provision for automobile parking or storage". Accordingly, the new section related to the provision for automobile parking or storage is noted below and further set forth in the public hearing comment response document at comment response #3.

## III City Special Use Permit Review

***The provision for automobile parking or storage***

*PUD Boundary SUP*

Prime's Project would replace an auto-oriented use (a surface parking lot) with a pedestrian-oriented mixed-use development, which, in combination with the proposed improvements to the deteriorating riverwalk and adjacent Bridge and Durkee Streets, would bring more pedestrians to the site and to the waterfront. The proposed project will also include a 2,400-SF publicly-accessible civic space within an open-air pavilion with access from the new pedestrian walkway.

Per the City's Zoning Code, 317 spaces would need to be provided on-site for the residential and commercial components of the Project. However, in the DGEIS it is noted that the City's off-street parking requirements have not been updated in some time. Realizing that the City's off-street parking requirements do not currently reflect parking requirements in an urban setting, the City has the ability within the PUD regulations to deviate from the Zoning Code's parking requirements. Per City Code § 360-21, the Planning Board is authorized to allow deviations from parking requirements established in § 360-26 for a PUD where the applicant can demonstrate that another method of computation will adequately serve the proposed mixed or multiple use.

Such parking deviations may be based on support that examines a totality of the circumstance to ensure that the appropriate amount of off-street parking is provided in accordance with these findings. It has been noted in the SEQRA record that an abundance

of vacant parking areas within an urban setting can disrupt achieving a walkable community and commercial development in a downtown core. Furthermore, vacant parking areas is an eyesore that can obstruct commercial tenants from bringing their business to a downtown area.

As part of the PUD, the Project will be requesting an alternate calculation for parking demand in accordance with the Zoning Code Section 360-21. The Project is requesting a parking demand that is based upon the approved, constructed, and occupied parking demand from its most similar project that it has recently constructed.

The deviation being requested is:

Zoning Requirement – 317 off-street parking spaces
Parking Demand Based on Similar Development – 226
Proposed public parking spaces – 50
Off-Street Parking Provided – 286 (include an additional 10 spaces for Prime's Project).

This deviation is based on a similar project known as "The Hamlet" in Saratoga Springs, NY. The Hamlet consists of three mixed use buildings surrounding a courtyard surface parking lot with residential basement parking beneath one of the buildings. It was approved with the following parking demand:

| Use | Calculation |
|---|---|
| Residential | 1.5 per unit |
| Commercial/Retail/Restaurant | 1 per 300 sf |
| Employee Parking | ½ per employee<br>1 employee per 900 sf of comm/retail/restaurant |

The approved cover sheet and site plan are provided as an attachment. The Hamlet has been operating for more than four years with the following uses: more than 10,800 sf of restaurant space; more than 20,000 sf of retail/commercial space; a more than 20,000 sf market; and 145 residential units. Within that time the Hamlet has not experienced a parking deficiency. It should be noted that while the Hamlet's use and layout is very similar to the DLMUD, it should be noted that the Hamlet's location is different. The Hamlet is not within the urban core of Saratoga Springs. There is no additional parking off-site that can be accessed by Hamlet users; if you cannot park on-site you cannot use the Hamlet. In addition, the Hamlet is not connected to a walkable community; virtually everyone who accesses the Hamlet is using an automobile to access it. For these two reasons the DLMUD's parking demand is expected to be less than the Hamlet's. Based

upon the information above, the project is confident that the proposed parking calculation is adequate to serve the proposed uses.

Information related to the example provided to the ZBA is annexed hereto as Exhibit A, which demonstrates that this alternate parking computation has been successfully implemented in a similar development.

Please note that the City of Plattsburgh Building Inspector has reviewed this revised parking computation and stated that "[b]ased on my review of this documentation, I concur with Prime's assessment that the method used to calculate the off-street parking requirements for The Hamlet, a method which has been shown to work effectively during the years since it was originally approved, is adequate for use in calculating the off-street parking requirements for the DLMUD. Per this method, it is my opinion that the provision of 226 spaces on-site is adequate to meeting the parking demand for the proposed DLMUD." *See* Exhibit B.

This parking calculation indicates that the need for the Project is 226 parking spaces. Prime will be supplying an additional 10 spaces above this demand. In addition, the 50 public spaces are still proposed to be included on the Project Site, brining the total parking spaces on the Project Site to 286 parking spaces.

Notwithstanding, please note the other similarly situated municipalities and their downtown parking requirements, which would require even less parking on the Project Site.

| | Residential | Restaurant | Retail | Office | Code Section |
|---|---|---|---|---|---|
| Albany, Mixed Use, Downtown | 0 | 0 | 0 | 0 | Unified Sustainable Development Ordinance § E (1)(c)(ii) |
| Port Chester-Commercial Districts | 0 | 0 | 0 | 0 | Zoning Code § 345-14 (A)(3) |

The City of Albany is a similarly situated urban environment currently going through a revitalization process that resulted in the adoption of a Unified Sustainable Development Ordinance. Similarly, the Village of Port Chester (which is an urban environmental along the Byram River in Westchester County) eliminated parking requirements in their downtown core area to facilitate a walkable community and spark a less vehicle dependent downtown area. This has been successfully implemented in the City of Albany and the Village of Port Chester in attracting urban mixed use development.

The existing, publicly accessible parking spaces located on the site will be relocated to several nearby downtown lots and public streets. The City anticipates that the majority

of these parking spaces will be operational prior to the start of construction of the proposed development. The DGEIS outlines and documents the new locations of these publicly accessible spaces. The City is implementing this parking relocation process as part of their Public Parking Plan.

Globally, throughout the City, the future parking public parking supply within the SAD is expected to decrease by a total of 20 spaces to 800. This represents a 2% reduction in the total parking supply. Please note the following analysis that is being considered as part of the SEQRA process:

**Existing and Future Publicly Accessible Parking Supply within SAD**

| | Existing Public Supply[1] | Future Public Supply | Change in Public Supply |
|---|---|---|---|
| DSMPL (existing) / DLMUD (future) | 289 | 50 | -239 |
| BSMPL | 59 | 80[2,3] | +21 |
| APMPP | 0 | 103[3] | +103 |
| Westelcom Park[5] | 4 | 0 | -4 |
| Clinton County Lot | 0 | 69[2,4] | +69 |
| Court Street Lot | 44[7] | 44[7] | 0 |
| City Hall Place Lot | 17[7] | 17[7] | 0 |
| ***Off-Street Totals*** | ***413*** | ***363*** | ***-50*** |
| Durkee Street (Broad St. to Bridge St.) | 15 | 53 | +38 |
| Bridge Street (Durkee St. to Peru St.) | 32 | 38 | +6 |
| Court Street (north side from Margaret St. to Oak St.) | 28 | 19 | -9 |
| Margaret Street (west side from Brinkerhoff St. to Division St.) | 9 | 4 | -5 |
| ***On-Street Totals (All Streets within SAD)*** | ***407*** | ***437[6]*** | ***+30*** |
| ***Total On- and Off- Street Spaces*** | ***820*** | ***800*** | ***-20*** |

Notes:
[1] Based on a parking supply survey conducted by the City of Plattsburgh's Community Development Office.
[2] Includes one motorcycle space.
[3] Reflects revised plan.
[4] Reflects additional information provided by Clinton County subsequent to issuance of the DGEIS.
[5] The four existing off-street parking spaces at Westelcom Park will be eliminated as part of the WPI.
[6] The nine fewer spaces on the north side of Court Street between Margaret and Oak Streets are due to adjustments to the Clinton County Lot and the loss of five spaces on the west side of Margaret Street between Brinkerhoff and Division Streets is due to construction of the proposed APMPP.
[7] Parking numbers reflect existing supply and have been updated to correct errors contained in the DGEIS.

To address the fact that the total parking supply within the SAD is expected to slightly decrease, public parking demand within the district was assessed to determine whether there would be an adequate parking supply in the future with approval of the proposed action. To determine the existing parking demand within the SAD, the City's Community

Development Office conducted 89 separate off-street parking lot counts of the City-owned lots within the SAD and 32 separate on-street parking counts of the entire SAD. Of these, 43 off-street counts and 29 on-street counts were conducted during the work week over the course of 6 months at various times of the day. The remaining counts were conducted on weekends and the utilization rates observed during these weekend counts were considerably less than those observed during the week. Those weekend counts have not been included in this analysis. The results of these extensive parking counts indicate an existing peak public parking demand of 542 spaces (with 278 available spaces) during the weekday 1:00 – 2:00 p.m. peak demand period. With 820 existing parking spaces within the SAD, this represents an existing public parking utilization rate of 66.1% (see below table).

**Existing and Future Parking Utilization**

| | Public Parking Supply | Peak Public Parking Demand | Available Public Parking Spaces | Public Parking Utilization |
|---|---|---|---|---|
| **Existing** | 820 | 542 | 278 | 66.1% |
| **Future** | 800 | 542 | 258 | 67.8% |
| **Change** | -20 | No change[1] | -20 | +1.7% |

Notes:
[1] As indicated in the DGEIS, all the DLMUD's parking demand could be fully accommodated on-site.

As described above, future parking supply within the SAD is expected to decrease by 20 spaces in the future with approval of the proposed action. No changes in public parking demand are anticipated, as all of the Prime Project parking demand could be fully accommodated on-site. Therefore, as presented in the table above, the public parking utilization within the SAD is expected to increase by 1.7% to 67.8% with approval of the proposed action, and there would continue to be 258 available public parking spaces during the weekday 1:00 – 2:00 p.m. peak demand period, with more spaces available at other times of the day and on weekends.

An abundance of vacant parking areas within an urban setting can disrupt achieving a walkable community and commercial development in a downtown core. Furthermore, vacant parking areas are an eyesore that can obstruct commercial tenants from bringing their business to a downtown area. Thus, the 67.8% parking utilization rate proposed as a result of the PUD SUP is adequate for the City's needs. It provides for appropriate parking, while not having an excess of vacant spaces.

As discussed in the DGEIS, the City caused a parking study to be conducted, which is part of the SEQRA process. In the fall of 2017, the City of Plattsburgh engaged Carl Walker Consulting ("Walker") to conduct a parking study ("Parking Study") for its downtown. During this study, an inventory and assessment of current parking conditions and an evaluation of current parking demand and patron service levels was completed.

As a component of the Parking Study, an evaluation of the potential impacts of displacing public parking as a result of a redevelopment of Prime's Project was conducted, and several parking management options were developed for the City to consider. The Parking Study explains that when parking use exceeds 90% is when users generally note limited availability of parking. Thus, because parking utilization rate as a result of the proposal is 67.8%, there is an adequate supply of parking provided.

Accordingly, the PUD SUP sought provides for the right amount of parking for the proposes uses. Please also note that the parking is being considered by the DGEIS, FGEIS and the Findings Statement, which will be incorporated into this application record.

*Residential Units on First Floor SUP*

The above analysis also demonstrated that the SUP for residential units on the first floor will have appropriate off-street parking. As noted above, in general, for all residential units Prime will be requesting from the Planning Board that 1.5 spaces per dwelling unit be provided. To this end, please note that Prime has 35 years of experience in the residential and hospitality industry including the management of over 2,000 residential units. Based upon a residential parking ratio of 1.5 spaces per 1 residential unit at a performing, comparable mixed-use building in a similar environment, Prime is confident it has the experience to project the needs and demand of its project.

Please also note that resident parking will be provided in the proposed underground garage, which will be completely secure from those not residing in the dwelling units.

Accordingly, the SUP for residential units on the first floor will not adversely impact off-street parking and not adverse impacts will result.

# Exhibit A

Parking Request Information

McFarland Johnson
Innovative Solutions / Sustainable Results

60 Railroad Place • Suite 402 • Saratoga Springs, NY 12866
Phone: 518-580-9380 • Fax: 518-580-9383
www.mjinc.com

February 4, 2020

Joe McMahon
Building Inspector
City Hall - 1st Floor
41 City Hall Place
Plattsburgh, NY 12901

Re: Durkee Street Mixed Use Development (DSMUD): Parking Demand

Mr. McMahon,

In the DGEIS and FGEIS, it is noted that the City's off-street parking requirements have not been amended in some time. Therefore, as part of the above referenced project, pursuant to the City's Zoning Section 360-21 (D)(5)(d)(5) Planned Unit Development, Prime is requesting an alternate method of calculating parking demand as part of the PUD. As a part of this PUD process, the project would like to respectfully request your concurrence with the parking demand calculations below, which better reflect modern off-street parking requirements that are designed to facilitate a walkable downtown core.

This same alternative parking method was proposed, approved, and constructed by Prime on a project in northern New York State, which project includes the same uses as the DSMUD. This project has been occupied and operated by Prime for multiple years and has never experienced a parking deficiency. The referenced project extremely similar to the proposed DSMUD; It is a mixed used residential, commercial, retail, and restaurant development in Saratoga Springs, NY called "The Hamlet". The project has three buildings surrounding a central surface parking lot. One of the buildings contains 54 residential units with basement parking; and the other two are mixed use commercial, retail, and restaurant. Included in the restaurant space is more than 10,800 square feet of restaurant space including Kru Coffee, Smashburger, Urban Roots, and Gennaro's Pizza. The Hamlet's square foot uses are listed below:

| | |
|---|---|
| **BUILDING 1** | |
| The Fresh Market | 20,105 square feet |
| **BUILDING 2** | |
| Kru Coffee (manufacturing and restaurant) | 3,232 square feet |
| Bennington Mattress | 2,582 square feet |
| Smashburger | 3,252 square feet |
| Charles Schwab | 1,600 square feet |
| Gennaro's Pizza | 2,093 square feet |
| Urban Roots | 2,285 square feet |
| The Curtain Exchange | 2,700 square feet |
| Saratoga Springs Nails | 1,980 square feet |

**BUILDING 3**

| | |
|---|---|
| Coldwell Banker | 4,807 square feet |
| Spa Garment Care | 1,120 square feet |
| Trinity Construction | 3,801 square feet |
| Pure Barre | 1,504 square feet |

The Hamlet's parking demand was based upon the following demand:

| Use | Calculation |
|---|---|
| Residential | 1.5 per unit |
| Commercial/Retail/Restaurant | 1 per 300 sf |
| Employee Parking | ½ per employee<br>1 employee per 900 sf of comm/retail/restaurant |

Based upon this demand, the DSMUD will have the following parking calculation:

| | Parking Demand Per PUD | |
|---|---|---|
| Use | Calculation | No. of Spaces |
| Residential | (1.5 per unit) x 115 | 173 |
| Commercial | (1 Space per 300 sf) x 13,400 sf | 45 |
| Employee Parking | (1/2 Space per employee) x 15 | 8 |
| | **Total Demand** | **226** |

This would be compared to the project's parking demand calculated per the City's Zoning Code as follows:

| | Parking Demand Per City Code | |
|---|---|---|
| Use | Calculation | No. of Spaces |
| Residential | (2 per DU for first 10) x 10 + (1.75 per DU over 10) x 105 | 204 |
| Commercial | (1 Space per 250 sf) x 7,250 sf | 29 |
| Restaurant - Customer area | (1 per 50 sf) x 3,690 sf | 74 |
| Restaurant - Other Area | (1 per 250 sf) x 2,460 sf | 10 |
| | **Total Demand** | **317** |

It should be noted that, aside from limited on street parking available, there is no additional off-site parking near the Hamlet to meet any demand beyond what the site is able to provide. In short, if a visitor cannot park on-site at the Hamlet, they will not be able to park. With this condition, over the course of more than four years, the Hamlet has not had a parking deficiency. This proposed alternative parking

method would meet the suggested parking utilization rate that is discussed in the DGEIS and FGEIS and therefore would not result in any adverse off-street parking impacts.

As part of this request it should be noted that the DSMUD is part of a New York State Downtown Revitalization Initiative (DRI) grant. The purpose of DRI grants in general, the City of Plattsburgh DRI grant, and the DSMUD specifically is to enhance the downtown urban core of the City by promoting modern walkable development that does not revolve around the automobile. To this end, please note that the proposed DSMUD project site is within the City of Plattsburgh's downtown core. Thus, residents and visitors will not be vehicle dependent and will utilize the development and related commercial amenities without vehicle travel. Compare the Hamlet in Saratoga Springs, which was developed outside of the City of Saratoga's downtown core (approximately .7 miles) and is therefore more of a vehicle dependent development. Thus, while the same parking method would be implemented for the DSMUD, because the DSMUD is located in the downtown core and therefore less vehicle dependent than the Hamlet, it can be expected that this parking method will provide more than enough parking for the DSMUD project, without creating unnecessary parking that wastes valuable space in the downtown core.

Based on the above, the proposed parking demand of 226 spaces is sufficient to meet the project's uses. If there is any additional information you need to assess this request, please let us know.

Sincerely,

Turner Bradford, PE
Project Engineer

encl:

cc: Matt Miller – Plattsburgh Community Development

The Hamlet at Saratoga Springs Development

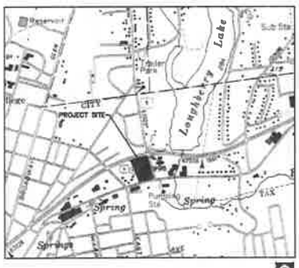
# Excelsior Avenue Mixed Use Development

## Amended Site Plan Application

46, 52, 56 Marion Avenue
Saratoga Springs, New York

October 3, 2013
Revised: November 15, 2013
Revised: September 18, 2014

Vicinity Map:
SCALE: NTS




Project Location Map:
SCALE: NTS

### SITE STATISTICS

| | |
|---|---|
| PROPOSED USE: | COMMERCIAL<br>UPPER LEVEL (MARION)<br>LOWER LEVEL (EXCELSIOR)<br>RESIDENTIAL<br>APARTMENTS: 54 UNITS |
| PARCEL SIZE: | 4.46 ACRES |
| TAX MAP PARCEL NUMBER: | (166.30-2-1) - (166.30-2-11) |
| EXISTING ZONING: | I-5 NEIGHBORHOOD CENTER |
| FRONTAGE BUILD-OUT: | (MINIMUM 70%)<br>93% PROPOSED |
| BUILD-TO LINE<br>ALL BUILDINGS FROM FRONTAGE LINE: | 0 FT. TO 12 FT |
| SIDE SETBACK<br>BUILDING 3: | 0 FT MINIMUM |
| BUILDING HEIGHT: | 50 FT MAX. HEIGHT<br>50 FT PROPOSED (BUILDING 3) |

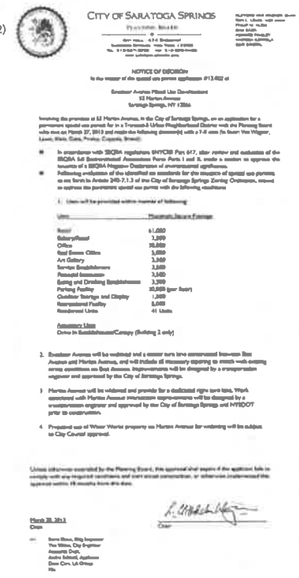
| PARKING DEMAND | APPROVED | | | | PROPOSED AMENDED | | | |
|---|---|---|---|---|---|---|---|---|
| AREA/USE | #UNITS/SEATS | REQUIREMENTS/ZONING | # REQUIRED | # PROVIDED | #UNITS/SEATS (REVISED 10/3/2013) | #REQUIRED (REVISED 10/3/2013) | #PROVIDED (REVISED 10/3/2013) | |
| APARTMENTS | 41 UNITS | 1.5/UNIT | 62 | | 54 UNITS | 81 | | |
| COMMERCIAL | | | | | | | | |
| BUILDING 1&2 | 40,000 SF | 1/300 SF | 134 | | 40,000 SF | 134 | | |
| BUILDING 3 | 13,707 SF | 1/300 SF | 46 | | 14,287 SF | 48 | | |
| EMPLOYEES | 60± | 1/2 EMPLOYEES | 30 | | 60± | 30 | | |
| TOTAL REQUIRED | | | 272 | | | 293 | | |
| TOTAL ON-SITE | | | | 275 | | | 286 | |
| TOTAL STREET PARKING | | | | 11 | | | 11 | |
| TOTAL PROVIDED | | | | 286 | | | 297 | |

### CITY OF SARATOGA SPRINGS STANDARD NOTES

1. All work must conform to all Federal, State and City Codes, specifications, ordinances, rules and regulations.
2. The elevation base for the contours and benchmarks are based on the National Geodetic Vertical Datum, 1929.
3. All refuse, debris and miscellaneous items to be removed shall be legally disposed of off-site by the Contractor to a location approved by the City Engineer.
4. The Contractor must set up a pre-construction meeting with the City Engineer prior to any construction. Construction inspections by the Design Professional or a designated representative are required. The cost of the construction inspections is the responsibility of the Applicant/Developer. An escrow account to cover the cost of the proposed sitework must be established with the city prior to any construction.
5. The contractor must obtain a blasting permit from the Building Inspector if any blasting is required for the project.
6. The contractor must obtain a street opening permit issued by the Department of Public Works for any work in the street or right-of-way of any city street, road or alley.
7. All points of construction ingress or egress shall be maintained to prevent tracking or flowing of sediment or debris onto a public road.
8. No Certificate of Occupancy will be issued until all site work has been completed in accordance with the approved plans; and an as-built drawing has been prepared in accordance with the requirements of the City Engineer.
9. The applicant must verify that the proposed project can accommodate the turning movements of any fire truck that the fire department as designates.

### SHEET INDEX:


COVER SHEET
SU-1 EXISTING CONDITIONS SURVEY
SU-2 LOT LINE ADJUSTMENT MAP
L-1 SITE DEMOLITION & PREPARATION PLAN
L-2 SITE LAYOUT PLAN
L-3 SITE GRADING AND DRAINAGE PLAN
L-4 EROSION AND SEDIMENT CONTROL PLAN (BLDG 1&2)
L-4.1 EROSION AND SEDIMENT CONTROL PLAN (BLDG 3)
L-5 SITE UTILITIES PLAN
L-6 SITE LANDSCAPING PLAN
L-7 SITE LIGHTING PLAN
L-8 SITE DETAILS
L-9 SITE DETAILS
L-10 SITE DETAILS
L-11 UTILITY DETAILS
L-12 STORMWATER DETAILS
L-13 STORMWATER DETAILS

CITY OF SARATOGA SPRINGS
Planning Board

NOTICE OF DECISION

Excelsior Avenue Mixed Use Development
52 Marion Avenue
Saratoga Springs, NY 12866

March 20, 2014
Date

Chair

Approved Project
Planning Board # 13.006.1

Assessor
Approved under authority of a resolution adopted _____ by the Planning Board of the City of Saratoga Springs.
_____ Chairperson
Date Signed _____


Applicant/Owner:
Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

Prepared By:
the LA group
Landscape Architecture and Engineering, P.C.
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Saratoga Springs
New York 12866
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Fax/581-0039

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Saratoga Springs, NY 12866
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Syracuse, NY 13203
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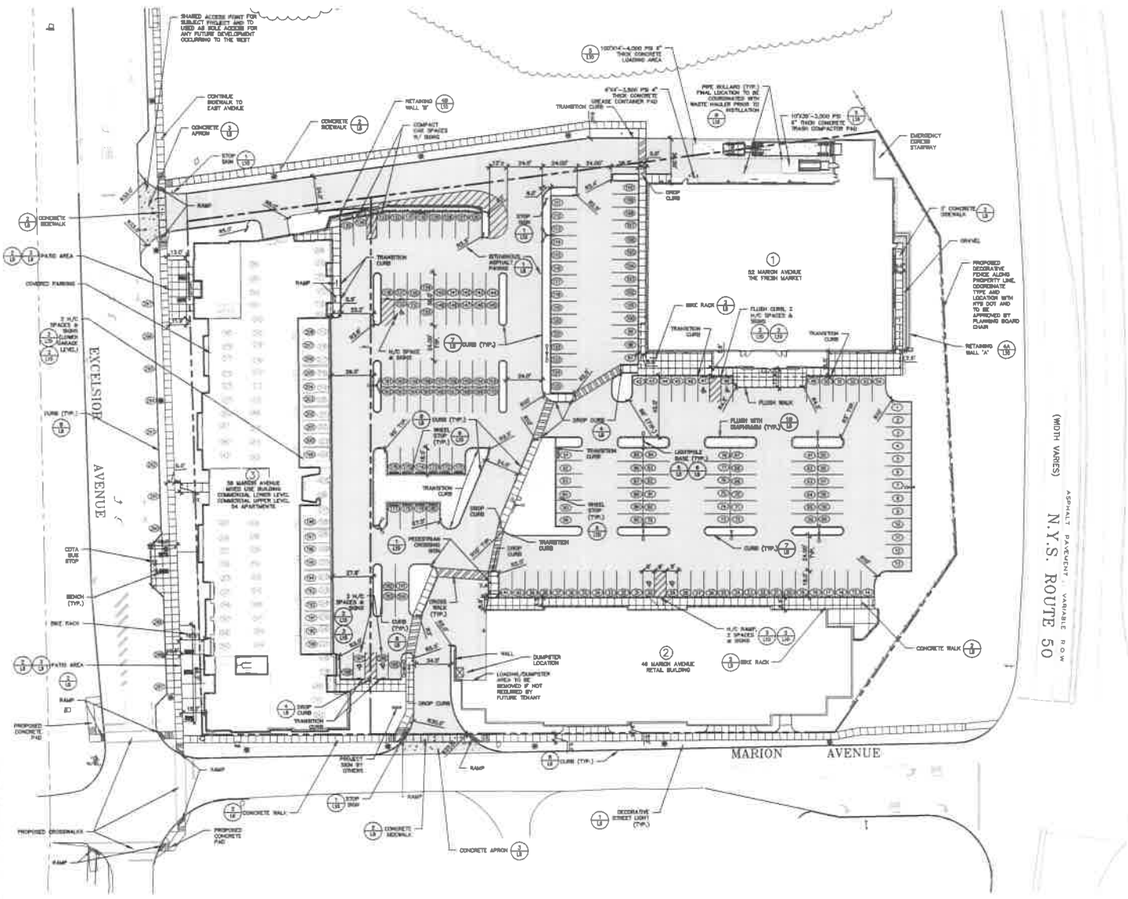


## LAYOUT NOTES

1. ALL LINES AND DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE PROPERTY LINE FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE INDICATED.
2. ALL LINE AND GRADE PER DRAWINGS SHALL BE LAID OUT BY A NEW YORK STATE REGISTERED CIVIL ENGINEER OR SURVEYOR ENGAGED BY THE CONTRACTOR. ALL STAKED LATITUDES OF PAVEMENTS AND SITE IMPROVEMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
3. STORAGE AREAS FOR CONTRACTOR'S EQUIPMENT AND MATERIALS SHALL BE ON AND WITHIN PARCEL TO BEIN ON SPECIFICATIONS AND AS APPROVED BY THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.
5. AT ALL LOCATIONS WHERE EXISTING CURBING, PAVEMENT, OR SIDEWALK ADJOINS NEW CONCRETE SIDEWALK ABUT NEW CONSTRUCTION, THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAW CUT TO A CLEAN, SMOOTH EDGE. PROVIDE PAVEMENT KEY AS DETAILED. TACK COAT EXPOSED EDGE OF PAVEMENT WITH BITUMINOUS MATERIAL TO PLACEMENT OF NEW BITUMINOUS CONCRETE PAVEMENT.
6. BITUMINOUS PAVEMENT SHALL NOT BE LAID WHEN GROUND TEMPERATURE IS LESS THAN 40 F, AND AIR TEMPERATURE IS LESS THAN 50 F.
7. ALL LIGHT STANDARDS SHALL BE LOCATED AT A MINIMUM OF TWO FEET SIX INCHES (2'-6") FROM BACK OF EDGE VERIFY WITH THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION
8. DIMENSIONS ON PARKING LOTS AND ROADWAYS ARE FROM FACE OR BOTTOM OF CURB TO FACE OR BOTTOM OF CURB.
9. ALL NEW WORK SHALL BE STAKED-OUT PRIOR TO CONSTRUCTION AND THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY DISCREPANCIES.
10. FIELD ADJUSTMENTS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE AND APPROPRIATE MUNICIPAL OFFICIALS PRIOR TO CONSTRUCTION
11. ALL EXISTING UTILITIES SHOWN IN THEIR RELATIVE POSITION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE VERTICAL AND HORIZONTAL POSITION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION
12. WORK ASSOCIATED WITH THE WIDENING OF EXCELSIOR AVENUE SHALL BE PERFORMED IN ACCORDANCE WITH A TRANSPORTATION ENGINEER AND APPROVED BY THE CITY OF SARATOGA SPRINGS PRIOR TO CONSTRUCTION OF WORK IN THE RIGHT-OF-WAY.

## LEGEND

- CONCRETE WALK
- BITUMINOUS ASPHALT PAVING
- CONCRETE APRON
- CONCRETE PAD
- PARKING SPACE NUMBERS
- DECORATIVE STREET LIGHT TYP
- SIGN
- PROPERTY LINE
- BOLLARD
- TYPE 1 CURB
- FLUSH CURB
- FLUSH CURB WITH STONE DIAPHRAGM
- PROJECT LIMITS

Planning Board # 13.006.1

Approved
Approved under authority of a resolution adopted _____ by the Planning Board of the City of Saratoga Springs.
_____ Chairperson
Date Signed _____

GRAPHIC SCALE
1 inch = 30 feet

the LA group
Landscape Architecture and Engineering, PC
40 Long Alley
Saratoga Springs
New York 12866
P 518.587.2550
F 518.587.0760
www.thelagroup.com

Unauthorized alteration or addition to this document is a violation of Section 7209 of the New York State Education Law.

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| | |
|---|---|
| Design | DRC |
| Drawn | CLM |
| Checked | DRC |

PREPARED FOR
Prime Beechwood, LLC
621 Columbia Street
Cohoes, NY 12047

# EXCELSIOR AVENUE MIXED USE DEVELOPMENT

MARION AND EXCELSIOR AVENUE
SARATOGA SPRINGS, NY 12866

## SITE LAYOUT PLAN

Revisions
1 11/18/2013
PER ZONING COMMENTS
2 12/30/2014
FINAL DRAFT

Project 1013361
Date 12/30/2013

Drawing
L-2

**Exhibit B**

City Building Inspector Letter

Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph: 518-563-7707
Fax: 518-563-6426

February 10, 2020

Mr. Jim Abdallah, Chairman, Planning Board
Mr. Ron Nolland, Chairman, Zoning Board of Appeals

Re: Durkee Lot Mixed Use Development (DLMUD) Parking Requirements

Dear Jim and Ron,

McFarland Johnson, on behalf of Prime Plattsburgh, LLC (Prime), has asked the Building Inspector's Office to review Prime's request that an alternative method of calculating the off-street parking requirements for the proposed DLMUD be utilized by the City's Planning Board and Zoning Board of Appeals during their review of the DLMUD. My office has been provided with documentation in support of Prime's request. As currently proposed and per the City's Zoning Code, the DLMUD would normally be required to provide 317 parking spaces on-site. The proposed DLMUD provides a total of 286 spaces on site. However, the Zoning Code permits the Planning Board to accept an alternative method of calculating a mixed use project's off-street parking requirements within a Planned Unit Development (PUD). The relevant ordinance is found in Section § 360-21(D)(5)(d)(5) and is included in its entirety below:

> Mixed or multiple uses. In the case of mixed or multiple uses within a single structure or building or in the use of land, the amount of off-street parking required shall be determined by the sum of the requirements of the various uses computed separately in accordance with § 360-26 of this chapter, except where the applicant can demonstrate to the satisfaction of the Planning Board that another method of computation will adequately serve the proposed mixed or multiple use.

As stated above, Prime has provided detailed information from a mixed use development they have recently constructed and continue to operate in Saratoga Springs, New York known as "The Hamlet". This documentation included that project's approved site plan application, the approved parking calculations based upon the proposed uses, the square footage breakdowns for those uses, a description of the area surrounding The Hamlet, and an analysis of how those surroundings contrast with those of the proposed DLMUD.

Based upon my review of this documentation, I concur with Prime's assessment that the method used to calculate the off-street parking requirements for The Hamlet, a method which has been shown to work effectively during the years since it was originally approved, is adequate for use in calculating the off-

street parking requirements for the DLMUD. Per this method, it is my opinion that the provision of 226 spaces on-site is adequate to meet the parking demand of the proposed DLMUD.

Please distribute this letter to the membership of your respective boards for their consideration.

Thank you,

Joseph McMahon
Building Inspector
City of Plattsburgh

WHITEMAN
OSTERMAN
& HANNA LLP

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www.woh.com

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One Commerce Plaza
Albany, NY 12260
518.487.7600 phone
518.487.7777 fax

**TO:** **City of Plattsburgh Zoning Board of Appeals**
**41 City Hall Place**
**Plattsburgh, NY 12901**

**RE:** **Prime Plattsburgh Development - State Environmental Quality Review Act Involved Agency Narrative**

**DATE:** **February 21, 2020**

---

**New York State Environmental Quality review Act Review Process**

The City of Plattsburgh Common Council (the "Common Council") is the Lead Agency for the Generic Environmental Impact Statement ("GEIS") process being done pursuant to the New York State Environmental Quality Review Act ("SEQRA"). This SEQRA process is being conducted in connection with a number of projects that are the result of New York State Downtown Revitalization Initiative ("DRI") funding provided to the City, which DRI funds are intended to improve the vitality of urban centers throughout the State.

In connection with the DRI, the City of Plattsburgh is undertaking a series of revitalization efforts that are collectively described as the Downtown Area Improvement Projects ("DAIP"). One of the DAIP projects considered in the GEIS process is the Durkee Lot Mixed-Use Development ("DLMUD" or the "Project"), which is being developed by Prime Plattsburgh, LLC (the "Developer" or "Prime").

As stated in the Common Council's SEQRA Findings Statement, which was adopted by the Common Council on February 21, 2020 (the "Common Council's Findings Statement"), the Common Council has reviewed a Draft GEIS ("DGEIS"), a Final GEIS ("FGEIS") and the related environmental studies and public comment. This resulted in the Common Council making their Findings Statement on the DAIP.

We respectfully submit that this narrative will demonstrate to the City of Plattsburgh Zoning Board of Appeals ("ZBA") that the GEIS and related Common Council Findings Statement properly addresses all potential environmental impacts related to the Project and special use permits currently before the ZBA for the Project. Thus, the ZBA should issue findings consistent the with Lead Agency's SEQRA record and Findings Statement.

***SEQRA Actions of the Involved Agencies***

The ZBA is an involved agency to the Common Council's SEQRA. As an involved agency, the ZBA must make their own Findings Statement for the Project related to the approvals before them. However, the Findings Statement of the involved agencies must be based on the SEQRA environmental review record and be based on substantial evidence in the record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015) (holding that "the Supreme Court properly annulled the Board's findings statement as unsupported by the evidence. The Board was required to render its conclusions regarding the sufficiency of mitigation measures, the propriety of permit approvals, and a balancing of considerations, based on the evidence contained in the environmental review. The Board's conclusions in the findings statement were based, at least in part, on factual findings which were contradicted by the scientific and technical analyses included in the FEIS and not otherwise supported by empirical evidence in the record.). The Findings of an involved agency cannot be an unsupported act to prohibit development outside of the environmental review. *See Orchards Assocs. v. Planning Bd. of Town of N. Salem*, 114 A.D.2d 850, 853 (2d Dep't 1985) (holding, in part, that "[t]e provisions of SEQRA are not to be used as a subterfuge through which commercial development may be totally prohibited.").

Accordingly, as demonstrated herein, we respectfully submit that all potential environmental impacts associated with the Project and the ZBA applications have been assessed during the Common Council's GEIS process and therefore the ZBA should make their findings consistent with the Common Council's Findings Statement and associated environmental record, to which they were a part of as an involved agency.

**Project Description**

The Applicant has proposed a five-story, approximately 200,000 square foot (SF) mixed-use development including approximately 115 apartments, approximately 10,000 SF of commercial space, a surface parking lot including approximately 50 spaces to be made available for use by the public, and an underground parking garage for tenants only. Additionally, the project proposes the rehabilitation of the existing Plattsburgh Farmers' and Crafters' Market ("PFCM") building for use as a commercial space and a publicly-accessible civic space in an open-air pavilion with access from the new pedestrian walkway to be constructed as part of the DLMUD.

The DLMUD would replace the Durkee Street Municipal Parking Lot ("DSMPL)". The site encompasses approximately 2.8 acres and is located on a portion of tax parcel 207.20-7-15. A second tax parcel, 207.20-7-14, was recently merged with parcel 207.20-7-15 and the proposed project will occupy a portion of the former footprint of tax parcel 207.20-7-14 as well (the "Project Site").

The DLMUD will require two Special Use Permits from the City's Zoning Board of Appeals (ZBA): 1) to amend boundaries of and replace an existing Planned Unit Development (PUD) with new PUD boundaries and 2) to allow apartments on the first floor of a multistory building within a PUD. The project will also require Planning Board approval for a minor subdivision to subdivide the site from the Broad Street Municipal Parking Lot; for internal subdivision of and amendments to the existing PUD boundaries; and for Site Plan Approval.

**The SEQRA and Generic Environmental Impact Statement Process**

The City/Prime has submitted an Environmental Assessment Form ("EAF"), as well as other information to the ZBA that will support the below (e.g. project narratives, site plans, renderings, reports and studies.). As noted below, many of these materials were included in the DGEIS and FGEIS and incorporated into the ZBA applications because of their involved agency status.

Accordingly, based on the Project as described herein and as submitted to the ZBA, we submit the following assessment of the potential significant environmental impacts:

**1) Project Purpose and Need**

The Project's purpose and need was appropriately reviewed as a part of the Common Council's SEQRA review and related Findings Statement. *See* Common Council Findings Statement Section 2.6; FGEIS Section 2.5.4. Since the FGEIS and Common Council Findings Statement, there have been no substantial changes in the Project's purpose and need presented to the ZBA during the consideration of the special use permit applications. To this end, note that the Project, which is the subject of the ZBA special use permit requests, is a component of the DAIP that is being undertaken to support downtown revitalization in the City and was specifically addressed in the FGEIS and Common Council Findings Statement.

The DAIP are expected to bring in temporary and permanent jobs, downtown revenue, and improve the City's fiscal status. As a result of these projects, parking resources will be spread out more evenly throughout the downtown and will allow easier access for a variety of users. The City's public-private partnership with Prime to develop the DLMUD will spur economic development on the underutilized property and is consistent with objectives outlined in various public policies of the City. By replacing a parking lot with mixed-use development, the DLMUD will increase visibility and economic activity in this area of the downtown and bring attention to other riverfront resources like the Saranac River Trail Greenway.

We respectfully submit that the environmental record supports the above conclusions and circumstances have not changed and new information not provided that would alter this analysis.

**2) Findings Concerning Environmental Impacts**

**a. Land Use, Community Character, Zoning and Public Policy**

The DGEIS, FGEIS and Common Council Findings Statement has addressed the potential impacts to land use, community character, zoning and public policy related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.1; FGEIS Section 2.5.1; DGEIS Section 3.1.

As discussed below, the information submitted as a part of the ZBA application package is consistent with the SEQRA environmental record noted above and the Common Council's Findings Statement. The Project has not significantly changed as contemplated in the DGEIS, FGEIS and Common Council Findings Statement and new substantial information has not been provided that would alter this analysis. The City of Plattsburgh has not amended their Zoning Code and/or public policies. Also, the character of the City's downtown core has not drastically changed since the SEQRA process commenced in a manner that would invalidate the lead agency's review. To this end, we submit that the Project is consistent with the findings made by the Lead Agency and the environmental record. Therefore, the ZBA should issues findings

consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015).

***Land Use***

For the below reasons, the Project will not have an adverse impact on land use within the City of Plattsburgh:

1) The land use patterns in the City of Plattsburgh and adjacent the Project Site have not changed since the SEQRA environmental record was developed and associated findings made. *See* Common Council Findings Statement Section 2.1; FGEIS Section 2.511; DGEIS Section 3.1; *See also,* City of Plattsburgh Planning Board Submission dated February 3, 2020, which was forwarded to the ZBA on February 21, 2020 (the "Planning Board Submission").

2) The proposed PUD boundaries allow for the redevelopment of the Project Site with an infill building bordering the roadways and sidewalks that have been contextually designed to define the streetscape and fit into the general character of the surrounding area. *See* Planning Board Submission, Site Plan; *See* Project Renderings prepared by Mackenzie Architects dated January 24, 2020 ("Project Renderings"); Public Comment Responses prepared by McFarland Johns and dated February 21, 2020 ("Public Comment responses") #13, 22; Special Use Permit Project Narrative ("SUP Project Narrative") dated January 24, 2020 and revised February 21, 2020; Common Council's Findings Statement Section 2.1; DGEIS Section 3.1 et. seq.

3) The Project Site is within the City's downtown core area, which is comprised of an urban environment that includes a diverse mix of land uses (commercial, municipal, institutional, civic and religious uses with some mixed-use residential and commercial buildings). The proposed land uses of the Project are consistent with this downtown core because it includes 115 residential units above commercial uses that are typically found within downtown area and all permitted within the underlining C zoning district (e.g. retail, personal services, restaurant). *See* SUP Project Narrative; Public Comment Response #13; Common Council's Findings Statement Section 2.1; DGEIS Section 3.1 et. seq.

4) Due to the topography on the Project Site, the residential uses appear aligned with the building's second floor as the grade is much lower nearer to the River. *See* FGEIS Section Appendix C – Section Views by McFarland Johnson and dated January 2020 (also submitted to the ZBA on January 24, 2020); SUP Project Narrative.

5) As such, the typical concerns with a first-floor dwelling unit, such as privacy and security will not apply. The interior of the first-floor units will not be visible or accessible from the adjacent exterior. *See* FGEIS Section page 46 – Response 3.7; See FGEIS Section Appendix C – Section Views by McFarland Johnson and dated January 2020 (also submitted to the ZBA on January 24, 2020); SUP Project Narrative.

6) The ZBA application has demonstrated that all special use permit criteria has been satisfied and therefore the Project and related special use permits are in harmony with the general zoning plan and will not adversely affect the neighborhood. *See* SUP Project Narrative.[1]

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on land uses in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015).

***Community Character***

For the below reasons, the Project will not have an adverse impact on the City of Plattsburgh's community character:

1) The existing condition of the Project Site is out of character with the surrounding built context, as the Project Site is an open surface parking lot in a suburban form that disrupts the urban context. Thus, the Project and related ZBA applications are an environmental benefit. *See* Common Council Findings Statement Section 2.1; DGEIS Section 3.1; SUP Project Narrative; Public Comment responses #13, 44, 58, PCC Response #1, and related exhibits; SUP Project Narrative.

2) Pedestrian paths have been incorporated in the Project design, including a pathway that separates the proposed building from the proposed 86-space surface parking lot and is buffered on both sides by landscaping. The pedestrian pathway will connect with the proposed improved riverwalk and the proposed improved Westelcom Park. *See* Common Council Findings Statement Section 2.1; Planning Board Submission, Site Plan.

3) Building material and colors have been chosen to be consistent with the characteristics of the surrounding neighborhood to the greatest extent possible. The buildings are proposed to feature a mix of materials, including stone, cement board and plank, frieze and cornice detailing with contrasting metal detailing to mark fenestration and other fine details. Landscaping will be provided around the perimeter of the building and within the parking areas and pedestrian walkway. *See* SUP Project Narrative; Public Comment Response #13, 44, 45; Common Council Findings Statement Section 2.1; Project Renderings; DGEIS Section 3.1, et. seq.

4) The proposed project was reviewed by New York State Office of Parks, Recreation, and Historical Preservation ("NYSOPRHP"), including a review of the proposed site plan along with building elevations and any available renderings of the proposed new construction. In a letter dated

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[1] *See N. Shore Steak House, Inc. v. Bd. of Appeals of Inc. Vill. of Thomaston*, 30 N.Y.2d 238, 243 (1972) (holding that "[t]he inclusion of the permitted use in the ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood."); *see also C & A Carbone, Inc. v. Holbrook*, 188 A.D.2d 599, 600, 591 N.Y.S.2d 493, 495 (1992) (holding that "once the petitioner shows that the contemplated use is in conformance with the conditions imposed, the special permit must be granted unless there are reasonable grounds for denying it that are supported by substantial evidence.").

December 23, 2019, NYSOPRHP concluded that the proposed project would result in no adverse effects to historic properties, including archaeological and/or historic resources. Accordingly, Prime's Project will be consistent with the general character of this downtown area of the City and will revitalize the downtown core. *See* FGEIS 2.5.5.

5) The proposed building height will be 65 feet tall with 5 stories (one level underground, four stories above ground, and a mezzanine level). *See* Planning Board Submission, Project Elevations. This is similar to heights of other buildings within the Central Business/Commercial Zoning District in the surrounding area. *See* Public Comment Response #32, 39, 43, 58, Exhibit D. For instance, the Ashley building reaches a height of almost 60 feet. Compare that to a proposed development within the C zoning district, which is permitted at a building height of 12 stories. *See* Public Comment Response #32, 39, 43, 58, Exhibit D; DGEIS Table 12.

6) The proposed uses within the PUD are all uses that would typically be found in a downtown environment (multifamily, restaurant, retail, personal service). *See* Common Council Findings Statement Section 2.1; DGEIS Section 3.1; SUP Project Narrative.

7) The apartments on the first floor will be consistent with and not adversely impact general character, height and uses within this downtown area. Due to the elevation change, the units will appear aligned with the building's second floor as the grade is much lower nearer to the River. *See* FGEIS at Appendix C – Section Views by McFarland Johnson and dated January 2020 (also submitted to the ZBA on January 24, 2020).

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on community character in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015).

***Zoning***

For the below reasons, the Project will not have an adverse impact on the City of Plattsburgh's zoning:

1) The Zoning Code has not been changed or amended since the SEQRA environmental record and related findings were issued.

2) The City of Plattsburgh Zoning Ordinance allows for the creation of PUDs in §360-21. The purpose of a PUD is to enable and encourage flexibility in the design of a project so as to preserve the natural and scenic qualities of open lands.

3) The DLMUD will require some deviations from the underlying C Zoning District requirements, which act as guidelines for the design of a PUD. The Planning Board is authorized to vary these guidelines in pursuit of a desirable project. The deviations affect bulk (setbacks, height, and maximum lot dimension) and parking and site access guidelines and reflect the unique circumstances of the Project Site, which is partially developed and borders public land on the waterfront. The City has provided the Planning Board with the required information

demonstrating that these deviations are warranted. *See* City Planned Unit Development (PUD) Subdivision Permit Application – Supplemental Project Narrative dated February 3, 2020. Despite this submission of Planning Board materials, granting the requested deviations are not within the jurisdiction of the ZBA. *See* SUP Project Narrative; Public Comment Responses #37.

4) A development compliant with the regulations within the C zoning district would result in a 12 story building with multiple levels of parking garages. Thus, it is obvious that a zoning compliant development would be much more detrimental than the placement of a PUD, which is designed to mitigate these impacts resulting from a zoning compliant plan. *See* Public Comment Response #37.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on zoning in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015).

***Public Policy***

For the below reasons, the Project will not have an adverse impact on the City of Plattsburgh's public policy:

1) The City's public policy documents have not changed or been amended since the SEQRA environmental record and related findings were issued.

2) The 1999 Comprehensive Plan called out the need for 'intense development' for revitalization of the Downtown Area. *See* Common Council Findings Statement Section 2.1; DGEIS Section 3.1.1.3.

3) The 2016 Local Waterfront Revitalization Plan (LWRP) places a strong emphasis on economic development and downtown revitalization. Durkee Street and the surrounding downtown sub-area is sited as "a gateway to the downtown and a focal area in linking the downtown to the waterfront at Dock Street". The area is recognized by the LWRP as a prime location for mixed-use development, parking, and river access. *See* Common Council Findings Statement Section 2.1; DGEIS Section 3.1.1.3.

4) In 2010 the City of Plattsburgh produced a Brownfield Opportunity Area (BOA) Pre-Nomination Study (the "BOA study") in response to an economic revival following the redevelopment and repurposing of the Plattsburgh Air Force Base, which included the DSMPL as Site 22 amongst other sites that could be redeveloped to create visual and physical connections between the Downtown and the waterfront and could serve as housing opportunities available near the Downtown where brownfield sites could be re-used or developed. *See* Common Council Findings Statement Section 2.1; DGEIS Section 3.1.1.3.

5) In 2003, the Plattsburgh Downtown/Waterfront – Economic Enhancement Strategy was developed to guide and spur redevelopment in Downtown through the establishment of zones

and districts, including Arts and Entertainment, Government, and Waterfront. The Arts and Entertainment District (containing many of the DAIP) Economic Enhancement Strategy placed specific emphasis on Bridge Street, from Margaret Street to the Saranac River; and Durkee Street, from Bridge Street to Broad Street and recommended a diverse set of retail, office and residential uses to complement and enhance the downtown, with infill development of the DSMPL. *See* Common Council Findings Statement Section 2.1; DGEIS Section 3.1.1.3.

6) The Economic Enhancement Strategy for the Lakefront District, within which the PFCM would be relocated, states that all development in the Lakefront District should place an emphasis on the creation of an attractive and vibrant waterfront community. The Plan recommends prepared food uses, marine-oriented entertainment, convenience retail, and housing and other uses. *See* Common Council Findings Statement Section 2.1; DGEIS Section 3.1.1.3.

The Project will result in the development of an existing parking lot into residential units and commercial space, which will facilitate a walkable community and spur economic development in the downtown care in accordance with the above.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on public policy in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issue findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015).

**b. Aquatic and Natural Resources**

The DGEIS, FGEIS and Common Council Findings Statement has addressed the potential impacts to aquatic and natural resources related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.2; FGEIS Section 2.5.2; DGEIS Section 3.2. This information is consistent with the EAF submitted by the Applicant for the ZBA applications. The Project and the required special use permits have not been altered in a manner that would make these GEIS findings inapplicable to the Project.

The Project will not have an adverse impact on aquatic and/or natural resources for the following reasons:

1) There have been no changes as a result of the ZBA applications that would disrupt the aquatic and natural resources analysis provided in the SEQRA environmental record.

2) The Project Site and the PUD area do not contain any mapped NYSDEC regulated wetlands or adjacent areas or significant natural communities. *See* Common Council Findings Statement Section 2.2; FGEIS 2.5.2; DGEIS Section 3.2 et. seq.

3) The Saranac River is a NYSDEC-regulated Class C stream (Regulation 830-54.1), which has a standard identification of C(TS) for waters supporting fisheries and suitable for non-contact activities and with the ability to support trout spawning. *See* Common Council Findings Statement Section 2.2; FGEIS 2.5.2; DGEIS Section 3.2 et. seq.

4) The US Fish and Wildlife Services (USFWS) National Wetland Inventory (NWI) mapper also identifies the Saranac River as a riverine (R2UBH) resource. *See* Common Council Findings Statement Section 2.2; FGEIS 2.5.2; DGEIS Section 3.2 et. seq.

5) Prime will obtain a Protections of Water Article 15 permit from the NYSDEC for work related to stormwater discharges adjacent the Saranac River in compliance with all NYSDEC regulations.

6) The Saranac River is identified as a regulatory floodway by the Federal Emergency Management Agency (FEMA). Riverbank areas adjoining the Saranac are identified as being within the 100- and 500-year floodplains or having a one percent or 0.2 percent annual flood risk, respectively. *See* Common Council Findings Statement Section 2.2; FGEIS 2.5.2; DGEIS Section 3.2 et. seq.

7) The planned Riverwalk is located at an elevation of approximately 115 – 119 feet above the base flood elevation (or 100-year flood level) established at 105 – 108 feet. Therefore, no adverse impacts will result. *See* Common Council Findings Statement Section 2.2; FGEIS 2.5.2; DGEIS Section 3.2 et. seq.

8) The DLMUD will be designed in conformance with the NYSDEC's Stormwater Management Design Manual and Standards and Specifications for Erosion and Sediment Control. As such, it will contain water quality and erosion control measures and will obtain a State Pollution Discharge Elimination System (SPDES) Permit. In order to obtain this permit, the Project has developed a full Stormwater Pollution Prevention Plan ("SWPPP") which will include measures to mitigate pollution both during construction and throughout the life of the project with a maintenance program for all water quality features. *See* Common Council Findings Statement Section 2.2; FGEIS 2.5.2; DGEIS Section 3.2 et. seq.

9) Blasting is not anticipated at this time. If blasting is required, it will be performed in accordance with New York State Department of Transportation (NYSDOT) Geotechnical Engineering Manual #22 "Procedures for Blasting" latest edition. *See* Common Council Findings Statement Section 2.2.

10) The NYSDEC reports there are no known occurrences of endangered, threatened, or rare species or a Significant Natural Community on or in the vicinity of any of the Project Sites. *See* Common Council Findings Statement Section 2.2; FGEIS 2.5.2; DGEIS Section 3.2.1.2.

11) The NYSDEC indicates that there are known occurrences of the Common Loon, a Species of Special Concern, on or in the vicinity of the DLMUD Project Site, the Riverwalk project site, and the relocation site for the PFCM (Building 4 at 26 Green Street). NYS does not regulate species that are not listed as endangered or threatened. *See* Common Council Findings Statement Section 2.2; FGEIS 2.5.2; DGEIS Section 3.2.1.2.

12) There is potential for the Northern Long-eared Bat (threatened) on or in the vicinity of each of the project sites. It is recommended that no tree clearing occur between March 31st and October 31st to avoid potential take of the Northern Long-eared Bat. Here, substantial tree clearing is not

proposed and therefore no adverse impacts will result. *See* Common Council Findings Statement Section 2.2; FGEIS at Section 2.5.2; DGEIS Section 3.2.1.2.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on aquatic and natural resources in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015

**c. Municipal Utilities**

***Stormwater and Drainage***

The SEQRA environmental record evaluates and assess stormwater and drainage related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.3; DGEIS Section 3.3, et. seq. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) Since the development of the Lead Agency's SEQRA record, the Prime has prepared a SWPPP and has designed stormwater control measures that are consistent with the NYSDEC regulations to ensure that adverse environmental impacts do not result from stormwater run-off. *See* Planning Board Submission, SWPPP.

2) At the Project Site, stormwater runoff flows directly into the Saranac River via a drainage pipe and sheet flow. As a result of the SWPPP and stormwater controls to be implemented, the stormwater run-off control and drainage on the Project Site will be improved as a result of the Project. *See* Common Council Findings Statement Section 2.3; See DGEIS Section 3.3.1.

***Water Supply and Sanitary Sewer***

The SEQRA environmental record evaluates and assess water supply and sanitary sewer related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.3; DGEIS Section 3.3, et. seq. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) There have been no changes as a result of the ZBA applications that would disrupt the water supply and sanitary sewer analysis provided in the SEQRA environmental record.

2) The Project Site and the PUD areas are located within the City of Plattsburgh Water and Sewer service areas, which are maintained by the Department of Public Works (DPW). *See* Common Council Findings Statement Section 2.3; See DGEIS Section 3.3.1/2.

3) The DLMUD is expected to generate 29,355 gallons per day (gpd) of domestic water demand and corresponding sanitary flow. *See* Common Council Findings Statement Section 2.3; See DGEIS Section 3.3.1/2.

4) The DLMUD will connect to the existing municipal water line and the existing municipal sewer manhole located just west of the site in Durkee Street. An additional sewer line will be constructed

to provide an overflow line for the siphon manhole located on the east side of the project site. This overflow line will be connected to a separate connection system's existing manhole in Bridge Street. *See* Common Council Findings Statement Section 2.3; See DGEIS Section 3.3.1/2.

5) The City's Department of Public Works has confirmed the City has adequate water and sewer capacity to serve the DLMUD and other proposed projects. *See Common Council Findings Statement Section 2.3; FGEIS – Appendix D.*

Accordingly, no adverse impact to water supply or sanitary sewer from the Project is anticipated.

***Solid Waste***

The SEQRA environmental record evaluates and assesses solid waste related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.3; DGEIS Section 3.3, et. seq. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) There have been no changes as a result of the ZBA applications that would disrupt the solid waste analysis provided in the SEQRA environmental record.

2) Solid waste generated from the Project will be accepted by Clinton County Landfill (the "Landfill") located on Sand Road in the Town of Schuyler Falls. *See* Common Council Findings Statement Section 2.3; DGEIS Section 3.3.3.1/2.

3) The Project is anticipated to generate 3.1 ± tons of solid waste per day, or 95.5 ± tons per month. The waste generated is assumed to be typical municipal solid waste, as well as recyclable materials. *See* Common Council Findings Statement Section 2.3; DGEIS Section 3.3.3.1/2.

4) Prime will contract with a licensed hauler who will transport the waste/recyclables to the Landfill. Construction and demolition waste will be sorted so that materials can be salvaged as desired. Materials that are not salvageable will be transported off-site to the Landfill.

5) The Clinton County Landfill has adequate capacity to accommodate solid waste generated from the Project and the other DAIP projects. *See* Common Council Findings Statement Section 2.3; DGEIS Section 3.3.3.1/2.

Accordingly, no adverse impact on solid waste disposal is anticipated from the DAIP.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on municipal utilities in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015

**d. Traffic and Transportation**

The SEQRA environmental record evaluates and assesses traffic and transportation related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.4; DGEIS Section 3.4, et.

seq. To this end, as a part of the DGEIS and SEQRA environmental record and traffic study was conducted by Chazen Engineering, Land Surveying & Landscape Architecture Co., D.P.C. and dated October 18, 2019, which is the basis for the Lead Agency's SEQRA review and related findings. The Project has not been changed or revised as compared to the SEQRA review that was conducted. Therefore, the Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) There have been no changes as a result of the ZBA applications that would disrupt the traffic and transportation analysis provided in the SEQRA environmental record.

2) The Project will be relocating two existing curb cuts; one along Durkee Street and one along Bridge Street; and adding one new curb cut along Durkee Street. *See* Common Council Findings Statement Section 2.4; DGEIS Section 3.4.1/2 et. seq; Planning Board Submission, Site Plan.

3) The three vehicles access points will be coordinated with the City of Plattsburgh DPW and require City Driveway Permits.

4) The southern Durkee Street access drive will enter into the at-grade 86 car parking lot. This entrance will be access controlled for parking revenue collection. *See* Common Council Findings Statement Section 2.4; DGEIS Section 3.4.1/2.

5) The northern Durkee Street access drive will enter into the courtyard parking lot and will also be access controlled. The access drive along Bridge Street will enter into the basement of the building and will be accessed controlled for private use by building tenants. *See* Common Council Findings Statement Section 2.4; DGEIS Section 3.4.1/2.

6) Pedestrian access is provided along the west, north, and east perimeters of the site by public walkways including street-side sidewalks and the City's DRI Riverwalk project. *See* Common Council Findings Statement Section 2.4; DGEIS Section 3.4.1/2; Planning Board Submission, Site Plan.

7) The building entrances and site in general will be ADA accessible with transversable sidewalks or access ramps to all entrances. *See* Common Council Findings Statement Section 2.4; DGEIS Section 3.4.1/2; Planning Board Submission, Site Plan; Public Comment Responses #19, 26, 27, 29, 47, 49, 54.

8) A Trip Generation Assessment was prepared for Prime's Project based on the proposed project's 115 residential units, 7,250 SF of retail use, 6,150 SF of restaurant use, and 50 parking spaces to be made available for use by the public. *See* DGEIS Section 3.4.1/2.

9) The analysis provided in the DGEIS, FGEIS and Common Council Findings Statement notes that with the expected trips from the project and the expected on-street parking spaces, the levels of services will remain consistent and only minor delays (approximately 5 seconds). *See DGEIS Section page 150.*

10) The SEQRA record demonstrates that the traffic analysis shows that the proposed improvements will have a minimal impact on traffic and that no mitigation is necessary. *See* Common Council Findings Statement Section 2.4; DGEIS Section 3.4.3. There have been no Project changes or additional information submitted that would alter this assessment.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on traffic and transportation in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015).

**e. Parking**

The SEQRA environmental record evaluates and assesses parking related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.5; FGEIS Section 2.5.3; DGEIS Section 3.5, et. seq. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) The proposed off-street parking demand for the Project has been adjusted based on public comment and input from the respective City of Plattsburgh land use boards. *See* SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3.

2) This parking computation alteration reflects comments designed to ensure that the 50 parking spaces proposed to be open to the public are not double counted in Prime's parking demand for the Project. *See* SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3.

3) This alternate parking computation calculates a parking demand for the Project at 226 spaces. Despite this demand, Prime is providing 236 spaces for its Project in addition to the 50 spaces remaining open for the public (residential and commercial). *See* SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3.

4) As noted below, this alternate parking computation is permitted by the Zoning Code and remains within the thresholds examined by Common Council as Leady Agency and set forth in their Findings Statement as well as the SEQRA environmental record.

5) The SEQRA record and the Common Council Findings Statement states that "the City's off-street parking requirements have not been amended in some time." *See* Common Council Findings Statement Section 2.5; DGEIS Section 3.5.3; Public Comment Responses #3.

6) Per City Code § 360-21, the Planning Board is authorized to allow deviations from parking requirements established in § 360-26 for a PUD where the applicant can demonstrate that another method of computation will adequately serve the proposed mixed or multiple use. *See* Common Council Findings Statement Section 2.5; DGEIS Section 3.5.3; Public Comment Responses #3.

7) The Common Council found, and the SEQRA record reflects that "parking deviations may be based on support that examines a totality of the circumstance to ensure that the appropriate amount of off-street parking is provided in accordance with these findings. The City Council finds that an abundance of vacant parking areas within an urban setting can disrupt achieving a walkable community and commercial development in a downtown core. Furthermore, vacant parking areas is an eyesore that can obstruct commercial tenants from bringing their business to a downtown area." *See* Common Council Findings Statement Section 2.5; DGEIS Section 3.5.3; SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3.

8) The Common Council also found, and the SEQRA record reflects that "depending on the proposed uses in such a mixed use development, among other factors that may be considered, support shall be provided for each development project to demonstrate that the proposed alternate parking computation would be in accordance with these Findings (e.g. reliance on the Parking Study, the industry's generally accepted parking standards (ITE Standards), similar development examples, etc.)...proposed off-street parking shall avoid an abundance of vacant parking areas, which can disrupt the purpose of this downtown revitalization to achieve a walkable community and commercial development in Plattsburgh's downtown core." *See* Common Council Findings Statement Section 2.5; DGEIS Section 3.5.3; SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3.

9) In accordance with the above, and in response to public input, the Project proposes the following off-street parking, which has been based on similar developments previously constructed by Prime:

   Zoning Requirement – 317 off-street parking spaces

   Parking Demand Based on Similar Development – 226

   Proposed public parking spaces – 50

   Off-Street Parking Provided – 286 (include an additional 10 spaces for Prime's Project).

   *See* SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3.

10) Prime has provided the ZBA with data from a prior development and utilized an identical parking computation, which has been operating for approximately 4 years without any parking issues. The example utilized is from the Hamlet development in the City of Saratoga Springs and is further from the City's downtown core and therefore more vehicle dependent than the proposed DLMUD. Thus, the parking computation provided, noted a demand of 226 parking spaces, is a conservative approach. *See* SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3.

11) Notwithstanding, Prime is providing an additional 10 spaces above this determined parking demand to ensure appropriate parking is provided. *See* SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3; Planning Board Submission, Site Plan.

12) 165 parking spaces will be provided in an underground garage which will be well lit and secured for use by residents only. *See* Planning Board Submission, Basement Plan.

13) In addition, we note that providing more parking than noted herein would be a detriment to the City because it would disrupt the ability for the City to develop a walkable downtown core.

14) To support this revised parking plan, the City of Plattsburgh Building Inspector has submitted an opinion that "it is my opinion that the provision of 226 spaces on-site is adequate to meet the parking demand of the proposed DLMUD." Further, the City's parking consultant provided a letter stating "the parking occupancy data collected by the City supports the conclusion that there will be adequate public parking capacity during construction and after all the proposed projects have been completed." *See* SUP Project Narrative (as revised on February 21, 2020); Public Comment Responses #3.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on parking in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015

**f. Fiscal and Economic Conditions**

The SEQRA environmental record evaluates and assesses fiscal and economic conditions related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.6; FGEIS Section 2.5.4; DGEIS Section 3.6, et. seq. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) There have been no changes as a result of the ZBA applications that would disrupt the fiscal and economic conditions analysis provided in the SEQRA environmental record.

2) While this potential impact is not relevant for purposes of the ZBA's special use permit applications, we note that the Project Site is owned by the City of Plattsburgh and it currently exempt from taxation. *See* Common Council Findings Statement 2.6; FGEIS Section 2.5.4; DGEIS Section 3.6, et. seq.

3) The transfer of the Project Site to a private developer will result in the Project Site being added onto the tax rolls and will result in financial benefits to the City. *See* Common Council Findings Statement 2.6; FGEIS Section 2.5.4.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on fiscal and economic conditions in the City of Plattsburgh and are consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015

### g. Historic and Cultural Resources

The SEQRA environmental record evaluates and assesses historic and cultural resources related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.7; FGEIS Section 2.5.5; DGEIS Section 3.7, et. seq. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) There have been no changes in the ZBA applications that would disrupt this historic and cultural resources analysis provided in the SEQRA environmental record.

2) The SEQRA record includes a Phase 1A Archaeological Survey (A Literature Search and Sensitivity Study or Phase 1A) was completed for the DLMUD and Riverwalk in June 2019. *See* Common Council Findings Statement Section 2.7; FGEIS Section 2.5.5; DGEIS Section 3.7; Public Comment Responses #13, 58.

3) NYSOPRHP provided a December 23, 2019 response letter indicating "Based upon our review the reports prepared by Curtin Archaeological Consulting, Inc (Curtin & Dymond, June 2019) and Hudson Valley Cultural Resource Consultants (Selig, October 2019) and the response to our request for additional information/clarifications about the project, it is the opinion of the New York SHPO that this undertaking will result in No Adverse Effect to historic properties, including archaeological and /or historic resources." *See* Common Council Findings Statement Section 2.7; FGEIS Section 2.5.5; DGEIS Section 3.7; Public Comment Responses #13, 58.

4) The project design for the DLMUD is consistent with the Secretary of Interior's Standards for Rehabilitation, which encourages contemporary design for additions to existing properties, rather than engaging in repetition of the past. *See* Common Council Findings Statement Section 2.7; FGEIS Section 2.5.5; DGEIS Section 3.7; Public Comment Responses #13, 44, 58.

5) The Project design does not seek to replicate any of the surrounding architectural styles but intentionally incorporates contemporary elements that reflect the neighborhood's existing character to accomplish an interesting urban dynamic. *See* Common Council Findings Statement Section 2.7; FGEIS Section 2.5.5; FGEIS Section page 41 – Response 3.2; DGEIS Section 3.7.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on historic and cultural resources in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015

### h. Environmental Contamination

The SEQRA environmental record evaluates and assesses environmental contamination related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.8; DGEIS Section 3.8, et. seq. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) There have been no changes as a result of the ZBA applications that would disrupt the environmental contamination analysis provided in the SEQRA environmental record.

2) In March 2007, NYSDEC issued a Record of Decision (ROD) for the restoration of the Plattsburgh Gateway Project/Durkee Street Site identified as being located at 14 Bridge Street and that occupies part of the DLMUD project site. *See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

3) Remediation of the site was completed, and a Certificate of Completion was issued by NYSDEC on September 13, 2016 documenting this milestone and requiring the City to implement a Site Management Plan (SMP). The SMP stipulates the future use of the property is subject to institutional and engineering controls including an environmental easement. *See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

4) The environmental easement was executed on November 9, 2011 by the NYSDEC for 1) 14 Durkee Street, 207.20-7-15 (4.38 acres) and 2) Broad Street (0.72 acres) to ensure protection of human health and to achieve the requirements for remediation. *See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

5) According to the easement, the property may be used for Restricted Residential as described in 6 NYCRR Part 375-1.8(g)(2)(ii) , Commercial as described in 6 NYCRR Part 375-1.8(g)(2)(iii) , and Industrial as described in 6 NYCRR Part 375-I.8(g)(2)(iv). *See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

6) The Engineering /Institutional Controls affecting the DLMUD site are summarized below:
    a. The use and development of the property are limited to restricted residential, commercial, or industrial use, as described in 6 NYCRR Part 375-I.8(g)(2).
    b. Compliance with the approved SMP is required.
    c. The use of groundwater as a source of potable or process water is not allowed, without necessary water quality treatment as determined by NYSDOH.
    d. The property owner must submit a periodic certification of institutional and engineering controls to the NYSDEC.
    e. The NYSDEC must be notified of any ground intrusive work or change in use and the proposed management of the final cover system, which will be required to restrict excavation below the pavement layer, or buildings.
    f. Any excavated topsoil is required to be tested and properly handled to protect the health and safety of workers and the nearby community and managed in a manner acceptable to the NYSDEC.
    g. An evaluation of the potential for vapor intrusion for any buildings developed on the project site is required, including provision of mitigation of any impacts identified.
    h. Monitoring of groundwater is required.
    i. Monitoring of the installed sub-slab vapor mitigation system in the existing office building (the Gateway Complex) presently under construction is required.

*See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

7) The redevelopment of the DLMUD will require a Change of Use notification and ongoing coordination with the NYSDEC to ensure the proposed project design and construction will not adversely affect the health and safety of local residents, workers, visitors, or construction workers. A Health and Safety Plan is required to be implemented during construction. *See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

8) The current and future owners of the property are required to comply with the terms and conditions of the SMP. As indicated above, these include measures related to the excavation and handling of soils during construction, and installation of a sub-slab vapor barrier system. *See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

9) According to NYSDEC, there are no public exposure risks at the project site. Future exposure risks are limited to construction workers performing ground intrusive work at the site. Construction work must be conducted using a Health and Safety Plan to minimize exposures. *See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

10) In a December 10, 2018 letter, the NYSDEC stated, "no further groundwater monitoring is necessary at the location; site groundwater contaminants show a decreasing contaminant trend and are just slightly above groundwater standards, groundwater is not utilized in the area, and the monitoring wells are becoming aged and in disrepair. Proper decommissioning of all monitoring wells is required, and a monitor well decommissioning report must be submitted to the Department. This work can occur in 2019 with the return of warmer weather." *See* Common Council Findings Statement Section 2.7; DGEIS Section 3.8.

11) The developer will comply with all NYSDEC requirements.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on environmental contamination in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015

**i. Recreation and Open Space**

The SEQRA environmental record evaluates and assesses recreation and open space related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.9; DGEIS Section 3.9, et. seq. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) There have been no changes as a result of the ZBA applications that would disrupt the recreation and open space analysis provided in the SEQRA environmental record.

2) The Project will include certain amenities for the private use of residents including outdoor recreation (provided within the courtyard), office, and gym space. It is anticipated that new residents will primarily utilize existing facilities in the downtown and within walking distance to

Durkee Street. *See* Common Council Findings Statement Section 2.9; DGEIS Section 3.9; Planning Board Submission, Site Plan; SUP Project Narrative; Public Comment Responses #12, 22, 46.

3) Pursuant to the definition section of the Zoning Code, parking lots are not considered open space. *See* City of Plattsburgh Zoning Code ("Zoning Code") § 360-5.

4) The proposed PUD and related Prime Project will result in 18% (22,135 SF ) of the lot being open space where 18% is required under the Zoning Code. Calculations for the entire PUD include providing 22% (45,185 SF ) open space, where 15% is required. The proposed open spaces are as follows:

    a. Along the Saranac River, an identified top priority for the City, to be designed as a riverfront walk with site furnishings and landscape plantings that will connect Broad, Durkee, and Bridge Streets to the riverfront;
    b. Bordering the riverfront walk and the surface parking lot;
    c. Walkway and landscape plantings from Durkee Street to the riverfront walk;
    d. Walkways along Durkee and Bridge Streets; and
    e. Walkways and amenities in the courtyard of the building. These open spaces will include sidewalks, boardwalks, landscape plantings, and site furnishings all consistent with downtown amenities.

    *See* Public Comment Responses; Planning Board Submission, Site Plan; Public Comment Responses #12, 22, 46.

5) The PUD SUP and the resulting development will allow for the revitalization of the riverwalk along the Saranac River. Currently, the existing riverfront on the Durkee Street Lot is underutilized and in need of repair. *See* Common Council Findings Statement Section 2.9; DGEIS Section 3.9; Planning Board Submission, Site Plan; SUP Project Narrative; Public Comment Responses #12, 22, 46, 47, 48.

6) The PUD will allow for the riverwalk to be improved and access will be provided, in part, through a pedestrian walkway through Prime's Project from Durkee Street to the Saranac River. This will enhance the open space areas and provide more opportunities for residents and visitors. *See* Common Council Findings Statement Section 2.9; DGEIS Section 3.9; Planning Board Submission, Site Plan; SUP Project Narrative; Public Comment Responses #12, 22, 42, 46, 47, 48.

7) The City of Plattsburgh has confirmed that the proposed Riverwalk, being adjacent to Prime's Project will not result in a danger of safety risk. *See* Public Comment Responses

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on recreation and open space in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015).

### j. Visual Resources

The SEQRA environmental record evaluates and assesses visual resources related to the Project and the ZBA applications. *See* Common Council Findings Statement Section 2.10; FGEIS in Table 13, and page 35; DGEIS Section 3.10, et. seq.. The Project is consistent with this SEQRA environmental record and will not have a significant adverse impact for the following reasons:

1) There have been no changes in the ZBA applications that would disrupt the visual resources analysis provided in the SEQRA environmental record.

2) As a part of the ZBA applications, the City and Prime have submitted to the ZBA updated Project renderings, Project elevations, and cross section analysis that confirm no impacts to the City visual resources (e.g. the Saranac River is currently cannot be seen from Durkee Street). *See* Planning Board Submission.

3) The Project will be developed to incorporate compatibility with visual resources, including enhancing the overall fabric of the downtown through restoration of the street edges along Durkee and Bridge Streets; and maintaining sensitivity to the Durkee and Bridge Street contexts in terms of scale, building character, materials, color, fenestration, and detailing. With regard to the downtown fabric, the new DLMUD building will reestablish street edges and maintain setback lines similar to existing buildings to the west and north. Less attractive parking uses are concealed by placing them either below the building or within the interior courtyard. The entire eastern edge of the basement parking deck will be enclosed and screened by a heavily landscaped base, with a landscaped buffer that will blend with the Riverwalk treatment. *See* Common Council Findings Statement Section 2.10; DGEIS Section 3.10; Public Comment Responses #39, 44, 58; SUP Project Narrative.

4) With regard to design sensitivity, the primary massing scale is similar in height to the existing four, three, and two-story buildings to the west. The strong cornice lines Section the corners and along both streets reinforces the relationship. The mid-block and end sections of the building will step back above the fourth level to reduce the visual scale along both streets and the Riverwalk. The north side of the building will step down another level at the northeast corner to parallel the street slope and further reduce its visual impact. *See* Common Council Findings Statement Section 2.10; DGEIS Section 3.10; Public Comment Responses #39, 44, 58; SUP Project Narrative.

5) The DLMUD building will employ a variety of visual elements sympathetic to many other downtown buildings, including a mix of building materials, punched openings, stone sill and lintel aesthetic, opening proportions similar in scale, larger ground level glazing for commercial uses, and strong cornice expression. *See* Common Council Findings Statement Section 2.10; DGEIS Section 3.10; Public Comment Responses #39, 44, 58; SUP Project Narrative.

6) The DLMUD will not impact or obstruct views of the Saranac River and lighting will be installed consistent with City code and addressed during site plan review.

7) The proposed DLMUD building is an improvement compared to the existing parking lot.

For the reasons stated above, the Project and related special use permits will not have a significant adverse impact on recreation and open space in the City of Plattsburgh and is consistent with the DGEIS, FGEIS and Common Council Findings Statement. Therefore, the ZBA should issues findings consistent with the Lead Agency's SEQRA review and related environmental record. *See Falcon Grp. Ltd. Liab. Co. v. Town/Vill. of Harrison Planning Bd.*, 131 A.D.3d 1237, 1240 (2d Dep't 2015).

**City of Plattsburgh - Plattsburgh Durkee Street Development**
**City Planned Unit Development (PUD) Subdivision Permit Application**
**Supplemental Project Narrative**
February 3, 2020

## I. Overview and Background

The City of Plattsburgh (City) is working with Prime Plattsburgh, LLC. (Prime) on a public-private partnership for the redevelopment of the Durkee Street lot. The State of New York (NYS) identified the Durkee Street Site as the centerpiece of Plattsburgh's Downtown Revitalization Initiative (DRI) award. Consistent with the City's October 17, 2018 Request for Proposals, Prime is proposing a mixed-use development consisting of approximately 115 residential units, 10,000 square feet of commercial space, 5,800 square feet of renovated farmers market building space for commercial and civic use, parking, and open space (Prime's Project).

The Durkee Street lot fronts on Durkee Street and is bordered by Broad Street to the south, Bridge Street to the north, and the Saranac River to the east. It currently includes the Gateway building and associated parking leased to Investors Corporation of Vermont (ICV), a municipal parking lot, a farmers' market structure, the remediated site of a former gas and service station (Highway Oil site), and a path along the Saranac River riverfront.

The Durkee Street lot is in an existing PUD within the C- Central Business/Commercial Zoning District and has several previous approvals from the Planning Board.

- January 5, 2004 – Planning Board approved the Durkee Street Parking Lot Planned Unit Development (PUD).
- February 28, 2005 – City's Planning Board approved the PUD site plan for the Durkee Street Redevelopment, specifically the site plan for the proposed Gateway building and parking garage. The site plan, proposed structures, uses and all other aspects of the previously approved PUD did not change.
- September 26, 2005 – Planning Board approved the amended PUD that removed the requirement for ICV to build a second parking structure on the Broad Street lot and adjusted parking expectations accordingly.
- May 22, 2006 – Planning Board approved an amended PUD that reflects the changes in the amended redevelopment plan.

This application seeks to amend the existing PUD boundaries and related area and bulk zoning requirements. In addition to PUD permitting before the Planning Board (e.g. the PUD 2-lot

Subdivision), the City will be seeking two special use permits before the City's Zoning Board of Appeals ("ZBA"). Pursuant to the City's Zoning Code, PUDs are permitting by a special use permit issued by the ZBA, which the City is concurrently seeking. In addition, the City will be requesting a second special use permit from the ZBA for residential units on the first floor of the development.

Related to all applications, the Common Council, acting as Lead Agency, has commenced the New York State Environmental Quality Review Act ("SEQRA") process for the City's Downtown Revitalization Initiative projects.

The City Council approved the Final Generic Environmental Impacts Statement ("FGEIS") that was prepared to assess the potential significant adverse environmental impacts related to the downtown area improvement projects at their January 30, 2020 meeting. Importantly, the creation of the PUD (including the related special use permits being sought) was one of the downtown area improvements projects assessed in the Final GEIS and related SEQRA Findings Statement. The City Planning Board and the ZBA are listed as Involved agencies for this GEIS process. Throughout the course of this application, the City will demonstrate that the GEIS and related Findings Statement have assessed the potential significant adverse impacts related to the Project and therefore no further SEQRA review is required.

Along with this project narrative, we have included for the Planning Board's review the Revised Conceptual Site Plan prepared by McFarland Johnson (the "Site Plan"), which have been changed to reflect comments received from the City's Planning Board at its December 23, 2019 meeting, and an updated List of Deviations spreadsheet. Additional materials are also included in the Prime's Durkee Street Development Project ("Prime's Project") Site Plan application for Planning Board review.

## II. PUD Subdivision Permit Application

The City is proposing to amend the PUD approval to establish 2 lots. The 2 lot PUD has been revised from the August 2019 application that the City submitted to the City Planning Board. It includes the following:

- Boundary of the PUD: Currently, the existing PUD includes the Durkee Street lot bordered by Bridge Street to the north, Durkee Street to the west, Broad Street to the south, and the Saranac River to the east; the Broad Street parking lot; and the footprint

of Broad Street between Durkee Street and the Broad Street bridge. It does not include the former Highway Oil lot. The total land area of the existing PUD is 5.3 acres.

The proposed adjusted boundary of the PUD is to include lands bordered by Bridge Street to the north, Durkee Street to the west, Broad Street to the south, and the Saranac River to the east. This includes the Durkee Street lot with the Gateway building and the former Highway Oil lot. The total land area of the proposed PUD boundary is 4.66 acres. The Broad Street parking lot, the footprint of Broad Street between Durkee Street and the Broad Street bridge will no longer be included in the PUD.

The proposed boundary of the PUD meets the minimum land area requirements of 3 acres as outlined in Section 360-21, C (9) of the City Zoning Regulations for the C-Commercial Zoning District. The boundary of the PUD is before the Zoning Board for approval as part of the SUP applications submitted by the City.

- Proposed PUD Subdivision: The proposal includes the creation of a 2 lots within the PUD.

Lot 2A (1.9 acres) will include the existing Gateway lot with the ICV building and parking structure, and the land bordering the Saranac River extending from Broad Street to Bridge Street that will be for the Riverwalk improvements. Lot 2A (2.76 acres) will include a portion of the former Highway Oil lot. Lot 2B is the Durkee Street Development project that includes the existing municipal parking lot and a portion of the former Highway Oil lot.

The Durkee Street Development is a mixed use project. It consists of an approximately 200,000 gross sq. ft. of space, 65-foot-tall, five story building with underground parking, open space and two surface parking lots. The building will have approximately 10,000 sq. ft. of commercial space on the first floor along Durkee Street. The remainder of the first floor and the upper floors will have approximately 115 one, two and three bedroom residential units. There will be approximately 286 total parking spaces with 86 spaces in a surface lot adjacent to the south side of the building, 35 spaces in the surface lot within the building courtyard, 165 spaces beneath the building, and a loading berth space. The project also proposes rehabilitation of the existing Farmer's Market building for a 3,400 sq. ft. commercial space and a 2,400 sq. ft. publicly-accessible civic space within an open-air pavilion with access from the new pedestrian walkway. An outdoor amenities area is provided within the courtyard for residents. Open space consists of a pedestrian corridor connecting Durkee Street and the Arts Park to a new pedestrian riverfront walkway, which is being designed by Saratoga Associates and will be constructed by the City.

- Proposed Uses within the PUD Boundaries: The Zoning Code § 360-21(C)(7) states that "[a] planned unit development may include any mixture of uses, permitted as of right or by special use permit that are permitted within the zoning district." The proposed uses within Prime's Project will potentially include retail businesses and commercial uses, personal and business service establishments, residential apartments, and parking and loading areas, all of which are permitted in the C Zoning District.

## III. City PUD Development Review

In what follows we have provided information on the Project that addresses the review criteria in conformance with PUD requirements as described in *Section 360-21 Planned Unit Developments* in the City's Zoning Ordinance. Some of these items will be addressed in more detail as part of the GEIS that the City is undertaking for this project and others related NYS DRI award projects.

The City of Plattsburgh Zoning Regulations allow for the creation of PUDs in Section 360-21. The purpose of a PUD is to enable and encourage flexibility in the design of a project as to preserve the natural and scenic qualities of open lands. PUDs are designed to allow "*…A subdivision plat or plats, approved pursuant to City Code Chapter 300, Subdivision of Land, in which the minimum lot size requirements, minimum yard requirements, and minimum open space requirements as specified in Schedule II16 of this chapter of the City Code, and in which the maximum number of structures and dwelling units on a lot as specified in § 360-18 of this chapter of the City Code, and any amendments thereto, may be varied to provide an alternative permitted method for the layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure, parks and landscaping in order to preserve the natural and scenic qualities of open lands.*"
The existing Gateway building and parking structure on Lot 2A within the proposed PUD was previously approved by the Planning Board. Lot 2A also includes the land bordering the Saranac River.

The proposed Durkee Street development project on Lot 2B within the proposed PUD has been designed to revitalize an underutilized parcel in the downtown with a mixed-use development. It will help redefine the streetscape with a building edge along Durkee and Bridge Streets, is designed to fit into the existing fabric of the downtown and provide an open space pedestrian corridor connection from the proposed Arts Park (Westelcom Park) to the Saranac River Riverfront walkway. The emphasis of this project has been on balancing the mixed-use development with parking needs and open space connections within the PUD.

The attached updated List of Deviations for PUD Subdivision table outlines the existing and proposed deviations for Lots 2A and 2B in the PUD and are summarized below.

*Section 360-21, C Grant of authority and general conditions*

*(1) This procedure may be followed at the discretion of the Planning Board if, in said Board's judgment, its application would benefit the City.*

The proposed PUD Subdivision will benefit the City by redeveloping an underutilized lot within the downtown core with an infill building bordering the roadways and sidewalks that have been contextually designed to define the streetscape and fit into the general character of the surrounding area. Prime's Project is an infill project within the downtown fabric of the city. Many years ago, there were buildings on the project site, but have since been removed.

As noted in the FGEIS, "*The planned addition of market rate housing and restaurant/retail uses will have positive benefits to the Downtown by providing additional retail and restaurant options, expanding and inproving housing opportunities. The DLMUD is a project that is fulfilling public policy objectives as stated in the City's Comprehensive Plan. The planned DLMUD is located on a surface parking lot which contributes very little to the elements that make Downtown Plattsburgh unique. The loss of surface parking may have a positive impact on community character.*"

This proposed PUD will allow the flexibility to have buildings close to the sidewalks, which resembles an urban environment and facilitates a walkable community. As a result of the amended PUD, Prime's Project will be developed in a manner that is consistent with the downtown urban setting and will facilitate a walkable downtown community. Prime's Project will add residents to the downtown area, who will utilize the downtown area and related commercial uses. The uses that will result from the PUD and Prime's Project include residential apartments, retail businesses and commercial uses, personal and business service establishments, residential apartments, and parking and loading areas. It will provide improved access between the downtown and the Saranac River riverfront with enhanced connections to nearby green spaces - the improved Arts Park and the Saranac River trail. There will be economic benefits to the City in new tax revenue, new jobs, and new residents who are anticipated to frequent downtown businesses. Not only are all of these consistent with its urban setting, they are permitted uses within the C Zoning District and therefore have been deemed to be in harmony with the neighborhood.

(2) *A planned unit development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the Planning Board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of Chapter 360 applicable to the district or districts in which such land is situated and conforming to all other applicable requirements.*

The proposed PUD will not exceed the number of building lots or dwelling units that could be permitted if the land was subdivided conventionally. According to Section 360 Attachment 2, Schedule III, C-Central Business District, High-rise building, the maximum number of dwelling units is 276 and proposed is 115 units. The minimum lot size is 50,000 sq. ft. Both proposed lots exceed this.

(3) *The Planning Board as a condition of plat approval may establish such conditions on the ownership, use, and maintenance of such open lands shown on the plat as it deems necessary to ensure the preservation of the natural and scenic qualities of such open lands. The Planning Board shall consider the goals, objectives and recommendations contained in the City of Plattsburgh Comprehensive Plan, the City of Plattsburgh Local Waterfront Revitalization Plan, and the Re-Use Plan for the former Plattsburgh Air Force Base before approving such plan.*

The proposed open lands within the PUD that will be maintained for public use include the Riverfront walk and the walkway connection to this walk from Durkee Street opposite the Arts Park. The Riverfront walk will remain in City ownership and there will be an easement agreement between Prime Plattsburgh, LLC and the City for the walkway connection to ensure its public access and will define maintenance responsibilities.

In the *City of Plattsburgh Comprehensive Plan – 1999*, the Central Business District has defined land use as "…predominately commercial, retail and office use." The Plan recommends these mix of uses including service, parking and residential uses be allowed in the Central Business District. Several of the goals and objectives that are relevant to the Durkee Street Development include "…actively support intensified development in the area to the greatest extent feasible, allow compatible residential uses in the upper levels of structures to provide for more intense development and use of the area. The range of upper floor housing types and costs should be broadened." In the Recreation and Related uses section, a goal is to address tourism to maximize recreational and public access to the Saranac River.

In the *City of Plattsburgh Local Waterfront Revitalization Plan (LWRP)*, it states that economic development and downtown revitalization are a significant component of the LWRP and Durkee Street and the surrounding downtown sub-area is sited as "a gateway to the downtown and a focal area in linking the downtown to the waterfront at Dock Street". The area is recognized by the LWRP as a prime location for mixed-use development, parking, and river access. Durkee Street is also specifically cited in Policy 1 of the program which is to "Foster a pattern of development in the waterfront area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development". The program states that Durkee Street has excellent potential for waterfront revitalization projects that highlight existing resources, meet community and regional needs, make beneficial use of a waterfront location, and incorporate recreation, public access, open space, and amenities. The program also recommends that proposed projects for this area should have a complete streets approach, accommodating both bicycles and pedestrians to enhance connectivity to the Downtown Area. The LWRP also references potential opportunities in the creation of an Arts District Corridor between Durkee Street and Brinkerhoff/Court Street. The LWRP recommends that as Durkee Street is developed as urban space, pedestrian and streetscape improvements should extend westward towards the park space between Durkee and Margaret Streets.

The proposed PUD is a crucial part of downtown revitalization that will support economic development along with taking advantage of the Saranac Riverfront for enhanced public access and use.

*(4) The minimum percentage of open space contained in the entire PUD shall be the minimum percentage required by Schedule II for the zoning district in which the PUD is located. In calculating the area of required open space, § 360-17B of this chapter shall apply.*

The minimum percentage of open space proposed in the entire PUD exceeds the minimum percentage of required open space. The minimum open space calculated based on Schedule II for the C – Central Business district, which is 100% of required setbacks, is 15%. The minimum open space proposed in the PUD subdivision is 22%. This exceeds the minimum requirements for the entire PUD of 15% open space. The proposed open spaces are as follows:

- Along the Saranac River, an identified top priority for the City, to be designed as a riverfront walk with site furnishings and landscape plantings that will connect Broad, Durkee, and Bridge Streets to the riverfront;
- Bordering the riverfront walk and the surface parking lot;

- Walkway and landscape plantings from Durkee Street to the riverfront walk;
- Walkways along Durkee and Bridge Streets; and
- Walkways and amenities in the courtyard of the building. These open spaces will include sidewalks, boardwalks, landscape plantings, and site furnishings all consistent with downtown amenities.

Importantly, the PUD Subdivision and the resulting development will allow for the revitalization of the riverwalk along the Saranac River. Currently, the existing riverfront on the Durkee Street Lot is underutilized and in need of repair. The PUD Subdivision will allow for the riverwalk to be improved and access will be provided, in part, through a pedestrian walkway through Prime's Project. This will enhance the open space areas and provide more opportunities for residents and visitors.

*(5) The plat showing such planned unit development may include areas within which structures may be located, the height and spacing of buildings, open spaces and their landscaping, off-street open and enclosed parking spaces, streets, driveways, and any other features required by the Planning Board.*

The PUD plan includes the location of the structures, spacing of buildings, open spaces, parking – off street and enclosed, and driveways. The Prime Site Plan application shows more detail of the various features proposed for Lot 2B.

*(6) Planned unit developments are permitted in all zoning districts except RH.*

The PUD is proposed in the C – Central Business district, which is permitted in the Zoning Regulations.

*(7) A planned unit development may include any mixture of uses, permitted as of right or by special use permit that are permitted within the zoning district.*

The proposed uses within the PUD are a mixture of uses that are permitted as of right and by special use permit in the C – Central Business district. They include the following:

- *Permitted Principal Uses*: retail business and commercial uses, personal and business service establishments, eating and drinking establishments, parks and recreation facilities, apartments above the first floor.
- *Accessory Uses*: parking and loading areas.

- *Uses Requiring Special Use Permit*: PUDs, apartments on the first floor of a multistory building within a PUD.

As mentioned above, the City is applying for two Special Use Permit (SUP) requests for the proposed PUD boundary and the uses to include the PUD and apartments on the first floor of a multistory building within a PUD that are before the City Zoning Board of Appeals.

*(8) In reviewing and approving all plans, the Planning Board, in addition to the standards set forth herein, may utilize the standards of the subdivision and site plan review requirements, as well as the opinions of the City Planner, other department heads and City consultants.*

This PUD does have a connected Site Plan application for Lot 2B. The goal is for the Planning Board to review these applications simultaneously and utilize both the PUD, subdivision and site plan review requirements.

*(9) No tract, parcel or lot or tracts, parcels or lots shall be developed as a planned unit development unless it shall contain an area of adjoining and contiguous land as specified in the following table and shall contain sufficient access to the public road system as designated on the Official Map of the City of Plattsburgh, as amended.*

The PUD is proposed for the C – Central Business district which requires a minimum land area of 3 acres as specified in the table. The proposed PUD contains approximately 4.66 acres which meets this requirement.

*Section 360-21, D. Guidelines for Review and Approval of Planned Unit Developments*
*The Planning Board shall consider the following guidelines in reviewing and approving planned unit developments. Notwithstanding the use of the word "shall," the Planning Board may vary the requirements of the guidelines upon a showing that standards for obtaining an area variance have been met.*

In the following review, we have addressed the standards for obtaining an area variance related to deviations from the guidelines in accordance with Section 360-54 (D) (3) (b) Area variances. In considering the granting of the deviations the Planning Board should consider the standards set forth for area variances. Thus, the Planning Board shall consider whether the benefit to the applicant if the deviation is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

In weighing the aforementioned balancing test, the law requires that the following considerations be made: (1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the deviation; (2) whether the benefit sought by the applicant can be achieved by some method, feasible to the applicant to pursue, other than the deviation; (3) whether the requested deviation is substantial; (4) whether the proposed deviation will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the deviation.

*(1) Boundary line and internal street setback requirements*

Lot 2A – Gateway Building (ICV)

The front yard setbacks, as determined in the underlying C - Central Business zoning district, are to be the height in stories times 3, which is 12 feet for the 4 story Gateway building. The front yard setbacks were previously approved for the Gateway building (ICV) by the Planning Board. The northern boundary line was approved by the Planning Board and is accounted for as a separate lot in the City tax database but was never formally subdivided as a separate lot. The side yard setback for the existing parking garage from the northern boundary line is 3 feet. This is a 9 foot deviation from the underlying C – Central Business zoning district requirements.

Lot 2B – Durkee Street development

The required front yard setback for the proposed building from Durkee and Bridge Streets is 15 feet. The proposed building is 9 feet from Durkee Street and 3 feet from Bridge Street. These front yard setbacks deviate from the underlying C - Central Business zoning district requirements by 6 feet and 12 feet respectively. The required side and rear yard setbacks are 15 feet. The proposed building is 2 feet from the Lot 2A property line and the existing farmers' market is 5 feet from the Lot 2A property line. These are measured from an existing farmers' market building that is being rehabilitated and deviate 13 feet and 10 feet respectively. The building height requirement is based on the number of stories times 12 feet. For a five story building (which is what's proposed), the building height requirement is 60 feet. The proposed building height is 65 feet, which is a deviation from the underlying C – Central Business zoning district requirement by 5 feet. These are requested deviations for Lot 2B and are outlined on the attached List of Deviations for PUD table. There are no proposed public or private streets within the PUD.

In support of this deviation request, we respectfully submit that the benefit to the applicant is granting the deviation clearly outweighs any detriment caused by such a grant. To this end, please note the following considerations:

(a) *Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;*

The above requested front, side and rear setback deviations will not create an undesirable change in the character of the neighborhood. The proposed building front setbacks will be greater than what exists for the surrounding buildings on Bridge and Durkee Streets which abut the municipal sidewalks. Existing buildings bordering sidewalks exists throughout the neighborhood and downtown which allows for pedestrians to easily stroll and access retail and commercial businesses. The proposed side building setback allows for more open space lands bordering the Saranac River for the Riverwalk improvements and public access. The proposed rear setback for the existing farmers' market building from Lot 2A exists based on the original approval of the Gateway complex. These side and rear setbacks allow for open space to remain along the Saranac River and for a broader area for the Riverfront improvements.

(b) *Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;*

To have the proposed building and development fit into the context of the neighborhood and be part of the streetscape fabric and a walkable downtown, there is not another option. Please also note that the range of appropriate alternatives is limited by two standards: First, the alternative must still provide the benefit sought by the applicant and, second, it must be feasible for the applicant to pursue. The Board may not consider an alternative design that is a "profound departure" from, or substantially more costly than, the design proposed in the variance.

(c) *Whether the requested area variance is substantial;*

The requested setback deviations are not substantial because they are consistent with the character of the physical buildings and streetscape fabric of the neighborhood and downtown.

(d) *Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;*

The proposed setback deviations will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood. The Durkee Street reconfiguration/streetscape and Bridge Street streetscape improvements will be coordinated with the PUD and will create a more consistent street wall and allow for more pedestrian friendly sidewalks, increased on street parking, and additional landscape plantings. In addition, improved green space and pedestrian access to the Saranac River and improved pedestrian facilities will be beneficial to the neighborhood and downtown.

*(e) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.*

The setback deviations would be considered self-created. However, as stated above, the proposed building will be placed to be consistent with and in character with the surrounding neighborhood and the downtown. Notwithstanding, the fact that an area variance is self-created "shall not necessarily preclude the granting of the area variance".

*(2) Building height.*
The maximum allowable building height in stories is determined by the lot area times 0.0001. For Lot 2A, the maximum building height is 5 stories. The existing ICV building is 4 stories.

For Lot 2B, the maximum allowable building height in stories is 14. The proposed building is 5 stories tall and meets this requirement. The proposed height in feet for a building in this district is the number of stories times 12, which equates to 60 feet for a 5 story building. The proposed building is 65′ tall. This is a requested deviation for Lot 2B as outlined in the attached List of Deviations for PUD table.

In accordance with Section 360-54 (D) (3) (b) Area variances determination, the Planning Board shall consider the following:

*(a) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;*

The proposed building height of 5 feet above the required 60 foot story height for a 5 story building is similar to and consistent with building heights within the surrounding area.

*(b) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;*

The five story building (one level underground, four stories above ground, and a mezzanine level) is designed to accommodate underground parking. Due to the site sloping down towards the Saranac River, there is not a feasible option to adjust to this grade difference. As noted above, alternatives that are profound departures or cost prohibitive shall not be considered.

*(c) Whether the requested area variance is substantial;*

The building height deviation is not substantial. The Zoning Regulations do allow for a building height of 14 stories in this C - Central Business District, which equates to 168 feet tall. The 65 feet height of the proposed building is considerably less than this.

*(d) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;*

There will not be any adverse impacts on the physical or environmental conditions in the neighborhood as a result of this height deviation. The proposed building structure is consistent with what is typically found in downtown Plattsburgh and is conceptually designed to have similar architectural details that exist in surrounding buildings to blend in with the character of the neighborhood.

*(e) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the area variance.*

The difficulty of maintaining the height of the building is impacted by the physical challenges of the sloping site. Notwithstanding, the fact that an area variance is self-created "shall not necessarily preclude the granting of the area variance.

*(3) Distance between buildings.*
The buildings (Gateway building and parking garage) on Lot 2A were previously approved by the Planning Board. There is only one building proposed on Lot 2B. The distance between buildings on Lot 2A and Lot 2B is approximately 235 feet. The farmers' market building is existing.

*(4) Land use density.*

Each lot within the PUD and the entire PUD development meets the land use density (maximum building coverage, minimum area, area per dwelling unit, and minimum open space) requirements for the C – Central Business zoning district. The entire PUD development also meets the land use density requirements for the C – Central Business zoning district as follows:

| | Underlying Zoning District | Proposed |
|---|---|---|
| Maximum Building Coverage | 85% | 39% |
| Minimum Area | 50,000 sq. ft. | 82,965 sq. ft. |
| Maximum # of Dwelling Units | 276 | 115 |
| Minimum Open Space | 15% | 22% |

*(5) Open space.*

(a) Required percentage of site and (b) Computation

As noted above, the entire PUD development and the individual lots meet the required percentage of open space. The proposed open space for the PUD includes easements for the pedestrian connection from Durkee Street to the Riverwalk and utility easements for water, sewer and stormwater. Lot 2B minimum open space meets the requirements of 360-17(B).

(b) Modification

The proposed open space for the PUD includes easements for public use for the Riverfront walkway, pedestrian connection from Durkee Street to the Saranac River Riverfront walkway, and utility easements for water, sewer and stormwater.

(c) Circulation and off street parking

Lot 2A was previously approved for off-street parking for the Gateway building.

Lot 2B has proposed 286 parking spaces for its project. The Zoning Regulations off street parking demand requires 317 parking spaces.

In the DGEIS and FGEIS, it is noted that the City's off-street parking requirements have not been amended in some time. An alternative source for parking generation data is the Institute of Transportation Engineers (ITE) "Parking Generation" (5th Edition, 2019) manual that includes parking demand data for over 100 different land uses. The ITE Parking Generation Manual shows a total demand of 272 parking spaces for the Durkee

Street Development residential and commercial components, which is 45 spaces less than the City's Parking Standard.

The existing 289 publicly accessible parking spaces located on the site will be relocated and replaced in several nearby downtown lots. The FGEIS outlines and documents these replacement publicly accessible parking spaces.

The proposed 9 feet by 18 feet parking spaces conform to the required dimensions. The proposed 24 foot aisle within the parking areas is less than the 26 foot aisle width required in the Zoning Regulations resulting in a 2 foot deviation. The proposed access driveways are in excess of the required 50 feet from street intersections. The northern access driveway on Durkee Street is approximately 170 feet from the Durkee and Bridge Street intersection; the southern access driveway on Durkee Street is approximately 270 feet from the Durkee and Broad Street intersection; and the driveway access on Bridge Street is approximately 380 feet from the Durkee and Bridge Street intersection.

As allowed by the City's Zoning Section 360-21 (D)(5)(d)(5) Planned Unit Development Prime is requesting an alternate method of calculating the parking demand for the project. It states *"Mixed or multiple uses. In the case of mixed or multiple uses within a single structure or building or in the use of land, the amount of off-street parking required shall be determined by the sum of the requirements of the various uses computed separately in accordance with § 360-26 of this chapter, except where the applicant can demonstrate to the satisfaction of the Planning Board that another method of computation will adequately serve the proposed mixed or multiple use."*

The following are the project's parking demands calculated per the City's Zoning Code and per the requested PUD Subdivision.

| | Parking Demand Per City Zoning Code | |
|---|---|---|
| **Use** | **Calculation** | **No. of Spaces** |
| Residential | (2 per DU for first 10) x 10 + (1.75 per DU over 10) x 105 | 204 |
| Commercial | (1 Space per 250 sf) x 7,250 sf | 29 |
| Restaurant | | |
| Customer area | (1 per 50 sf) x 3,690 sf | 74 |
| Other Area | (1 per 250 sf) x 2,460 sf | 10 |
| Public Parking for City Use | - | 50 |
| | **Total Demand** | **367** |

| | Parking Demand Per PUD | |
|---|---|---|
| **Use** | **Calculation** | **No. of Spaces** |
| Residential | (1.5 per DU) x 115 | 173 |
| Commercial | (1 Space per 300 sf) x 13,400 sf | 45 |
| Employee Parking | (1/2 Space per employee) x 15 | 8 |
| Public Parking for City Use | - | 50 |
| | **Total Demand** | **276** |

| | |
|---|---|
| Total Required (per PUD) | 276 |
| Total Provided | 286 |

The Durkee Street Mixed Use Development will provide sufficient parking to meet all of the proposed demand from its site. As part of the PUD Subdivision Approval process, the applicant will request an alternative calculation for the residential parking demand, as stipulated in Section 360-21.-D-5-d-5 of the City Zoning Code. The Planning Board has the authority to approve an alternate method of parking calculation if the applicant can provide sufficient justification for the calculation. Instead of the methods stipulated in Section 360-26, the applicant is requesting the demand calculations shown above. The applicant has based this demand on another similarly sized project in the region that they have constructed and operated for multiple years with similar uses, layout, and construction. The applicant has operated without any parking issues.

(6) *Off-street loading requirements.*
The required off street loading berth is based on 1 space per 10,000 to 25,000 sq. ft. of floor area. This pertains to the commercial space and 1 off street loading berth is provided.

(7) *Streets.*
There are no proposed internal streets for the PUD. Therefore, this is not applicable.

(8) *Other improvements.*
All proposed utility improvements: water, sewer, and stormwater, will be designed in accordance with City, County and State regulations.

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

| | | |
|---|---|---|
| **PLANNED UNIT DEVELOPMENT** | **PRELIMINARY SUBMITTAL:** | Date: 11/26/19 |
| **SITE PLAN REVIEW** | **FINAL SUBMITTAL:** | Date: |

**NAME OF PROPOSED DEVELOPMENT:** Durkee Street PUD Subdivision

**Applicant:**
Name City of Plattsburgh
Address 41 City Hall Place
City Plattsburgh
State NY Zip 12901
Telephone#: 518-536-7520
Fax #:

**Plans prepared by:**
Name Robert M. Sutherland P.C.
Address 11 MacDonough St.
City Plattsburgh
State NY Zip: 12901
Telephone(518) 561-6145
Fax #:

**Owner (if different) ((if more than one owner, provide info. for each)**

Name City of Plattsburgh
Address 41 City Hall Place
City Plattsburgh
State NY Zip 12901
Telephone

Purchase Option:

**Location of site:** Durkee Street between Bridge Street and Broad Street.

**Property description/class:** Municipal Paved Parking Lot & Leased ICV Site

**Parcel ID No.:** 207.20-7-15 **Lot Size:** 4.66 acres

**Current Zoning District:** C (existing PUD)

**Variance #:** (if any) Approved: Yes No

**City, State and Federal permits needed:** Development Agreement (City), Site Plan Approval (City PB), Special Use Permit (City ZBA), Creation of a PUD (City PB), Water, Sewer, Electric Connections (City), NYSDEC SPDES (State)

**Proposed uses(s) of site:** Mixed Use Commercial and Residential Development & Existing ICV Site.

**Total site area** (square feet or acres): 4.66 acres

**Anticipated construction time:** 18 months (for mixed use) (days, months, years)

**Will development be Phased:** No

**Current land use of site(agriculture,commercial, undeveloped,):**
Municipal Paved Parking Lot, Farmers' Market structure, 4-story commercial building w/ associated parking garage.

**Current conditions of site(buildings, brush, etc.):**
Asphalt paving, concrete curbing, a metal sided building with an adjacent pavilion, 4-story commercial building w/ associated parking garage. Trees and brush along bank of Saranac River.

**Character of surrounding lands**(suburban,agriculture,wetlands,etc.):

The site is in an urban, mixed-use, downtown environment with the Saranac River on the eastern boundary.

**Estimated cost of proposed improvement:** $ 25,000,000

**Anticipated increase in number of residents, shoppers, employees:**
Approximately 236 new residents, approximately 25-30 new shoppers per hour during the peak hour, and approximately 4 new full-time employees. See associated mixed-use site plan for more information.

**Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:**

- for residential buildings include number of dwellings units by size(efficiency, one-bedroom, two-bedroom,three or more bedrooms) and number of parking spaces to be provided.

- for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.

- other proposal structures

The proposed PUD would include an approx. 200,000 gross SF, five-story building with approximately 10,000 SF of commercial space on the first floor along Durkee Street. The remainder of the first floor and floors 2-5 will have approximately 115 residential units. There will be approximately 286 parking spaces (86 spaces in a surface lot, 35 spaces in a courtyard, 165 spaces in an underground garage beneath the building) and a loading space. There will be an open space pedestrian corridor connecting Durkee St. to a new pedestrian riverwalk (by others). Also proposed is the rehabilitation of the existing farmers' market building for a 3,400 SF commercial space and a 2,400 SF, publicly accessible civic space. The PUD would also include the existing 4-story Gateway building with approximately 45,000 sf of commercial space and 165 parking spaces (146 in two story garage and 19 surface spots).

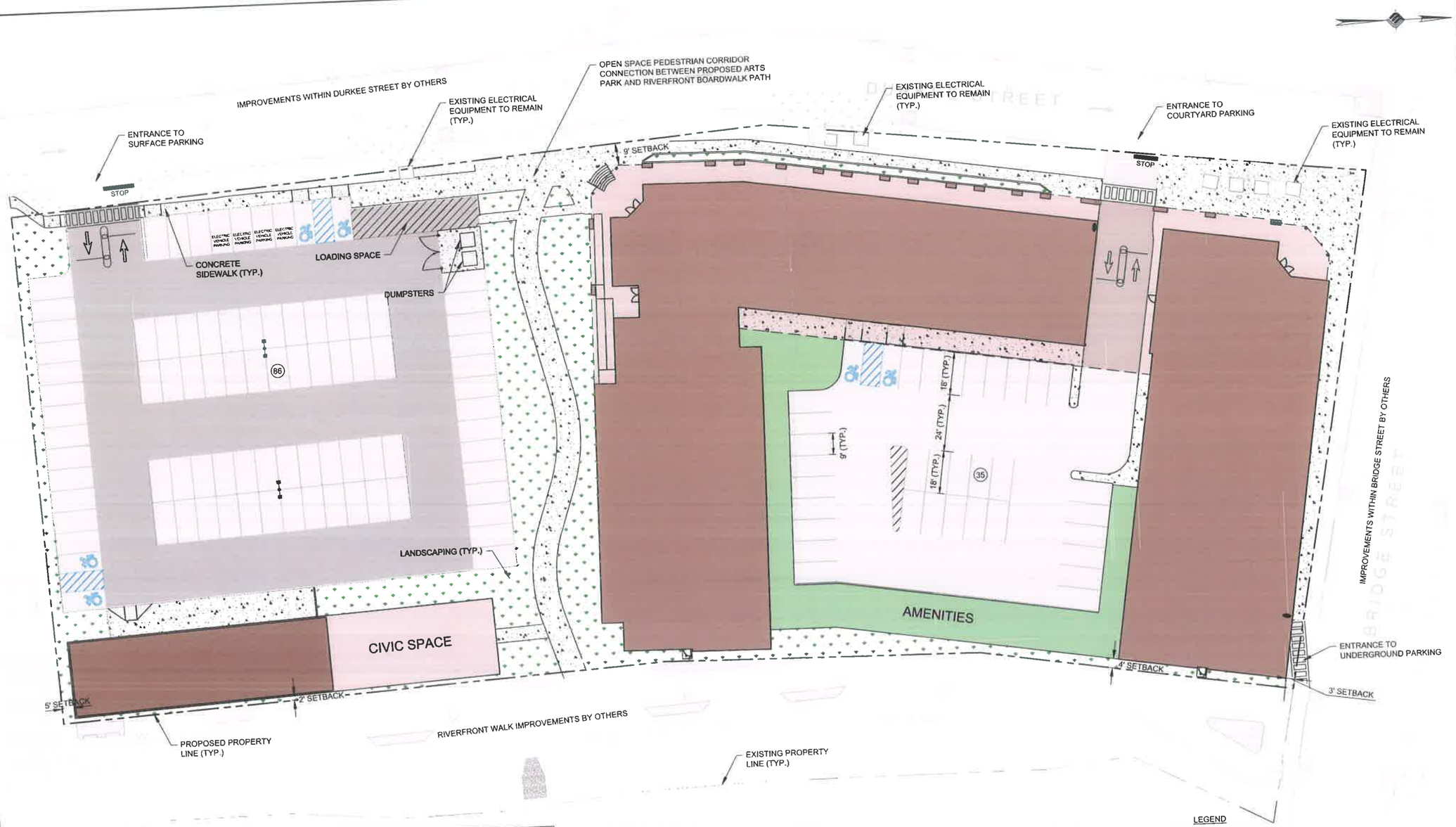
INSTRUCTIONS FOR SUBMITTAL:

1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, survey, detailed site plan, typical floor plans, SEQR, and building elevations (indicating finished materials) as required by the Zoning Ordinance Section 270-35. After review and acceptance of the above submittal by the Building Inspector and Engineering and Planning Dept., the approved application will be returned and the applicant is to submit **15 sets** of the approved application, SEQR, and drawings to:

Engineering and Planning Dept.
41 City Hall Place
Plattsburgh, N.Y. 12901

(518) 563-7730

NOTE: A site plan review request can not be placed on the Planning Board agenda until the Engineering and Planning Dept. certifies the submittal is complete and contains all information as required.




PROJECT DATA:

1. APPLICANT:
   PRIME PLATTSBURGH, LLC
   621 COLUMBIA STREET
   COHOES, NY 12047
2. EXISTING ZONING: COMMERCIAL/PLANNED UNIT DEVELOPMENT
3. LOT AREA: 2.76 ACRES (120,120 SF)

ZONING:

| | TAX ACC. NO. | LOT SIZE | ZONING |
|---|---|---|---|
| EXISTING: | 207.20-7-15 | ±4.66 ACRES | COMM/PUD |
| PROPOSED: | XXX.XX-X-XX | ±2.76 ACRES | PUD |

| | |
|---|---|
| GROSS COMMERCIAL AREA: | 7,250 SF |
| GROSS RESTAURANT AREA: | 6,150 SF |
| 60% CUSTOMER AREA: | 3,690 SF |
| 40% OTHER AREA: | 2,460 SF |
| TOTAL APARTMENT UNITS: | 115 |

PARKING DEMAND PER CITY CODE

| USE | CALCULATION | NO. OF SPACES |
|---|---|---|
| RESIDENTIAL | (2 PER DU FOR FIRST 10) x 10 + (1.75 PER DU OVER 10) x 105 | 204 |
| COMMERCIAL | (1 SPACE PER 250 SF) | 29 |
| RESTAURANT | | |
| CUSTOMER AREA | (1 PER 50 SF) x 3,690 SF | 74 |
| OTHER AREA | (1 PER 250 SF) x 2,460 SF | 10 |
| PUBLIC PARKING FOR CITY USE | | 50 |
| TOTAL DEMAND | - | 367 |

PARKING DEMAND PER PUD

| USE | CALCULATION | NO. OF SPACES |
|---|---|---|
| RESIDENTIAL | (1.5 PER DU ) x 115 | 173 |
| COMMERCIAL | (1 SPACE PER 300 SF) | 45 |
| EMPLOYEE PARKING | (½ SPACE PER EMPLOYEE) x 15 | 8 |
| PUBLIC PARKING FOR CITY USE | - | 50 |
| TOTAL DEMAND | - | 276 |

PARKING PROVIDED

| LOCATION | NO. OF SPACES |
|---|---|
| SURFACE PARKING LOT | 86 |
| COURTYARD PARKING LOT | 35 |
| UNDERGROUND PARKING LOT | 165 |
| TOTAL PARKING PROVIDED | 286 |

*PARKING SPACES WILL BE STRIPED TO INDICATE SPACE AVAILABLE FOR PUBLIC USE

ADA PARKING:
PER NYS 2016 UNIFORM CODE SUPPLEMENT

ACCESSIBLE SPACES REQUIRED:

| | |
|---|---|
| SUFACE PARKING | 4 SPACES |
| COURTYARD PARKING | 2 SPACES |
| UNDERGROUND PARKING | 6 SPACES |

ACCESSIBLE SPACES PROVIDED:

| | |
|---|---|
| SUFACE PARKING | 4 SPACES |
| COURTYARD PARKING | 2 SPACES |
| UNDERGROUND PARKING | 6 SPACES |

| FEATURES | CALCULATION | UNDERLYING CITY ZONING | PROPOSED |
|---|---|---|---|
| PARCEL SIZE | CHAPTER 360 SCHEDULE III | 50,000 SF | 120,120 SF |
| MIN. LOT DIMENSION | SQUARE ROOT OF LOT AREA X 0.67 | 232' | 216' |
| MAX. HEIGHT IN STORIES | LOT AREA X 0.0001 | 14 | 5 |
| MAX. BLDG HEIGHT | STORIES X 12 | 60' | 65' |
| MINIMUM BUILDING SETBACKS | STORIES X 3 | 15' | 3' NORTH<br>2' EAST (EXISTING)<br>9' WEST<br>5' SOUTH (EXISTING) |
| MAX. BLDG COVERAGE | LOT SIZE - SETBACK AREA | 82% | 32% |
| MIN. OPEN SPACE | SETBACK AREA | 22,105 SF | 22,135 SF |

LEGEND

- CONCRETE SIDEWALK
- LANDSCAPING
- AMENITY SPACE
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- BUILDING
- BUILDING OVERHANG
- STONE RIP-RAP
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING OVERHANG

0 20 40 60 FT
SCALE

McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com

PROJECT MILESTONE
CONCEPT UPDATE

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 02/04/2020 | PARKING UPDATE |

CLIENT:
PRIME PLATTSBURGH, LLC
PLATTSBURGH, NEW YORK

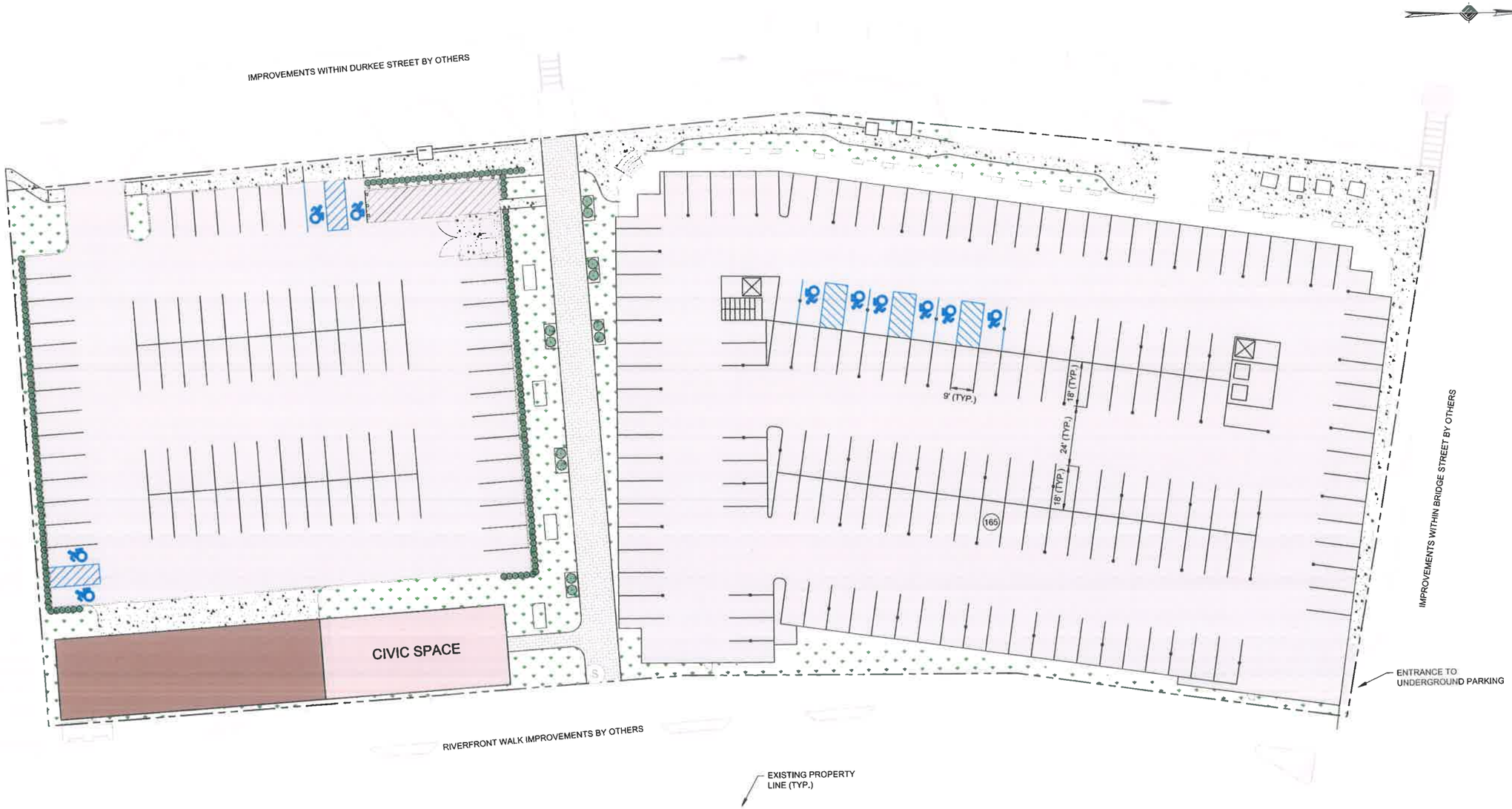
PROJECT:
DURKEE STREET MIXED USE

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | NOVEMBER 2019 |
| PROJECT | 18491.00 |

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

DRAWING TITLE
CONCEPTUAL SITE PLAN

DRAWING NUMBER
C-01




LEGEND

- CONCRETE SIDEWALK
- STAMPED CONCRETE
- LANDSCAPING
- AMENITY SPACE
- ASPHALT PAVEMENT
- BUILDING
- BUILDING OVERHANG
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING OVERHANG

0 20 40 60 FT
SCALE

McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com

PROJECT MILESTONE
CONCEPT UPDATE

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC
PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | NOVEMBER 2019 |
| PROJECT | 18491.00 |

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DRAWING TITLE
BASEMENT PARKING PLAN

DRAWING NUMBER
C-01

01 OF 01

**Plattsburgh Durkee Street Project**
**List of Deviations for PUD Subdivision - UPDATED**
February 3, 2020

| Requirement | Central Business Zoning District - High Rise | PUD Requirement | Lot 2A: City Owned (Gateway Complex) | Deviation Requested per § 360-21(D) | Lot 2B: Prime Lot | Deviation Requested per § 360-21(D) |
|---|---|---|---|---|---|---|
| Minimum Lot Area | 50,000 sq. ft. | | 82,965 sq. ft. | Not applicable | 120,119 sq. ft. | Not applicable |
| Minimum Land Area | Not applicable | 3 acres for entire PUD area | 1.9 acres (totals 4.66 acres with Lot 2) | Not applicable | 2.76 acres (totals 4.66 acres with Lot 1) | Not applicable |
| Minimum Lot Dimension | 202 FT for Lot 2A<br>233 FT for Lot 2B | | Previously approved | No | 573 FT | No |
| Width | 70 FT for Lot 2A<br>70 FT for Lot 2B | | Previously approved | No | > 500 FT | No |
| Depth | 100 FT for Lot 2A<br>100 for Lot 2B | | Previously approved | No | 265 FT | No |
| Front Setback (Durkee and Bridge Streets) | 12 FT for Lot 2A<br>15 FT for Lot 2B | | Previously approved | No | 9 FT Durkee Street<br>3 FT Bridge Street | Yes |
| Side Setback | 12 FT for Lot 2A<br>15 FT for Lot 2B | | 3 FT (north) | Yes | 2 FT (east) | Yes |
| Rear Setback | 12 FT for Lot 2A<br>15 FT for Lot 2B | | Previously approved | No | 5 FT (south) | Yes |
| Height (FT) | 48 FT for Lot 2A<br>60 FT for Lot 2B | | Previously approved | No | 65 FT | Yes |
| Height (Stories) | 5 stories for Lot 2A<br>14 stories for Lot 2B | | Previously approved | No | 5 stories | No |
| Minimum Distance Between Buildings | | The minimum distance between any two buildings, other than buildings containing common walls, shall be not less than as computed under the following formula:<br>S=(LA+LB+2(HA+HB))/6<br>Where: S = Required minimum horizontal distance between any wall of Building A at any given level and any wall of Building B at any given level or the vertical prolongation of either; LA = Total length of Building A. Building A shall be that structure which is of equal or greater length of the two buildings selected; LB = Length of Building B; HA = Height of Building A. The height of Building A is the average height above the finished grade of the structure; HB = Height of Building B. | Previously approved | No | Minimum distance between buildings is as follows:<br>LA = 305 ft, LB = 106 ft, HA = 65 ft, HB = 18 ft, S = 96 ft<br>Actual Distance: 120 FT | No |
| Maximum Building Coverage | Previously approved for Lot 2A<br>84% for Lot 2B | | Previously approved | No | 32% | No |
| Minimum Open Space | Previously approved for Lot 2A<br>16% for Lot 2B | | Previously approved | No | 22,135 SF or 18% | No |

**Plattsburgh Durkee Street Project**
**List of Deviations for PUD Subdivision - UPDATED**
February 3, 2020

| Requirement | Central Business Zoning District - High Rise | PUD Requirement | Lot 2A: City Owned (Gateway Complex) | Deviation Requested per § 360-21(D) | Lot 2B: Prime Lot | Deviation Requested per § 360-21(D) |
|---|---|---|---|---|---|---|
| **Minimum Number of Parking Spaces** | See City parking requirements in Notes below | The Planning Board can approve an alternative calculation for parking demand, as stipulated in Section 360-21.-D-5-d-5 of the City Zoning Code. The Planning Board has the authority to approve an alternate method of parking calculation if the applicant can provide sufficient justification for the calculation. Instead of the methods stipulated in Section 360-26, the applicant is requesting an alternative method for calculating the residential/commercial/restaurant parking demand. The applicant has based this demand on another similarly sized project in the region that they have constructed and operated for multiple years with similar uses, layout, and construction. The project has operated without any parking issues. | Previously approved | No | *Residential*:<br>1.5 / dwelling unit x 115 units (173 spaces)<br>*Commercial/Retail/Restaurant*:<br>1 / 300 sf x 13,400 sf (45 spaces)<br>*Employee*:<br>1/2 space per employee x 15 (8 spaces)<br>*Public Parking for City Use*:<br>50 spaces (50 spaces)<br>*Total 276 spaces* | Yes |

**City Parking Requirements Notes:**

*Residential:*

2 / dwelling unit for first 10 units x 10 units (Lot 2B - 20 spaces)

1.75 / dwelling unit over 10 x 105 units (Lot 2B - 184 spaces)

+1 for each adult occupying the unit over 2 (0 spaces)

*Commercial:*

1 / 250 sf x 7250 sf (Lot 2B - 29 spaces)

*Restaurant:*

1 / 50 sf customer area x 3690 sf (Lot 2B - 74 spaces)

1 / 250 sf other area x 2460 sf (Lot 2B - 10 spaces)

**Total 317 spaces**

DISCOVER
Plattsburgh

Community Development Office
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901
Phone: 518-563-7642
cdo@cityofplattsburgh-ny.gov

# MEMORANDUM

From: Matthew Miller, Director of Community Development

To: Ron Nolland, Chairman, Zoning Board of Appeals

James Abdallah, Chairman, Planning Board

Subject: City Downtown Parking Plans

Date: February 20, 2020

Additional information has been requested by both the City's Zoning Board of Appeals and Planning Board regarding the City's plans for downtown parking so that they may properly evaluate the various applications currently before the boards relating to the Durkee Lot Mixed Use Development. The following table appears on page 11 of the Final GEIS and shows the anticipated changes in the downtown parking supply that will occur as a result of the GEIS projects:

**Table 3: Existing and Future Publicly Accessible Parking Supply within SAD**

| | Existing Public Supply[1] | Future Public Supply | Change in Public Supply |
|---|---|---|---|
| DSMPL (existing) / DLMUD (future) | 289 | 50 | -239 |
| BSMPL | 59 | 80[2,3] | +21 |
| APMPP | 0 | 103[3] | +103 |
| Westelcom Park[5] | 4 | 0 | -4 |
| Clinton County Lot | 0 | 69[2,4] | +69 |
| Court Street Lot | 44[7] | 44[7] | 0 |
| City Hall Place Lot | 17[7] | 17[7] | 0 |
| ***Off-Street Totals*** | ***413*** | ***363*** | ***-50*** |
| Durkee Street (Broad St. to Bridge St.) | 15 | 53 | +38 |
| Bridge Street (Durkee St. to Peru St.) | 32 | 38 | +6 |
| Court Street (north side from Margaret St. to Oak St.) | 28 | 19 | -9 |
| Margaret Street (west side from Brinkerhoff St. to Division St.) | 9 | 4 | -5 |
| ***On-Street Totals (All Streets within SAD)*** | ***407*** | ***437[6]*** | ***+30*** |
| ***Total On- and Off- Street Spaces*** | ***820*** | ***800*** | ***-20*** |

DISCOVER
Plattsburgh

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Notes: [1] Based on a parking supply survey conducted by the City of Plattsburgh's Community Development Office. [2] Includes one motorcycle space. [3] Reflects revised plan. [4] Reflects additional information provided by Clinton County subsequent to issuance of the DGEIS. [5] The four existing off-street parking spaces at Westelcom Park will be eliminated as part of the WPI. [6] The nine fewer spaces on the north side of Court Street between Margaret and Oak Streets are due to adjustments to the Clinton County Lot and the loss of five spaces on the west side of Margaret Street between Brinkerhoff and Division Streets is due to construction of the proposed APMPP. [7] Parking numbers reflect existing supply and have been updated to correct errors contained in the DGEIS.

**The Community Development Office offers the following additional documentation for reference by your boards when evaluating the Durkee applications:**

1. The Carl Walker study "Parking Observations and Recommendations" completed on behalf of the City in February of 2018. The study includes several recommendations for managing the City's downtown parking assets and replacing the capacity of the Durkee Street Municipal Parking Lot.

2. A February 19, 2020 memo from WGI, Inc. (formerly Carl Walker), the consultants who completed the City's 2018 downtown parking study, concluding that, in their view, the City's overall parking plan for downtown will provide adequate public parking capacity both during construction and after all the proposed GEIS projects have been completed.

3. An overview map showing the physical location of the proposed replacement parking capacity projects in the downtown area.

4. August 2018 memo from the Plattsburgh Parking Advisory Committee to the Common outlining its parking recommendations and a proposed timeline of implementation. These recommendations were arrived at after 8 months of PPAC meetings and input from numerous community stakeholders. The memo includes several recommendations regarding management of the City's new parking system.

   As yet, the Council has made no final decisions on any of these recommendations save for their endorsement of the continuation of the existing City policy on the use of outdoor 'parklets' during the summer season by downtown restaurants. The recommendation of IPS as the City's preferred kiosk vendor was made after an exhaustive process in which the City initially released an RFP, evaluated the 3 proposals received and then invited all 3 vendors for on-site interviews and a demonstration of their proposed kiosk units. Ultimately the PPAC's review committee decided unanimously to recommend IPS Group.

5. The construction site plan for the 103 space Arnie Pavone Memorial Parking Plaza which will be built on the current site of the Glens Falls National Bank Building on Margaret

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St. The City recently purchased the lot and will complete asbestos abatement and demolish the building pending completion of the GEIS with lot construction to commence immediately following demolition. Division St. will be abandoned and its former footprint incorporated into the new lot.

Cooperation from the adjacent property owners, Community Bank and St. John's Catholic Church, has been sought, agreements in principle have been reached with both parties, and the necessary access/construction easements are currently being negotiated for the portions of the construction required to take place on their properties. A preliminary rendering is included as well. Minor changes to the design have been implemented since this rendering was completed. A brief project narrative is also included. The new lot will be completed prior to groundbreaking on the Durkee lot development.

6. The construction site plan for the expanded Broad Street lot. This is a simpler project than the Pavone lot and will involve the addition of 21 parking spaces by expanding the lot toward the Saranac River. A preliminary rendering and project narrative are also included. The expanded lot will be completed prior to groundbreaking on the Durkee lot development.

7. Site plan for the reconfiguration of the Clinton County Government Center Parking Lot. In exchange for the City contributing to the construction cost of this reconfiguration, the County agreed to open the 69 spaces in the newly expanded public parking area to any public purpose whereas, prior to the lot's reconfiguration, only those on County business were permitted to park in that area.

8. Sketch site plan showing proposed improvements to Durkee Street which involve the conversion of that street to one-way, northbound traffic and the addition of new on-street parking capacity on the reconfigured street. Design work for this project is ongoing and it is anticipated that construction will begin roughly 6 months after construction of the Durkee lot development commences.

9. Draft proposals for a temporary construction parking plan to be implemented while construction of the DLMUD, Durkee Street improvements, and Bridge Street improvements are ongoing. These projects account for roughly 100 of the compensatory parking spaces included in the City's replacement plan and will not be available until construction is complete. The plan calls for, among other measures, the temporary designation of certain on-street areas within and adjacent to the SAD as long term parking.

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10. The traffic study completed as part of the GEIS process that analyzed the effects of all the proposed parking improvements on downtown traffic flow. The study concluded that, even with the conversion of Durkee Street to one-way traffic, traffic impacts would be minimal and of those expected increases in wait times at the various evaluated intersections, none was greater than 5 seconds.

**The following is a list of documentation related to the City's parking plan that has been included in previous SUP application submission materials to the ZBA:**

1. A memo from the Community Development Office to the Common Council, dated January 24, 2020 addressing public comments regarding parking that were submitted by the public in response to the Draft GEIS. NYS regulations require the Common Council, as lead agency for the environmental review, to respond to all substantive comments submitted by the public. Several comments questioned the manner in which the City was accounting for the number of spaces in its compensatory parking plan.

   Rather than debate the merits of these assertions, the City decided to show that, even if those assertions were utilized to calculate the number of compensatory parking spaces, that the SAD contains more than enough excess parking capacity to absorb any perceived deficit without approaching the peak parking utilization threshold of 85% that would normally require the City to start planning for additional parking. To do this, we used the results of over 100 SAD-wide parking counts conducted by members of the PPAC and the Community Development Office over the course of 2019. We felt it was more appropriate to use these results rather than those of the Carl Walker study as the demand observed in the 2018 study was based on observations prior to the City's resumption of active enforcement of its downtown parking regulations.

2. Current site plan for the Durkee Lot Mixed Use Development with anticipated parking demand included at bottom. A large underground parking deck and two surface parking lots are included in the plan. It is expected that the development will contain enough parking for its own needs and an additional 50 spaces that will be made available for use by the public. The City also plans to implement an additional 6 parallel, on-street parking spaces adjacent to the development on the south side of Bridge Street which can be seen on the right side of the site plan.

## RECOMMENDATIONS

1. **Considering the impending development of the Durkee St. Lot, the City needs to administer the City Parking System**.

The City parking assets (on-street and off-street parking spaces) are free to patrons and lightly regulated even for the time limited on-street spaces. When the Durkee St. development comes to fruition, the City will no longer have the option to let the parking system operate with little planning or active management and oversight. For the Durkee St. development and the existing businesses and other organizations to be successful, the City needs to manage the parking assets to promote high levels of customer service and efficient use of parking spaces. High levels of customer service include having open parking spaces when arriving downtown, and options for parking based on cost and proximity.

Administering a public parking system can include charging for parking, but it is not a requirement. Fees are an important tool for managing parking supply, as they allow patrons to choose where to park based on their own price sensitivity. Effective downtown parking systems can exist without fees. However, the main management tool is parking enforcement, and too much enforcement creates an adversarial relationship between parking management and patrons / customers.

DISCUSSION NOTE

Options to Accommodate Parking Needs in support of DRI and Durkee St. Development

1. Don't change much and require people to park in the Harbor Lots
2. Create necessary downtown parking and administer FREE parking system that does not charge patrons for use. City bears all costs for creating and managing parking.
3. Create necessary downtown parking and administer PAID parking system that charges fees for use.

Option 1 provides low levels of customer service. Option 2 is not financially feasible for the City. Option 3 provides high levels of customer service and has revenue to help cover costs.

Administration of the Parking System would require overhead; staff, supplies, equipment, etc. Our understanding from City staff is that implementation of a Parking System would have to pay for itself out of fees. The City is unable to absorb the overhead of a managed parking system that does not generate revenue. For the remainder of these recommendations, we are going to assume the City Parking System will charge user fees for hourly on-street parking and daily and monthly off-street parking to support the administrative overhead required. Paid parking accomplishes two objectives:

1.) Creates a high level of customer service by offering options to patrons based on price, not on enforcement.
2.) Provides funding necessary to adequately administer a public parking program.

*Recommendation*

Create a Parking Office that is responsible for day to day parking operations as well as short and long-term parking planning as part of the overall economic development of the City. Some of the items that need to be considered for more robust management and administration of parking include:

A. Staffing for:
   a. Issuance and administrations of monthly parking permits
   b. Issuance and administration of residential parking permits
   c. Civilian parking enforcement
   d. Administration of accounts payable / receivable
   e. Maintenance of meters
   f. Cash collection of meters
   g. Reconciliation of mobile and credit card payments
   h. Daily administration – answering phone calls / taking questions
   i. Parking ticket payments / adjudication
   j. Policy input from Community Development
   k. Coordination with zoning and land use
   l. Liaison with Mayor / Common Council

(There should be a lead person responsible for parking operations, but also leadership for future planning, land use and zoning issues related to parking. The leader needs to represent how parking and transportation can support the overall economic development of Plattsburgh.)

B. Administrative:
   a. A Parking Violations Bureau has already been established by ordinance, but there may be other legal requirements to establish a Parking System.
   b. Updated website with maps and payment option
   c. Cooperation with NYDOT regarding placing meters on State roads / highways
   d. Communication among Community Development / Finance / Police / Public Works and other City entities
   e. Communication with public about parking policies / needs / availability

C. Capital Expenditures:
   a. Office / meter shop / signage space
   b. Signage and wayfinding
   c. Purchase and installation of parking meters / necessary technology

d. Implementation of mobile payment option (can be implemented with little out of pocket costs to the City)
e. Purchase and implementation of electronic permitting and parking enforcement technology

The creation of a parking system will change the existing parking patterns and dynamics. Numerous decisions large and small will be required throughout the process, and adjustments will need to be made after implementation. Considerations include but are not limited to:

D. All parking related revenue should fund the Parking System; on-street fees, citations and late fees, off-street permits, daily parking and special event fees.
E. Having an administered Parking System provides the City with the opportunity to plan development, adjust to changing conditions and provide high levels of customer service.
F. Develop a Standard Operating Procedures Policy Manual
G. On-street parking:
    a. Rates
    b. Time limits or escalating rates
    c. Late fees and adjudication. The current citation price and late fees are part of City code. *(This type of detail should not be part of ordinance, it provides little flexibility and necessary changes may become political decisions instead of practical operational considerations.)*
    d. Type of meters (single space / multi space / mobile only)
H. Off-street parking rates
I. A certain percentage of parkers will vacate the downtown parking areas because the spaces are no longer free and without restriction.
J. Secondary parking supplies may emerge as private land owners open their parking areas for paid parking. Does the City want to regulate these businesses?
K. What policies are in place to maintain the downtown buildings and avoid demolition to create private parking lots?
L. The Harbor parking lots should remain free for cost sensitive parkers. This will require attention from the Police department to monitor the area and the walking routes.
M. Implementation time will likely be 6-12 months. Set a schedule so the parking system is running effectively before the Durkee St. development dramatically changes the downtown landscape.

DISCUSSION NOTE

Can the parking system be financially independent? Some of the factors to consider:

- Does the parking system retain all parking related revenue?
- Debt service
- Rates and fees
- How are expenses allocated? Utilities, snow plowing, capital maintenance?

2. **The Durkee St. development RFP should include a requirement to meet parking demand for the new development and replace some parking spaces from the removed parking lot.**

The current Durkee St. Lot provides 65% of the off-street public parking supply downtown. Eliminating these parking spaces without replacing them would result in hundreds of parkers being displaced during and after development.

A. The chosen development team should include on-site parking for the parking demand created on the site. This can be a combination of structured and surface parking, but would require some structured parking to provide the spaces necessary. Shared parking scenarios should be considered when determining the total parking required. Pertinent language from City code regarding shared parking:
   - *If the parking demand is determined to be greater than the required minimum number of spaces, the Building Inspector, or the Zoning Board of Appeals, may permit the property to be used or occupied for the owner's intended purpose if it is determined there are sufficient public parking spaces to meet such demand, and the property owner agrees to pay an additional parking assessment for such excess parking.*
   - *The Building Inspector or Zoning Board of Appeals may require the lot owner to provide a parking survey, in such form as he/it determines is appropriate, to assist him/it in making the determinations required by this section.*

B. In addition to including parking to meet the needs of the new development, the City should seek to add public parking as part of the development. Public parking in the core area of downtown is over 85% occupied at peak times (noon on a weekday) and therefore the current off-street parking needs to be replaced. Some of the opportunities to provide the replacement parking include:

   a. On-street angled parking along Durkee St. and Bridge St.
   b. Surface parking on Durkee development site as part of the development design.
   c. Structured parking at the Durkee development site. This would not likely include a separate parking structure, but additional spaces within a structure integral to the development.
   d. Surface parking lots in other areas of downtown to balance parking supply geographically. We developed options for Court and Couch Streets west of Margaret St.
   e. Combination of the above options to create 275 parking spaces.
   f. Utilize the Harbor parking lots.

DISCUSSION NOTE

Creating 275 new parking spaces to replace the Durkee St lot will result in a parking situation roughly similar to the current conditions. Undoubtedly the City hopes the Durkee St. development will lead to additional economic development and potentially more parking demand. We have not modeled other development scenarios, as Durkee St. is the focus of the City and there are no other development plans at this time.

The main downtown parking lots are over 85% occupied, or effectively full considering snow, misparked vehicles, unused ADA spaces and the difficulty finding the final few spaces. There is no room for additional parking demand. If the proposed Durkee St. development provides enough parking to support itself, and the City provides an additional 275 parking spaces either on-site or around the City, there is little parking supply for increased parking demand.

It is a difficult decision for a City to build parking in hopes of increasing economic activity. While it is true that a restricted parking supply can dampen economic development, overbuilding parking rarely results in increased parking demand without specific development projects. We don't recommend overbuilding the parking supply beyond what is currently needed plus the Durkee St. development. However, planning for future parking needs is the type of benefit derived from a managed parking system with effective leadership.

3. **Add parking capacity on the north and west side of downtown through co-operative agreements.**

Plattsburgh should be commended for keeping many of the historic building and street fronts intact, especially along Margaret, Clinton and Durkee Streets, as well as City Hall Place. This creates a nice cityscape, but limits the opportunity to add surface parking lots. To add parking near downtown will take some creativity.

The attached options show opportunities to create;

- Angled pull in parking along Durkee St. and Bridge St. as part of the redevelopment of that site.
- An expanded shared lot with the County by closing Court St.
- Combining multiple private parking lots and closing Division St.
- Creating a parking lot in Trinity Park.

DISCUSSION NOTE

**Costs for Long Range Planning Purposes**

Structured Parking - $22,000 to $25,000 per space depending on various factors – 30 – 50-year lifespan

Surface Parking - $5,500 - $7,500 per space depending on various factors – 20-year lifespan

Cooperative parking agreements with private land owners are difficult to obtain. The owners of private parking lots are protective of the access the parking areas provide for their staff and patrons. However, if the City can provide assurance of access and financial incentive (through the parking user fees), then mutually beneficial agreements could potentially be reached to bring private parking areas into public parking supply.

4. **Eliminate the Parking Special Assessment District in favor of parking fees as part of Recommendation #1).**

With the implementation of parking fees, the Parking Assessment District should be eliminated and funding of parking should be through user fees. The Parking Assessment District provides funding for basic maintenance, snow and ice control and utilities for the City owned parking lots. The Assessment is based on building square footage and does not consider building use and intensity. The District also exempts certain entities, such as local, state and federal governments and churches. A Parking District supported by user fees provides equitable distribution of costs to the people utilizing the parking system. Organizations could redirect Assessment District money toward paying staff or patron parking.

DISCUSSION NOTE

Without being able to find the exact history, the general assumption is that the Parking Assessment District was implemented in 1985 as a result of the lost revenue when the old parking meters were removed. Eliminating the district if meters are re-installed seems to be a fair trade. There is also some goodwill generated by eliminating a fee.

5. **Conduct parking enforcement with civilian enforcement staff.**

The Police admittedly don't have the staffing to conduct consistent parking enforcement. While this has not caused major problems for the downtown, it is a reminder that the priority of the Police Department is public safety. While parking is an important issue, parking violations rarely rise to the level of being a public safety concern.

Parking enforcement conducted by civilian parking enforcement can be focused on providing high levels of customer service and a regular presence that is not called away for more important public safety issues elsewhere in the community. Dedicated parking enforcement would provide the following services and considerations:

- A consistent downtown presence.
- Provide parking enforcement for all non-moving violations; ADA, loading zones, No Parking zones, etc.
- Serve as liaison between merchants, land owners, downtown employees and the Parking Department.
- Provide directions, customer service and education on parking costs and policies for patrons and visitors. This could include referrals for jump starts, lockouts, or stranded motorists.
- Conduct regular permit violation checks in the parking lots to assure a minimum number of unauthorized parkers.
- Coordinate sign issues, meter malfunctions and other maintenance issues.
- Serve as an extra set of eyes and ears for downtown security.
- Promote the Downtown Vision of the City Community Development Department, and serve as an ambassador for the downtown.
- Coordinate with Police for identification of stolen and abandoned vehicles.

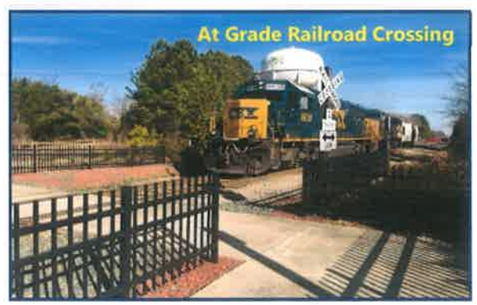
**6. Develop a plan to utilize the Harbor parking lots during the Durkee St. Lot construction.**

The Durkee St. development will change the function and activity of downtown. The disruption will peak during construction, when the existing parking has been removed, but the new parking is not in service yet. The City has available parking at the Harbor that can be used in the interim. To take advantage of this available parking, the City will have to provide enhancements to better connect the lots to downtown.

- Consider a temporary shuttle service from the Harbor lots to Margaret St.
- Upgrade the pedestrian connections at Dock St. and Green St. (Long-Term Improvement)
- Explore the opportunity to construct at grade pedestrian crossing and switchback pedestrian ramp at Pike St. extended. (Long-Term Improvement)

Improved Pedestrian Connections
Green St
Bridge St
Pond Street
Margaret St
Durkee St
9

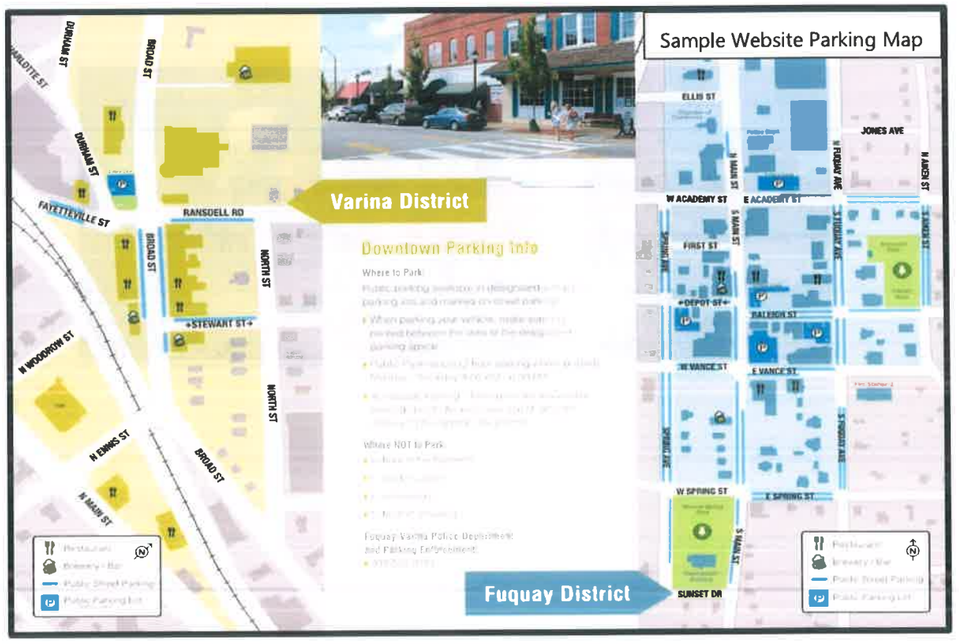
RAILROAD
2
TRACKS
LOOK


At Grade Railroad Crossing

7. **Create a parking website as part of Recommendation #1.**

In coordination with parking branding and wayfinding, the City should develop a parking page on the City website. The webpage should inform guests and visitors of availability and policy and provide payment and convenience for patrons. The page should include:

- Parking Maps
- Policy and Regulations
- Online Payments
  - Parking tickets
  - Monthly Permits
  - Residential Permits
- Special Event Parking Policies
- Contact Information



8. **Improve Green St. for vehicular, bicycle and pedestrian access from the Harbor area to downtown.**

The short-term need to utilize the Harbor parking lots for the Durkee St. development may provide the opportunity for longer term capital improvements connecting those lots to downtown. Green St. provides the opportunity to improve vehicle, bicycle and pedestrian connections from downtown to the Harbor lots and lakefront. Improved sidewalks, bike lanes, lighting and emergency call boxes would enhance the area and improve the perception of safety. A Complete Streets approach would greatly enhance this connection for all users.

9. **Develop parking branding and wayfinding program for downtown, but that can also be used citywide.**

Existing location and wayfinding signage for the public parking lots is lacking. We were only able to find one standard "P" for parking symbol. Most residents and regular downtown visitors will find available parking, but with a managed system including enforcement, rates and fees, it is important to be clear regarding which areas are set aside for public parking. For out-of-town visitors and infrequent resident patrons, the public parking identification is necessary for even basic use of the parking system without confusion and worry of receiving parking tickets or being towed.

Margaret and Court Lot

Lexington, KY

BURLINGTON

Burlington, VT

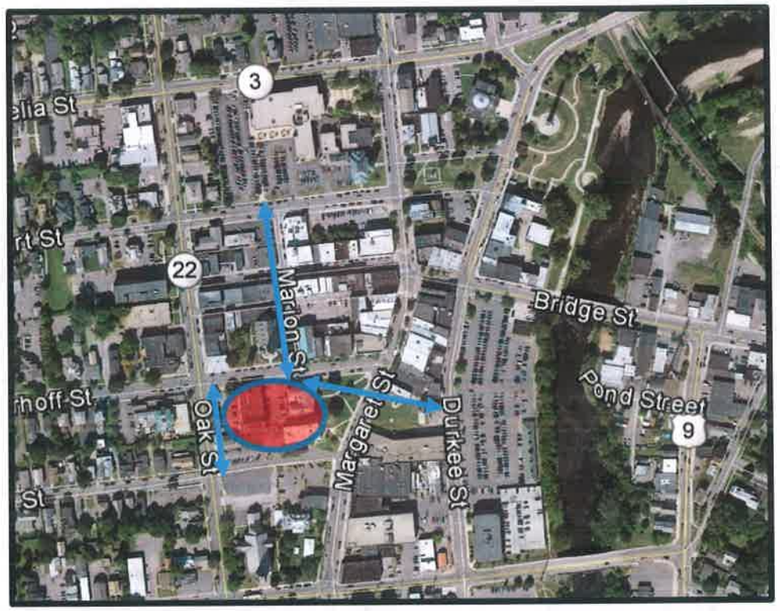
Albany, NY

The above three parking systems adopted branding utilizing the universal Parking "P" and a location specific logo. The Public Parking sign in the Margaret and Court lot has the beginnings of a branding campaign with the parking "P" and a logo at the top. The branding needs to be carried throughout the downtown parking system, including on-street parking where appropriate. *NOTE: We understand the City is undertaking a signage and wayfinding program currently. This recommendation is intended to reinforce that parking should not be left out of the design and implementation.*

**10. Develop a special events parking plan for the Strand Center and Theater.**

The Strand Arts Center and Theater brings people downtown on a regular basis, especially at night and on weekends when other parking demand is low. Develop specific directions for Strand patrons so they are confident of the areas they are allowed to park. On-street parking should accommodate a large portion of the visitors for most events. For larger events patrons could use the City public parking lots and potentially private lots with some of the following provisions:

- A cooperative agreement for patrons to use the private parking lots after 5 pm and on weekends.
- Improve the pedestrian link along Marion St. with new sidewalks and increased lighting. (County Lot)
- Clearly identify the pedestrian link with the Durkee St. lot and the Strand Center.
- Potentially close Division St. and open public parking lot behind Strand Center.



**11. Add bicycle racks throughout downtown.**

There is a demand for bicycle access to downtown. We noted bicycles on city sidewalks and locked to signs and light poles. The City should add bicycle racks at convenient locations and consider adding street bicycle lanes as the city and downtown continue to develop.

Margaret Street

Sample Sign Post Bike Rack

**12. Work with NYDOT to re-route Route 9 off of Bridge St. and City Hall Place.**

The corner of Bridge St. and Durkee St. / City Hall Place is busy with traffic either turning north off Bridge St. or turning left onto Bridge St. heading south. The traffic includes numerous semi-trailers and other large vehicles as this a main north / south route for the area. Route 9 (through Route 314) connects the Burlington, VT ferry with the New York side of the lake. Re-routing Route 9 traffic along Catherine St. would provide traffic relief for downtown.

Traffic relief would result in a more pedestrian and bicycle friendly downtown and potentially increase safety. Decreased traffic would also make the Durkee St. development site more appealing for greenspace and pedestrian related activity. This would make the potential walk from the Harbor parking lots more appealing and safer.

**13. Work with railroad to avoid simultaneous blockage of BOTH Dock St. and Green St. when a train needs to stop downtown.**

Railroad interfaces with roads, motor vehicles, bicycles and pedestrians are generally complicated. There are simply too many competing access interests for simple shared use. As cities across the country have become more densely populated, the need for co-operative policies have been recognized and implemented by many rail companies.

The City needs to reach an agreement with the rail company to maintain open circulation paths at either Dock St. or Green St. at all times. It is understandable when one of the outlets is blocked by parked train cars, but having both blocked is a public safety issue. Additionally, the prime lake frontage property will be more difficult to develop if access is an ongoing issue.

**14. Implement a residential parking permit program for downtown residents.**

There are a growing number of downtown residents, and new City and State programs are aimed at continuing to increase the number of people living in downtown Plattsburgh. The Durkee St. development is expected to have residential units. As part of the parking system reorganization, a Residential Parking Permit Program should be established to provide parking for those who do not have a parking space as part of their lease.

From a zoning standpoint, landlords should still be required to provide adequate parking for their residents, without encouraging the demolition of a building to do so. If a residential property does not have parking spaces available, residents should be able to get a space from the City. The landlord or the resident may be responsible for the cost. As new residential units are opened, the parking demand and needs should be addressed prior to issuing occupancy permits.

# MEMO

**Date:** 2/19/2020
**To:** Matt Miller, Director of Community Development
**Email:** millerma@cityofplattsburgh-ny.gov
**From:** Jon Forster, WGI
**Regarding:** Plattsburgh Downtown Parking

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WGI (formerly Carl Walker, Inc.) has reviewed the following documents for short- and long-term parking plans associated with loss of existing parking due to the development of the Durkee St. parking lot:

- Financial Restructuring Board Funding Resolution (6/26/2019)
- PPAC Recommendations to Common Council Memo (8/15/2019)
- Government Center Lot Sketch Site Plan (8/16/2019)
- Durkee St. Improvements Map (9/31/2019)
- Temporary Construction Parking Proposal (11/11/2019)
- GEIS Traffic Impact Study (11/19/2019)
- December 2019 Ticketing Report (12/31/2019)
- SAD Parking Utilization Memo (1/24/2020)
- Durkee Lot Mixed Use Development Site Plan (1/24/2020)
- Arnie Pavone Lot Drawing (2/3/2020)
- Broad St. Lot Drawing (2/3/2020)
- Parking Replacement Map (2/14/2020)

WGI began the Plattsburgh Parking Study in September 2017. In the following two years conditions have changed with changes in business activity and the re-implementation of consistent parking enforcement in the downtown district. City staff collected parking occupancy data over 100 times in 2019, documenting the changing parking characteristics of downtown. This new data should be used for analysis since it is more recent and reflects the changing conditions.

## Parking Plans

### *Construction Parking Plan*

The City has identified several options to increase the number of parking spaces in the downtown district. Many of the options provide additional parking prior to the beginning of construction on the Durkee St. parking lot. If the most conservative estimates are utilized, these plans include the addition of 168 new parking spaces through a combination of projects including the Government Center Lot expansion (44 spaces), Broad St. Lot expansion (21 spaces) and Arnie Pavone Memorial Parking Plaza (103 spaces). These 168 spaces replace nearly 60% of the 289 spaces in the current Durkee St. parking lot. These parking spaces provide additional parking in multiple locations across the City instead of centralizing much of the City's parking supply in a single parking lot (Durkee St.).

The 2019 parking occupancy counts conducted by the City indicate there is room within the SAD and its immediate vicinity to temporarily absorb the parking demand of those parking spaces on the Durkee St. lot that will not be replaced elsewhere downtown prior to the commencement of construction activities on that lot. The occupancy counts show there are regularly over 300 empty parking spaces across the SAD.

We understand the City's temporary parking plan during construction on the Durkee St. lot includes allowing extended (over two hours) parking on Oak St. and other streets west of Margaret St. **Replacing long-term, off-street parking with long-term, on-street parking is acceptable as long as the commercial land uses (restaurants, store fronts, etc.) continue to have short-term parking available nearby for their patrons and other needs.**

With the construction activity surrounding the Durkee St. development and the relocation of parking spaces around the downtown, it is important for the City to communicate changes to the public to minimize confusion. It should also be recognized that construction periods are inherently confusing and that a reasonable amount of patience and a period of adjustment will be required of the City's residents, parking patrons, business owners, and City staff.

*Post Construction Parking Plan*

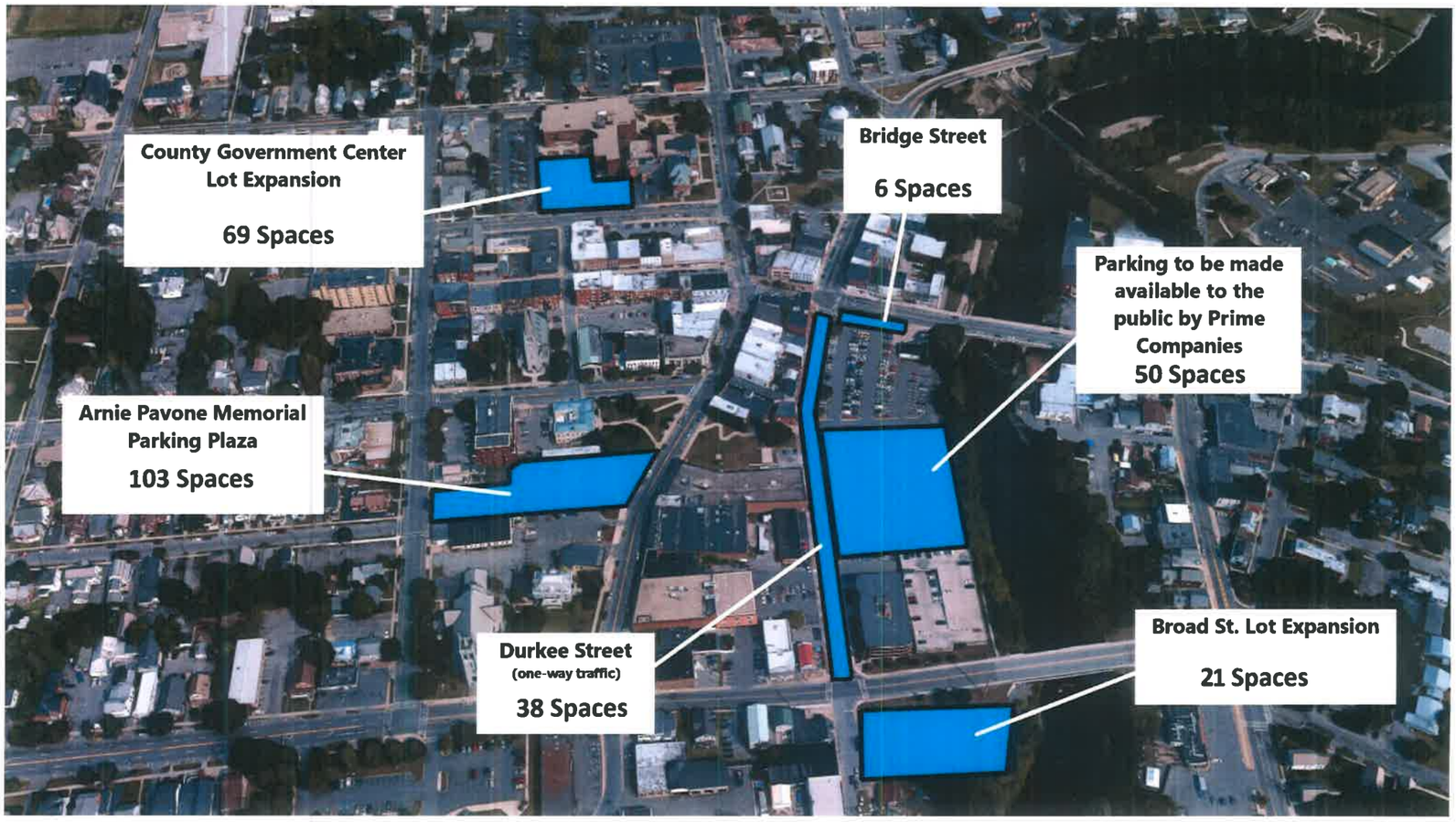
The Community Development Office's January 24, 2020 Parking Utilization Memorandum to the Common Council outlines a reasonable plan for parking after the construction period ends and the Durkee Lot Mixed-Use Development (DLMUD) opens for business. If 50 parking spaces within the DLMUD are made available for use by the general public, then including the 168 spaces detailed above, 218 of the 289 spaces currently within the Durkee St. lot will be replaced with off-street parking around the City. The addition of 44 new parking spaces via the proposed improvements to Durkee St. and Bridge St. brings the total amount of replacement capacity to 262 spaces. While the various projects will result in the loss of other areas of existing public parking, these losses are relatively minor and do not affect our conclusions. The parking occupancy data collected by the City supports the conclusion that there will be adequate public parking capacity during construction and after all the proposed projects have been completed.

The Durkee St. development will change the nature of downtown. The increased density and slight reduction in the number of parking spaces will require the City to efficiently manage its parking assets. As detailed in its August 15, 2019 memorandum to the Common Council, the Plattsburgh Parking Advisory Committee submitted reasonable recommendations for effective management of this parking system. This type of proactive administration will help the City grow and adapt to parking and transportation needs as conditions evolve and new opportunities and challenges arise.

**Considerations**

WGI did not collect data or develop the construction or post-construction parking plans. This assessment is based on a review of the documents, assuming the information used to create these plans is accurate.

# CITY OF PLATTSBURGH
## PROPOSED PARKING REPLACEMENT LOCATIONS
(figures indicate # of new spaces to be made available)



# MEMORANDUM

To: Mayor Read & Members of the Common Council

From: Matthew Miller, Director of Community Development

Date: August 15, 2019

Re: PPAC Recommendations to Common Council

During its meeting on August 13, 2019, the Plattsburgh Parking Advisory Committee approved several recommendations to be sent to the Common Council for their further deliberation. They are as follows:

**Recommendation for Immediate Consideration:**

1. Standardization of all on-street parking time limits within the downtown Special Assessment District footprint to 2 hours. This would eliminate all 10 minute, 30 minute, and 1 hour time limits within this zone. This action should be reviewed and approved by City Planner prior to formal approval by Council.

2. Except for the first recommendation regarding standardization of on-street parking time limits, the PPAC recommends no other changes be made to the on-street parking management system at this time.

3. Continuation of current City policy regarding outdoor seating "parklets" on City streets during the summer season.

**Recommendations for Consideration Pending Completion of GEIS/Traffic Study:**

1. Authorize an agreement with IPS Group, Inc. to provide hardware and software services for a new, managed, downtown parking system that employs kiosks should the Council determine to implement such a system.

2. A single type of parking permit should be offered for sale on either a monthly or annual basis. Annual permits should be offered for sale at a modest discount to the cost of 12 monthly permits. The parking permits should be designed to work in the following off-street lots:

   - Arnie Pavone Memorial Parking Plaza
   - Broad Street Lot
   - Court Street Lot
   - City Hall Place Lot
   - Public parking on the Prime Companies development (once available for use)

   The permit should allow individuals to park between 8:00 a.m. and 5:00 p.m., Monday through Friday in the off-street lots listed above. The costs of these permits shall be discussed by the PPAC and a

recommendation sent to the Common Council once all costs of the new downtown parking system are known.

3. A system that employs both permits and kiosks should be implemented in the following off-street lots:

    - Arnie Pavone Memorial Parking Plaza
    - Broad Street Lot
    - Court Street Lot
    - City Hall Place Lot
    - Public Parking in the Prime Companies development (once available for use)

    A system that employs kiosks only should be implemented in the following off-street lots:

    - Public Parking in Clinton County Government Center lot

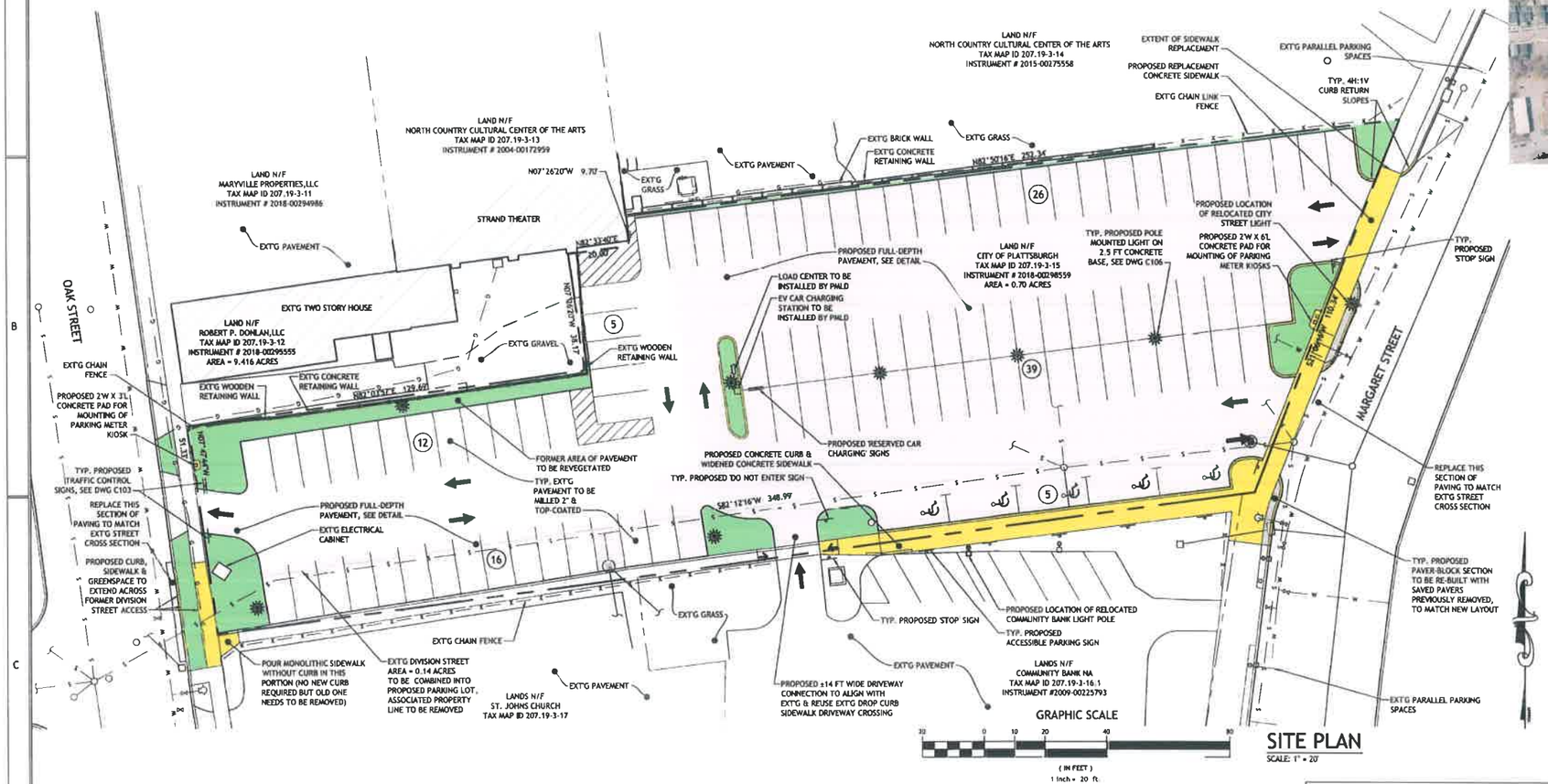
    Permits should be made available for frequent, long-term parkers. Kiosks should be made available for those individuals parking for shorter periods. Rates charges by the kiosks should be modest and parkers should be given the option of purchasing time on both an hourly and a daily basis. These rates should be charged only between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. This would coincide with the recommended parking permit structure. The distribution of kiosks in the off-street lot should be as follows:

    - Arnie Pavone Memorial Parking Plaza: 3 kiosks
    - Broad Street lot: 1 kiosk
    - Court Street Parking lot: 2 kiosks
    - City Hall Place Parking Lot: 1 Kiosk
    - Public Parking in Prime Companies development: 2 kiosks

4. Assuming the implementation of a new, managed, downtown parking system that employs parking permits and kiosks in off-street lots, the PPAC recommends that the downtown Special Assessment District be either reduced or eliminated.

**Recommendations for Consideration Pending Physical Development of Durkee Street parking lot:**

1. Implementation of new snow ban parking system that utilizes four off-street lots (Arnie Pavone Memorial Parking Plaza, City Hall Place lot, Broad Street lot, and Court Street lot) and the existing snow ban street light system to plow roughly 125 spaces (~50%) the first night following a snow event and roughly 125 spaces (~50%) the second night following a snow event. The specific order of lot plowing to be determined by DPW based on prevailing conditions during and after each snow event with public notice provided by the existing light system.




## SITE PLAN

SCALE: 1" = 20'

## LOCATION PLAN

SCALE: 1" = 200'

## HATCH LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE WALK/PAD
- PROPOSED BUILDING COVERAGE
- PROPOSED OPEN SPACE
- PROPOSED ACCESSORY STRUCTURE
- PROPOSED GRAVEL

## LEGEND

- EXT'G / PROP. MANHOLE
- EXT'G / PROP. WELL
- EXT'G / PROP. MANHOLE
- EXT'G / PROP. UTILITY POLE
- EXT'G / PROP. FIRE HYDRANT
- EXT'G / PROP. WATER CURB STOP
- EXT'G / PROP. EASEMENT BOUNDARY
- BUILDING SETBACKS
- EXT'G / PROP. TREE LINE
- PROPERTY LINE ABUTTERS
- EXT'G / PROP. PROPERTY LINE
- EXT'G / PROP. DITCH CENTERLINE
- EXISTING GRADE CONTOUR
- FINISHED GRADE CONTOUR
- EXT'G / PROP. STORM DRAIN
- EXT'G / PROP. WATER SERVICE
- EXT'G / PROP. SEWER SERVICE
- EXT'G / PROP. GAS MAIN
- EXT'G / PROP. UNDERGROUND UTILITIES
- EXT'G / PROP. OVERHEAD UTILITIES
- EXT'G / PROP. BUILDING
- EXT'G / PROP. CONCRETE CURB (FULL / DROP)
- EXT'G / PROP. CONCRETE SIDEWALK / PAD
- EXT'G / PROP. PAVEMENT
- EXT'G / PROP. GRAVEL

## PARKING NOTES:

1. ACCESSIBLE PARKING SPACES ARE REQUIRED AT A RATE OF 1 ACCESSIBLE SPACE PER EVERY 25 TOTAL PARKING SPACES IN ACCORDANCE WITH TABLE 208.2 OF THE ADA STANDARDS FOR ACCESSIBLE DESIGN

## ABANDONMENT OF DIVISION STREET NOTES:

1. CONTRACTOR SHALL SUPPLY, INSTALL AND MAINTAIN BARRICADE FENCING AND TEMPORARY SIGNAGE AS NECESSARY TO RESTRICT PUBLIC ACCESS FROM FORMER DIVISION STREET, EXCEPT AS NOTED BELOW
2. VEHICLE EGRESS ACCESS FROM COMMUNITY BANK PARCEL DRIVEWAY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO EITHER OAK STREET OR MARGARET STREET. THE CONTRACTOR CAN ALTER ROUTING AS NECESSARY TO FACILITATE ACTIVE WORK AREA. PROVIDE ALL NECESSARY SIGNAGE AND BARRICADES TO MAINTAIN SAFE EXIT ROUTE.
3. COORDINATE WITH CITY OF PLATTSBURGH DPW THROUGHOUT CONSTRUCTION FOR ACCEPTANCE OF ALL TEMPORARY SIGNAGE AND TRAFFIC CONTROL DEVICES.

## SITE LIGHTING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE PROPOSED LIGHT POLE FIXTURES INCLUDING NEW CONCRETE BASES AND CONDUIT EXTENDED TO ADJACENT POLE FIXTURES.
2. COORDINATE WITH PMLD FOR CONNECTION OF CONDUIT TO ADJACENT POLE(S) AND/OR ELECTRICAL CABINET(S). PMLD TO FURNISH & INSTALL WIRING CONDUCTORS AND MAKE ALL ELECTRICAL CONNECTIONS.
3. COORDINATE WITH PMLD FOR TERMINATION/MODIFICATION OF FORMER TRANSFORMER & CONC. BASE AS SHOWN ON C102.
4. NEW LIGHT POLE FIXTURES TO BE ACUITY HOLOPHANE FIXTURES PER LIGHTING SCHEDULE ON DWG C106, NO SUBSTITUTIONS ARE ALLOWED.
5. REMOVAL OF EXISTING LIGHT POLE FIXTURES SHALL INCLUDE CONCRETE BASES

## EASEMENT NOTE:

1. WORK AS SHOWN ON LANDS OF COMMUNITY BANK NA BY MEANS OF ACCESS & MAINTENANCE EASEMENT AS COORDINATED WITH LAND OWNER BY SKETCH SK-A SIDEWALK EASEMENT SKETCH.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# CITY OF PLATTSBURGH
# ARNIE PAVONE MEMORIAL PARKING PLAZA

MARGARET ST. & OAK ST., CITY OF PLATTSBURGH, CLINTON COUNTY, NY

DESIGN DEVELOPMENT PHASE SERVICES 100%

NOT FOR CONSTRUCTION

| REVISIONS | | |
|---|---|---|
| # | BY | DATE |
| | | |

## SITE OVERVIEW PLAN

| | |
|---|---|
| PROJECT NO. | 19041 |
| DATE | 02-03-20 |
| DRAWN BY | JBF |
| CHECKED BY | MSC |

C101

# ARNIE PAVONE MEMORIAL PARKING PLAZA
# PRELIMINARY RENDERING

**Executive Summary**

The proposed project includes the demolition of a 6,700 square foot multi-story building and associated site amenities along with the reconfiguration of an existing parking lot and the adjacent Division Street. The project site is a 0.7 acre parcel identified as Tax Map ID 207.19-3-15 with approximately 0.2 acres of right-of-way lands for Division Street. Proposed improvements include a new parking lot with approximately 103 parking spaces and associated pedestrian ways, site lighting, and landscaping enhancements. The light fixtures will match the antique decorative fixtures along Margaret Street and the landscaping species have been chosen to align with the forthcoming Westelcom Park improvements.

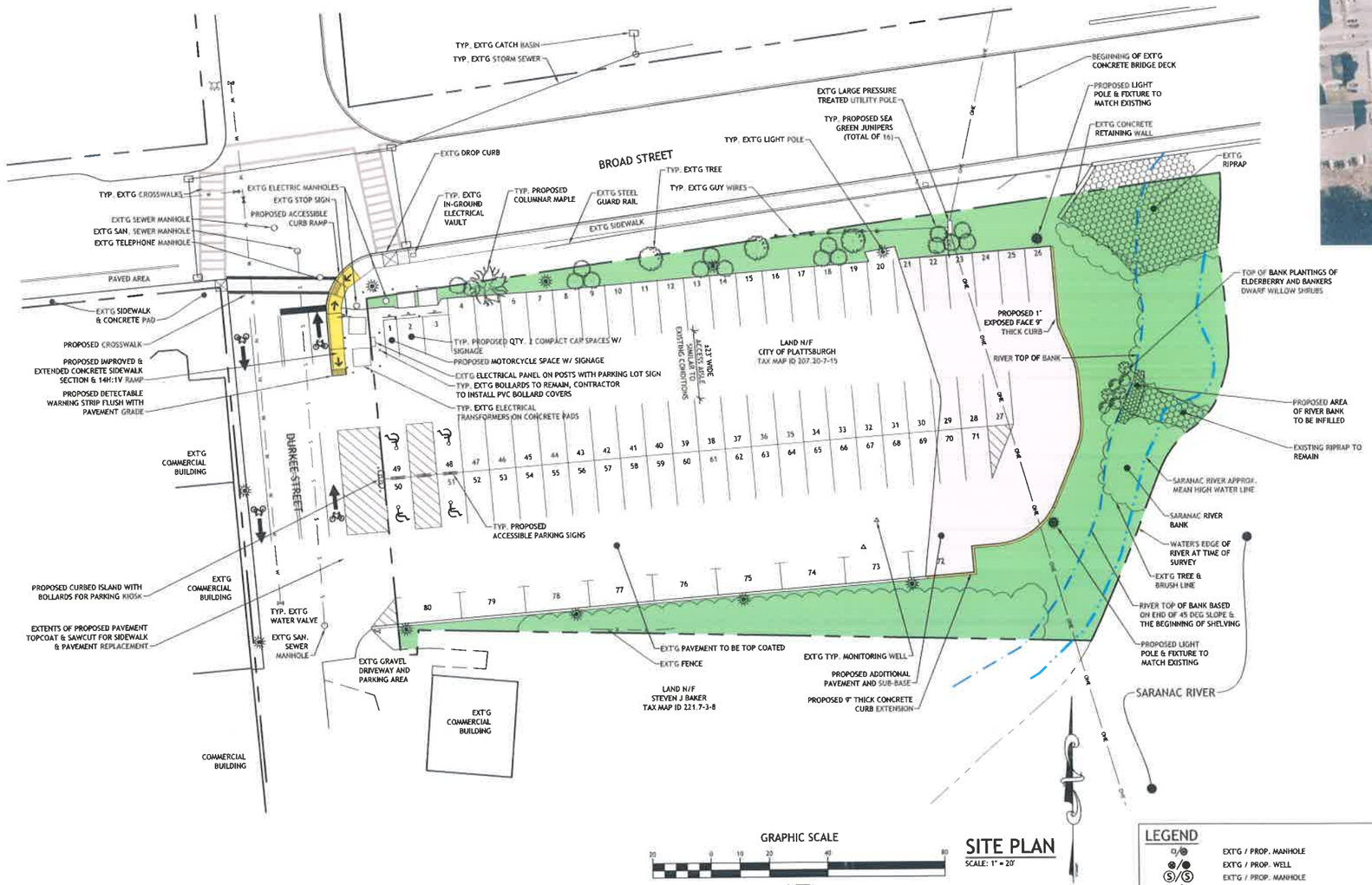
**Utility Coordination**

The following summarizes anticipated utility coordination within the City of Plattsburgh and the prospective contractor to facilitate the site development as proposed.

- Water – The demolition contractor will be capping the existing water service to the former Glens Falls National Bank building at the building foundation. The prospective site work contractor through coordination with the Department of Public Works will be responsible for physically disconnecting the service at the main shutoff valve, capping the valve and backfilling the abandoned pipe with grout.
- Sanitary Sewer - The demolition contractor will be capping the existing sewer service(s) from the former Glens Falls National Bank building at the building foundation. The prospective site work contractor through coordination with the Department of Public Works will be responsible for infilling the respective penetrations in sewer manholes and backfilling the abandoned pipe with grout. One of the existing catch basins in Division Street is currently connected to the sanitary sewer system. The project will remove the open grate and replace it with a solid manhole lid, then install a new catch basin and make connection to the storm sewer system.
- Storm Sewer – It is believed that the former bank building had roof drain connections tied to the sanitary sewer system, these will be terminated as described above. Surface runoff within the new parking lot will be collected and conveyed to the existing storm sewer system in Margaret Street. Per coordination with the Department of Public Works, there are no known capacity issues in the existing 42 inch diameter storm sewer piping in Margaret Street.
- Electric – As part of the demolition process of the former bank building, PMLD will be removing the building electric transformer on the project parcel. In place of the obsolete transformer, the prospective site work contractor through coordination with PMLD will extend conduits to a curbed island within the parking lot. From this island PMLD will be installing a load center and car charging station to serve two parking stalls. The site contractor will extend power circuits from this load center to the new light pole fixtures throughout the project site. As part of the project two light poles will be removed/relocated along the Margaret Street corridor.

**Permitting Processes**

Having a total site area and anticipated area of disturbance of less than 1.0 acre, the project is not subject to the NYSDEC SPDES Construction General Stormwater Permit. The project was included in the SEQR process for the Final Generic Environmental Impact Statement conducted by the City of Plattsburgh as coordinated by Chazen. No additional permitting is anticipated for the proposed project.




GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

## SITE PLAN

SCALE: 1" = 20'

## LOCATION PLAN

SCALE: 1" = 100'

### SUB-BASE PREP NOTES:

1. WHERE LABELED AND/OR SHOWN FOR REMOVAL, ALL VOIDS REMAINING AFTER REMOVAL OF ANY STRUCTURES OR GRASSED AREAS, SHALL BE EVALUATED FOR PROPER SUB-BASE PREPARATION PRIOR TO PAVING.
2. IF NO GRAVEL IS PRESENT, EXCAVATE DOWN TO 16" BELOW GRADE AND ESTABLISH SUBGRADE & COMPACT TO 95% OF MAX. DRY DENSITY.
3. IF GRAVEL SUB-BASE IS PRESENT, ENSURE DEPTH TO COMPACTED SUB-BASE IS 16" BELOW GRADE. IF ELEVATION OF COMPACTED SUB-BASE IS LESS THAN 16" FROM GRADE, EXCAVATE DOWN TO 16" BELOW GRADE AND ESTABLISH A COMPACTED SUB-BASE.
4. THEN PREPARE SUB-GRADE AS SHOWN IN PAVEMENT CROSS SECTION DETAILS, ENSURING THAT THE TOP ELEVATION MATCHES THE SURROUNDING PAVED SECTIONS

### EQUIPMENT TO BE SUPPLIED TO OWNER:

1. BENCHES, SIGNS (U.N.O), SHALL BE TURNED OVER TO OWNER IN CLEAN, ORIGINAL CONDITION, AFTER REMOVAL

### PAVEMENT SURFACE PREP. NOTES:

1. CLEAN EXISTING PAVEMENT SURFACE & CRACKSOF ALL LOOSE MATERIAL, GRASS GROWTH & DEBRIS
2. FILL ALL CRACKS FROM ½" TO ¾" WIDE ACCORDING TO 'KOLD-FLO POURABLE CRACK FILLER' MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURE.
3. CONFORM TO ALL MANUFACTURERS INSTRUCTIONS FOR SURFACE PREP.

### PARKING LOT USE DURING CONSTRUCTION:

1. THE CONTRACTOR SHALL PERFORM WORK WITHIN THE PROJECT AREA IN A MANNER TO ALLOW FOR CONTINUED USE OF THE PARKING LOT THROUGHOUT CONSTRUCTION.
2. UTILIZE BARRIER FENCING OR OTHER SUITABLE MEASURES TO SECTION OFF ACTIVE WORK ZONES AND TEMPORARY SIGNAGE TO DIRECT THE PUBLIC AWAY FROM CLOSED OFF AREAS.
3. AT THE TIME OF TOP COURSE PAVEMENT INSTALLATION, THE ENTIRE PARKING LOT MAY BE CLOSED TO ALLOW FOR CONTINUOUS APPLICATION OF THE TOP COURSE. ANTICIPATED MAXIMUM CLOSURE TIME WOULD BE FOR ONE DAY OF PAVING ACTIVITY AND THE FOLLOWING MORNING FOR STRIPING. PARKING LOT SHALL BE OPENED ONCE STRIPING PAINT HAS REACHED MANUFACTURER'S NO TRAFFIC PICKUP TIMEFRAME (45 MIN. FOR SHERWIN WILLIAMS SETFAST ACRYLIC W9 TRAFFIC MARKING PAINT).

### SITE LIGHTING NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING THE TWO PROPOSED LIGHT POLE FIXTURES INCLUDING NEW CONCRETE BASES AND CONDUIT EXTENDED TO ADJACENT POLE FIXTURES.
2. COORDINATE WITH PALD FOR CONNECTION OF CONDUIT TO ADJACENT POLE(S). PALD TO FINISH & INSTALL WIRING CONDUCTORS AND MAKE ALL ELECTRICAL CONNECTIONS.
3. COORDINATE WITH PALD FOR TERMINATION/MODIFICATION OF FORMER CONC. BASE AS SHOWN ON C102.
4. NEW LIGHT POLE FIXTURES TO BE ACUITY HOLOPHANE MODELS:
   - POLE SPEC# CH A 21 F4J 12 P07 ABG BK R158A
   - FIXTURE SPEC# WARETR02 P50 AS M4
   - NO SUBSTITUTIONS ARE ALLOWED.
5. EACH POLE SHALL HAVE A WEATHERPROOF GFI RECEPTACLE INSTALLED & POWERED PER COORDINATION WITH PALD.

### HATCH LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE WALK/CURB
- PROPOSED BUILDING COVERAGE
- PROPOSED OPEN SPACE
- PROPOSED ACCESSORY STRUCTURE
- PROPOSED GRAVEL

### LEGEND

- EXT'G / PROP. MANHOLE
- EXT'G / PROP. WELL
- EXT'G / PROP. MANHOLE
- EXT'G / PROP. UTILITY POLE
- EXT'G / PROP. FIRE HYDRANT
- EXT'G / PROP. WATER CURB STOP
- EXT'G / PROP. EASEMENT BOUNDARY
- BUILDING SETBACKS
- EXT'G / PROP. TREE LINE
- PROPERTY LINE ABUTTERS
- EXT'G / PROP. PROPERTY LINE
- EXT'G / PROP. DITCH CENTERLINE
- 101 EXISTING GRADE CONTOUR
- 102 FINISHED GRADE CONTOUR
- 12"ST EXT'G / PROP. STORM DRAIN
- W EXT'G / PROP. WATER SERVICE
- S EXT'G / PROP. SEWER SERVICE
- G EXT'G / PROP. GAS MAIN
- UGE EXT'G / PROP. UNDERGROUND UTILITIES
- OHE EXT'G / PROP. OVERHEAD UTILITIES
- EXT'G / PROP. BUILDING
- EXT'G / PROP. CONCRETE CURB (FULL / DROP)
- EXT'G / PROP. CONCRETE SIDEWALK / PAD
- EXT'G / PROP. PAVEMENT
- EXT'G / PROP. GRAVEL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# CITY OF PLATTSBURGH BROAD STREET PARKING LOT IMPROVEMENTS

BROAD STREET & DURKEE STREET, CITY OF PLATTSBURGH, CLINTON COUNTY, NY

DESIGN DEVELOPMENT PHASE SERVICES 100%

NOT FOR CONSTRUCTION

| REVISIONS | | |
|---|---|---|
| # | BY | DATE |
| | | |

## SITE OVERVIEW PLAN

| | |
|---|---|
| PROJECT NO. | 19071 |
| DATE | 02-03-20 |
| DRAWN BY | JBF |
| CHECKED BY | MGC |

C101

# BROAD STREET PARKING LOT EXPANSION
# PRELIMINARY RENDERING

**Executive Summary**

The proposed project includes a minor expansion to the existing City of Plattsburgh Broad Street parking lot. The project is on a 0.8 acre portion of the overall 3.7 acre parcel identified as Tax Map ID 207.20-7-15. The existing 22,300 square foot parking lot will be improved and the paved walking trail area will be converted to a 4,000 square foot parking surface extension to increase the overall parking space count from 59 to 80 spaces. The project will potentially disturb roughly 8,000 square feet of ground. The project will include a concrete pad for future installation of parking meter kiosks. Striping of the Durkee Street right-of-way has been coordinated with Saranac River Trail II project and will include centerline and bike lane demarcations. Accessibility improvements are also proposed with new ADA compliant parking stalls, sidewalk, and curb ramp improvements.

**Utility Coordination**

The following summarizes anticipated utility coordination within the City of Plattsburgh and the prospective contractor to facilitate the site development as proposed.

- Storm Sewer – The existing parking lot surface drains to a grass depression near the bank of the Saranac River with a culvert conveying water under the existing paved walkway and point discharges into the Saranac River. The proposed project will eliminate the point discharge and replace it with a concrete curb level spreader which will convey surface drainage toward the bank of the river in a sheet flow pattern which will provide improved stormwater quality.
- Electric – The prospective site work contractor through coordination with PMLD will install two new site light pole fixtures in the vicinity of the expanded parking lot area. The pole fixtures specifications have been coordinated with PMLD to match the existing site lighting.

**Permitting Processes**

Having a total site area and anticipated area of disturbance of less than 1.0 acre, the project is not subject to the NYSDEC SPDES Construction General Stormwater Permit. The project was included in the SEQR process for the Final Generic Environmental Impact Statement conducted by the City of Plattsburgh as coordinated by Chazen. No additional permitting is anticipated for the proposed project. A Joint Application Form was filed in December with the NYSDEC for coverage under the Stream Disturbance permit. All proposed work will be above the ordinary high water mark of the Saranac River, therefore the work should not be jurisdictional to the Army Corps of Engineers.

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft.

## SKETCH SITE PLAN

SCALE: 1" = 20'

## ARIAL PLAN

SCALE: 1" = 40'

GRAPHIC SCALE

( IN FEET )
1 inch = 40 ft.

### PARKING NOTES:

1. TYPICAL DIMENSIONAL STANDARDS INCLUDE ±24' DRIVE AISLE WIDTHS AND ±9'x18' PERPENDICULAR & ±9'x20' PARALLEL PARKING STALL DIMENSIONS. STALLS DENOTED WITH A "C" REPRESENT COMPACT CAR SPACES WITH AN AVAILABLE DEPTH OF ±14'. STALLS DENOTED WITH AN "M" REPRESENT MOTORCYCLE SPACES. STALLS DENOTED WITH AN "E" REPRESENT ELECTRIC CAR CHARGING SPACES.
2. BREAKDOWN OF PROPOSED PARKING SPACES:
   OLD COURT HOUSE EMPLOYEE PARKING AREA
   - EMPLOYEE SPACES = 8
   - RESERVED SPACES = 2 (#'s 3, 4)
   - ADA SPACES = 1, BASED ON A TOTAL OF 11 SPACES
   PUBLIC PARKING AREA
   - SPACES = 63
   - ADA SPACES = 3, BASED ON A TOTAL OF 66 SPACES
   GOVERNMENT CENTER EMPLOYEE PARKING AREA
   - EMPLOYEE SPACES = 109
   - RESERVED SPACES = 12 (#'s 1-12)
   - ADA SPACES = 7, BASED ON A TOTAL OF 232 SPACES (TOTAL INCLUDES 104 EMPLOYEE SPACES FROM OAK STREET PARKING AREA)
3. CONCEPT FOR ACCESSIBLE PARKING FACILITIES IS IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT, TABLE 208.2. ACCESSIBLE SPACES TO INCLUDE APPLICABLE SIGNAGE & ACCESSIBLE SIDEWALK ROUTE.
4. AVAILABLE PARKING SPACES INCLUDE 205 TOTAL VEHICLE PARKING STALLS (11 OF WHICH ARE ACCESSIBLE), WHICH IS AN INCREASE OF 47 SPACES FROM 158 EXISTING STRIPED PARKING SPACES.

### PLAN REFERENCE NOTE:

THIS PLAN IS INTENDED FOR GENERAL REPRESENTATION OF THE EXISTING CONDITIONS AND CONCEPTUAL SITE IMPROVEMENTS AND SHALL NOT BE CONSTRUED AS A PROPERTY OR FIELD SURVEY. BACKGROUND INFORMATION HAS BEEN DEVELOPED FROM HISTORICAL PROPERTY INFORMATION AND CASUAL FIELD OBSERVATIONS.

### TOTAL PARKING SPACES:

EXISTING SPACES:
- OLD COURT HOUSE EMPLOYEE PARKING AREA
  SPACES = 10
- PUBLIC PARKING AREA
  SPACES = 49
- GOVERNMENT CENTER EMPLOYEE PARKING AREA
  SPACES = 99
  TOTAL SPACES = 158

PROPOSED SPACES:
- OLD COURT HOUSE EMPLOYEE PARKING AREA
  SPACES = 11
- PUBLIC PARKING AREA
  SPACES = 66
- GOVERNMENT CENTER EMPLOYEE PARKING AREA
  SPACES = 128
  TOTAL SPACES = 205

### HATCH LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE WALK/CURB
- PROPOSED OPEN SPACE
- EXISTING ROAD/PARKING LOT
- EXISTING CONC. /PAVER SIDEWALK


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# CLINTON COUNTY PARKING FACILITIES
# GOVERNMENT CENTER LOT IMPROVEMENTS

34 COURT STREET, CITY OF PLATTSBURGH, CLINTON COUNTY, NEW YORK

SCHEMATIC DESIGN PHASE SERVICES 100%

NOT FOR CONSTRUCTION

REVISIONS

| # | BY | DATE |
|---|---|---|
| | | |

## SKETCH SITE PLAN

| | |
|---|---|
| PROJECT NO. | 14025-016 |
| DATE | 08-16-19 |
| DRAWN BY | JBF |
| CHECKED BY | MSC |

C100

# DOWNTOWN STREETSCAPE AND RIVERFRONT ACCESS

CITY OF PLATTSBURGH, NY

FEBRUARY 2020

DISCOVER | DÉCOUVREZ
Plattsburgh
NEW YORK

DURKEE STREET - SKETCH

SARATOGA ASSOCIATES

# Downtown Plattsburgh

## Draft Parking Plan during DRI Construction Period

**(Updated February 20, 2020)**

### Issue

During construction of the Prime Companies development and the streetscape improvements on Durkee and Bridge Streets, planned parking improvements in those areas will not be available for use. Alternative parking options must be made available during this period to ensure that the City's commitment to provide adequate capacity to replace the loss of the Durkee Street parking lot is met both during and after construction.

**City of Plattsburgh Parking Replacement Projects w/ # of New Spaces**

Arnie Pavone Parking Lot – 103 Spaces

Broad Street Lot Expansion – 21 Spaces

County Government Center Lot Expansion – 69 Spaces

Prime Companies Development – 50 Spaces (privately managed to be made available for public use)

Durkee Street (1-way) – 38 Spaces

Bridge Street – 6 spaces

Expansion of the County's Government Center lot is completed. It is the City's intention to have completed both the Arnie Pavone lot and the Broad Street lot expansion prior to groundbreaking on the Prime Companies Development. However, the new spaces in the Prime Development, on Durkee Street, and on Bridge Street will not be available for use during construction. This amounts to 109 parking spaces, after you include the existing 15 spaces on Durkee Street. Current plans have the Prime Development breaking ground during the fall of 2020. Once that project is significantly underway, the construction of the Durkee Street and Bridge Street improvements are scheduled to begin in 2021. Construction activities related to these three projects will overlap and the Durkee/Bridge Street improvements are currently planned for completion after completion the Prime Development. Construction of the Prime Development is expected to require 18 months to complete and the Durkee Street improvements are expected to take a year.

### Current Parking Downtown Parking Demand:

To fill the gap during construction of these three projects, the Community Development Office measured and analyzed current parking utilization rates for both off-street and on-street spaces in the downtown

core to better understand whether the temporary need for these 109 parking spaces can be absorbed by current capacity.

The public parking supply in the downtown core, defined roughly as the area bounded to the north by Cornelia Street, to the east by the Saranac River, to the south by Broad Street, and to the west by Oak Street, consists of approximately 820 parking spaces (413 off-street, 407 on-street).

The information used in this analysis comes from the parking study completed by Carl Walker in 2018 as well as off-street and on-street parking counts conducted by the CDO and PPAC. To determine the existing demand within the SAD, 89 separate off-street parking lot counts of the City-owned lots within the SAD and 32 separate on-street parking counts of the entire SAD were conducted. Of these, 43 off-street counts and 29 on-street counts were conducted during the work week over the course of 6 months at various times of the day. The remaining counts were conducted on weekends and the utilization rates observed during these weekend counts were considerably less than those observed during the week. Those weekend counts have not been included in this analysis.

After calculating averages from the various parking counts, an overview of the total weekday parking utilization is shown below in *Figure 1*.

*Figure 1.*

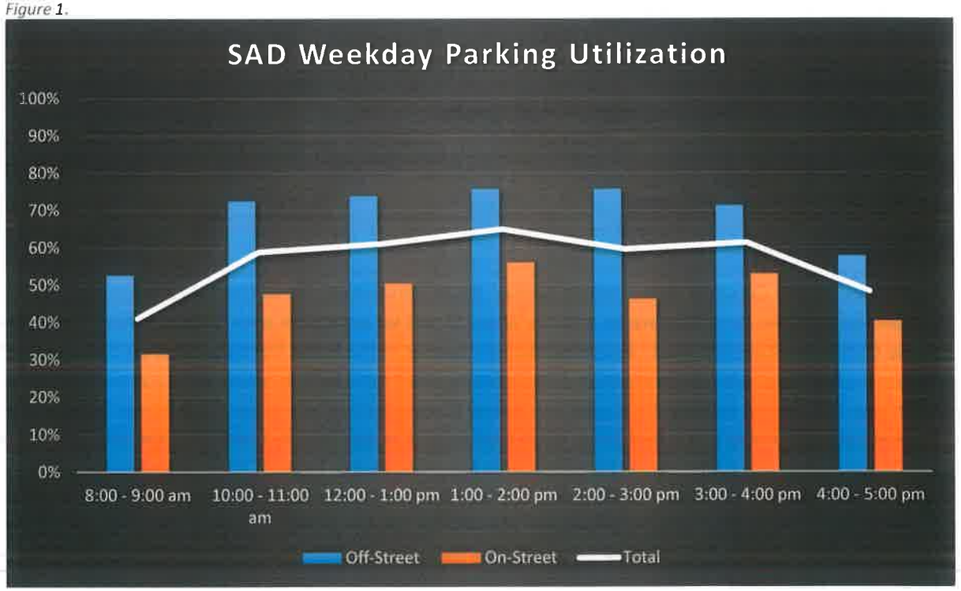


*Figure 1* shows the average total parking utilization for all downtown public parking as well as the average parking utilization for both on-street and off-street parking capacity. The data is further broken down into the *Table 1 & 2.*

| Table 1: SAD Weekday Average Parking Utilization | | | |
|---|---|---|---|
| Time | On-Street | Off-Street | Total |
| 8:00 - 9:00 am | 32% | 53% | 42% |
| 10:00 - 11:00 am | 48% | 73% | 60% |
| 12:00 - 1:00 pm | 51% | 73% | 62% |
| 1:00 - 2:00 pm | 56% | 76% | 66% |
| 2:00 - 3:00 pm | 48% | 76% | 62% |
| 3:00 - 4:00 pm | 53% | 71% | 62% |
| 4:00 - 5:00 pm | 40% | 58% | 49% |

| Table 2: Available SAD Parking Spaces at Average Utilization Rates | | | |
|---|---|---|---|
| Time | On-Street Available | On-Street Available | Excess Parking |
| 8:00 - 9:00 am | 278 | 194 | 472 |
| 10:00 - 11:00 am | 213 | 112 | 325 |
| 12:00 - 1:00 pm | 199 | 112 | 311 |
| 1:00 - 2:00 pm | 179 | 99 | 278 |
| 2:00 - 3:00 pm | 212 | 99 | 311 |
| 3:00 - 4:00 pm | 191 | 120 | 311 |
| 4:00 - 5:00 pm | 243 | 173 | 416 |

*Table 1* shows average total parking usage peaking at 66% and *Table 2* shows that, at a peak utilization rate of 66%, 278 spaces remain available. This illustrates that there currently exists enough excess downtown capacity to accommodate the 109 new spaces that will not be available until construction of the Prime Development and the streetscape improvements to Durkee and Bridge Streets are complete.

## Construction Parking Plan

Concluding that the total downtown parking supply contains more than enough excess capacity to accommodate the maximum 109 spaces in question, we must then determine which specific areas are best able to absorb the need for temporary parking. The options presented below attempt to accommodate and balance the parking needs of residents, employees, and visitors to our downtown with a minimal amount of disruption.

**Option 1: Allow long term parking at the following locations (all figures reflect total parking capacity)**

1. Broad Street – 9 Spaces Between Margaret and Oak Streets
2. Oak Street – 76 Spaces Between Broad and Cornelia Streets
3. Couch Street – 19 Spaces Between Oak and N. Catherine Streets
4. Brinkerhoff Street – 40 Spaces Between Oak and N. Catherine Streets

5. Court Street – 41 Spaces Between Oak and N. Catherine Streets
6. Broad Street Parking Lot – Utilize existing available parking supply

*Map 1*

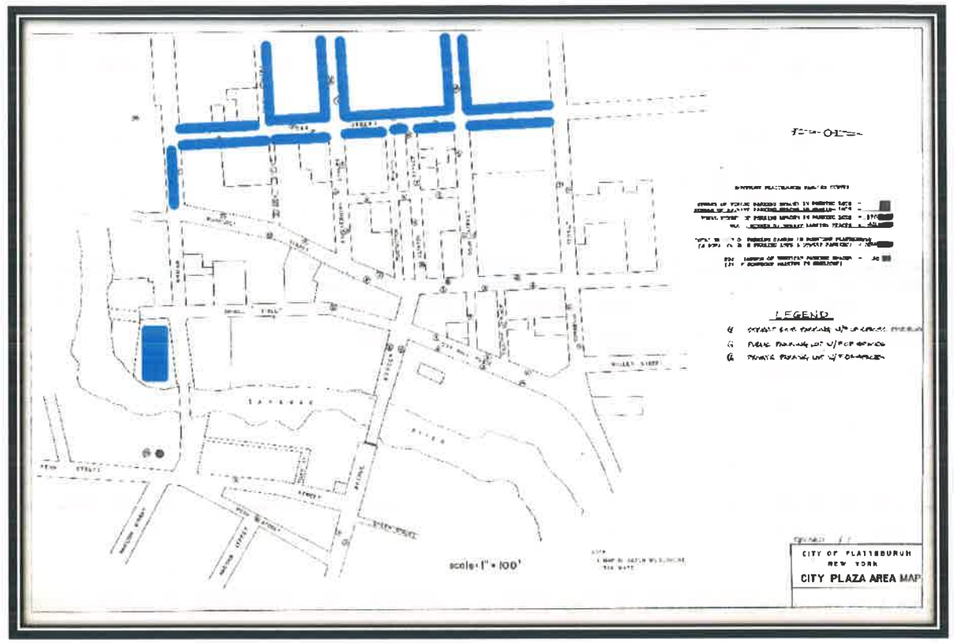


*Table 5* below shows the average utilization rates of the selected locations above in *Map 1*.

| Table 5: Parking Utilization (Including Brinkerhoff, Couch, & Court between Oak Street and North Catherine Street) | | | | | | |
|---|---|---|---|---|---|---|
| Parking | Broad St | Oak St | Brinkerhoff St | Couch St | Court St | Broad St Lot |
| 8:00 - 9:00 am | 11% | 27% | 98% | 45% | 16% | 53% |
| 10:00 - 11:00 am | 7% | 42% | 65% | 35% | 33% | 58% |
| 12:00 - 1:00 pm | 17% | 33% | 52% | 43% | 31% | 63% |
| 1:00 - 2:00 pm | 22% | 33% | 70% | 40% | 45% | 54% |
| 2:00 - 3:00 pm | 15% | 32% | 36% | 32% | 35% | 55% |
| 3:00 - 4:00 pm | 22% | 34% | 65% | 30% | 50% | 51% |
| 4:00 - 5:00 pm | 11% | 27% | 64% | 28% | 32% | 51% |

Taking the information from *Table 5* it is possible to determine the average available parking spaces available shown in *Table 6*.

| Table 6: Parking Availability (Including Brinkerhoff, Couch, & Court between Oak Street and North Catherine Street) | | | | | | | |
|---|---|---|---|---|---|---|---|
| Parking Available | Broad St | Oak St | Brinkerhoff St | Couch St | Court St | Broad St Lot | Total Available |
| 8:00 - 9:00 am | 8 | 54 | 1 | 10 | 34 | 28 | 136 |
| 10:00 - 11:00 am | 8 | 43 | 14 | 12 | 27 | 25 | 129 |
| 12:00 - 1:00 pm | 7 | 49 | 19 | 11 | 28 | 21 | 136 |
| 1:00 - 2:00 pm | 7 | 50 | 12 | 11 | 23 | 27 | 130 |
| 2:00 - 3:00 pm | 8 | 50 | 26 | 13 | 27 | 26 | 150 |
| 3:00 - 4:00 pm | 7 | 49 | 14 | 13 | 21 | 29 | 132 |
| 4:00 - 5:00 pm | 8 | 54 | 15 | 14 | 28 | 29 | 147 |

*Table 6* shows that even at peak utilization, 130 available parking spaces currently exist in the selected areas. This is enough capacity to absorb the 109 spaces in question. Permitting long term parking in these areas would adequately address the need for parking during construction of the Prime development.

**Option 2: Allow long term parking at the following locations**

To further reduce impacts to the City's core business district during the construction period, this option would keep the parking time limits on Oak Street between Brinkerhoff Street and Court Street untouched. A number of businesses occupy this section of Oak Street. This change is highlighted in *Map 2* below.

*Map 2.*

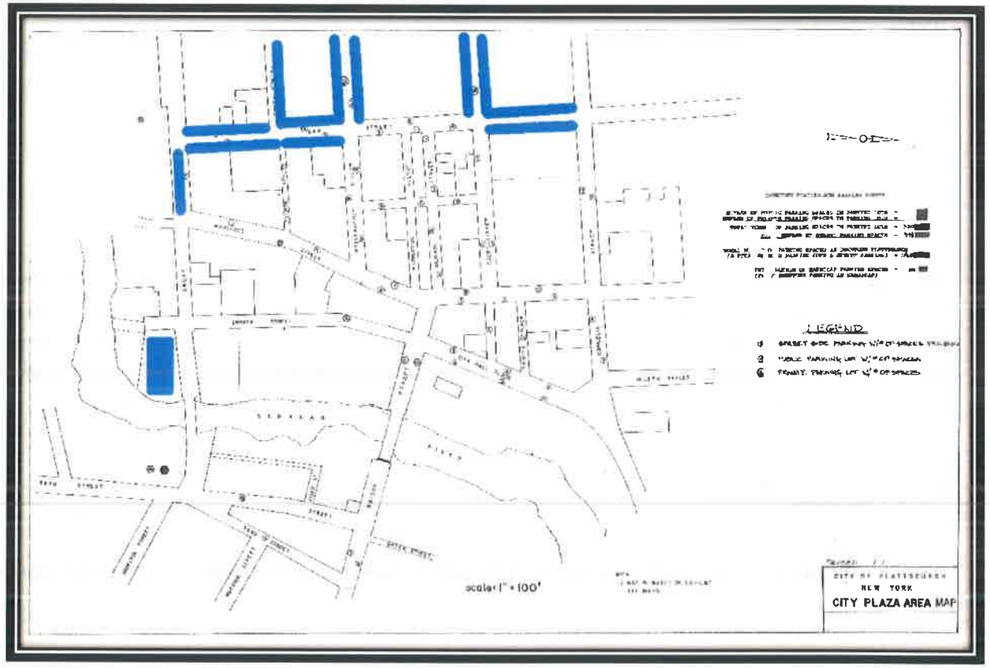

*Table 7* below shows the average utilization rates of the selected locations above in *Map 2*.

| Table 7: Parking Utilization (Including Brinkerhoff, Couch, & Court between Oak Street and North Catherine Street) | | | | | | |
|---|---|---|---|---|---|---|
| Parking | Broad St | Oak St | Brinkerhoff St | Couch St | Court St | Broad St Lot |
| 8:00 - 9:00 am | 11% | 17% | 98% | 45% | 16% | 53% |
| 10:00 - 11:00 am | 7% | 35% | 65% | 35% | 33% | 58% |
| 12:00 - 1:00 pm | 17% | 23% | 52% | 43% | 31% | 63% |
| 1:00 - 2:00 pm | 22% | 21% | 70% | 40% | 45% | 54% |
| 2:00 - 3:00 pm | 15% | 23% | 36% | 32% | 35% | 55% |
| 3:00 - 4:00 pm | 22% | 34% | 65% | 30% | 50% | 51% |
| 4:00 - 5:00 pm | 11% | 21% | 64% | 28% | 32% | 51% |

Taking the information from *Table 7*, it is possible to determine the average number of available parking spaces available at various times. These figures are shown in *Table 8* below.

| Table 8: Parking Availability (Including Brinkerhoff, Couch, & Court between Oak Street and North Catherine Street) | | | | | | | |
|---|---|---|---|---|---|---|---|
| Parking Available | Broad St | Oak St | Brinkerhoff St | Couch St | Court St | Broad St Lot | Total Available |
| 8:00 - 9:00 am | 8 | 39 | 1 | 10 | 34 | 28 | 121 |
| 10:00 - 11:00 am | 8 | 31 | 14 | 12 | 27 | 25 | 117 |
| 12:00 - 1:00 pm | 7 | 36 | 19 | 11 | 28 | 21 | 122 |
| 1:00 - 2:00 pm | 7 | 37 | 12 | 11 | 23 | 27 | 117 |
| 2:00 - 3:00 pm | 8 | 36 | 26 | 13 | 27 | 26 | 135 |
| 3:00 - 4:00 pm | 7 | 31 | 14 | 13 | 21 | 29 | 115 |
| 4:00 - 5:00 pm | 8 | 37 | 15 | 14 | 28 | 29 | 130 |

*Table 8* shows that even at peak utilization, 117 available parking spaces currently exist in the selected areas. This is enough capacity to absorb the 109 spaces in question. Permitting long term parking in these areas would adequately address the need for parking during construction of the Prime development.

## Permitting

The PPAC has already recommended to the Common Council that, pending completion of the GEIS and its associated traffic study, parking permits should offered for sale for use in certain off-street lots. The list of off-street lots already includes the Broad Street lot. During the construction period, the City could add signage to those selected on-street areas detailed above allowing permit holders to park in those areas during the workweek. For those without a permit, the existing on-street time limits would still apply.

## Other Options

The City of Plattsburgh has additional options if needed for addressing the temporary 109 parking space shortage.

1. The City currently has a temporary downtown daily parking permit system which allows users, who purchase a parking pass, to park in parking spaces past the listed time limit of 2 hours or above. This program could be made more robust.
2. The City can rent out parking spaces from privately-owned downtown parking lots. This would require the cooperation of private lot owners and likely be more expensive than converting existing on-street parking to long term parking for the duration of construction.

## Conclusion

In conclusion, the City of Plattsburgh currently possesses a more than adequate supply of existing parking capacity to accommodate the 109 parking spaces that will not be available for use until the Prime Development and the Durkee/Bridge Street improvements are complete. Multiple solutions exist that allow for the temporary utilization of on-street parking capacity in selected areas to accommodate those 109 spaces with minimal disruption to downtown businesses.

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# *TRAFFIC IMPACT STUDY*
*for*
# *DOWNTOWN AREA IMPROVEMENT PROJECTS*

**City of Plattsburgh**
**Clinton County, New York**

*Issued: November 11, 2019*

*Prepared for: City of Plattsburgh*

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*Chazen Project No. 91922.00*


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## EXECUTIVE SUMMARY

The City of Plattsburgh is undertaking revitalization efforts that will result in several Downtown Area Improvement Projects in the Durkee Street area. The projects include improvements to parking, streetscapes and traffic configuration, riverfront and open space resources, and redevelopment projects. To better understand the implications of the various projects on traffic, several projects were considered as part of this Traffic Impact Study, as follows:

1. Durkee Lot Mixed Use Development – 13,400 square feet (SF) of retail space, 115 residential units, an 86-space parking lot for visitors and customers including 50 parking spaces to be made available for use by the public, and a 35-space surface parking lot for tenants. Private parking for 165 spaces will also be provided for the residential component.
2. Durkee Street Reconfiguration and Streetscape Improvements – introduction of angled parking for net gain of 27 spaces; or potential of reconfiguration to one-way northbound traffic with a combination of parallel and angled parking and a net gain of approximately 43 parking spaces.
3. Bridge Street Parking Improvements – addition of approximately 6 on-street parking spaces adjacent to Durkee Lot Mixed Use Development.
4. Arnie Pavone Memorial Parking Plaza – removal of existing bank building for approximately 109 new public parking spaces and abandonment of Division Street.
5. Broad Street Parking Lot – expansion of public parking lot to add approximately 22 spaces.

This Traffic Impact Study assesses and compares existing traffic conditions to anticipated traffic conditions upon completion of the proposed projects. While the Arnie Pavone Memorial Parking Plaza and expansion of the Broad Street Parking Lot are anticipated to be completed prior to commencement of construction of the Durkee Lot Mixed Use Development, the remaining projects are anticipated to be operational by 2022.

Seven intersections surrounding the project area were reviewed and analyzed to determine the potential for traffic impacts that may result from the proposed projects. Traffic volumes at the existing seven locations were documented with turning movement counts during three weekday peak periods: AM, Midday, and PM. These time frames, as well as the intersections studied, were chosen in conjunction with the City of Plattsburgh.

Traffic analyses were conducted for two future roadway scenarios: Durkee Street remaining as two-way, and Durkee Street reconfigured into one-way travel in the northbound direction. The conclusions of the study, including the conversion of Durkee Street to one-way traffic northbound, show that the potential traffic effects of the proposed projects will be minimal and that no improvements are needed to mitigate these effects.

Based on the analyses contained in this study, it is the considered professional opinion of The Chazen Companies that the proposed Downtown Area Improvement Projects will not have a significant adverse impact on traffic operating conditions on the roadway system.

## 1.0 INTRODUCTION

The Chazen Companies (Chazen) has been retained by the City of Plattsburgh to investigate the potential for traffic impacts that may be associated with certain proposed Downtown Area Improvement Projects listed below:

1. Durkee Lot Mixed Use Development
2. Durkee Street Reconfiguration and Streetscape Improvements
3. Bridge Street Parking Improvements
4. Arnie Pavone Memorial Parking Plaza
5. Broad Street Parking Lot

The study area is shown on Figure 1 and is bounded by Bridge Street on the north, Broad Street on the south; Margaret Street on the west, and Peru Street on the east.

## 2.0 PROJECT DESCRIPTIONS

The Downtown Area Improvement Projects are defined as:

1. Durkee Lot Mixed Use Development – 13,400 square feet (SF) of retail space, 115 residential units, an 86-space parking lot for visitors and customers including 50 parking spaces to be made available for use by the public, and a 35-space surface parking lot for tenants. Private parking for 165 spaces will also be provided for the residential component.
2. Durkee Street Reconfiguration and Streetscape Improvements – introduction of angled parking for net gain of 27 spaces; or potential of reconfiguration to one-way northbound traffic with a combination of parallel and angled parking and a net gain of approximately 43 parking spaces.
3. Bridge Street Parking Improvements – addition of approximately 6 on-street parking spaces adjacent to Durkee Lot Mixed Use Development.
4. Arnie Pavone Memorial Parking Plaza – removal of existing bank building for approximately 109 new public parking spaces and abandonment of Division Street.
5. Broad Street Parking Lot – expansion of public parking lot to add approximately 22 spaces.

In addition, the proposed reconfiguration of the Clinton County Government Center parking lot to add public parking spaces was considered in calculating available parking since those additional public parking spaces could be used by future displaced parkers from the Durkee Street parking lot.

## 3.0 SCOPE OF STUDY

This traffic study follows standard engineering principles and practices and examines the potential traffic impacts associated with the proposed projects. The following tasks were performed for this study:

- Collected intersection manual turning-movement vehicle counts on a typical weekday for the Weekday AM, Midday, and PM peak hours at seven intersections;
- Contacted the City to determine if other projects are in the area which may affect traffic flows in the area;
- Obtained historical traffic volume data for area roadways from NYSDOT website, and applied a representative growth rate to the Existing conditions to establish Horizon Year conditions to determine "No-Build" conditions;
- Conducted a trip generation analysis for the proposed projects;
- Assigned the project generated trips to the roadway system;

- Added the project generated trips to the "No-Build" conditions to establish the "Build" condition traffic volumes;
- Conducted intersection capacity analyses for the "Existing", "No-Build" and "Build" conditions during the Weekday AM, Midday, and PM peak hours to evaluate existing and future operating conditions; and
- Reviewed the available accident data for the most recent three years at the study intersections.

## 4.0 STUDY INTERSECTIONS

Seven intersections were studied in detail to assess the potential traffic impacts of the projects:

- **Margaret Street and Bridge Street**
  This is an unsignalized three-way intersection with Stop sign control on the Bridge Street approach. Bridge Street is one-way westbound into the intersection and has separate left-and right-turn lanes.
- **Margaret Street and Brinkerhoff Street**
  This is a signalized three-way intersection. There are no turn lanes at the intersection.
- **Margaret Street and Broad Street/Pine Street**
  This is a signalized four-way intersection. The eastbound approach of Broad Street includes a left-turn lane. There are no turn lanes on the other approaches.
- **Durkee Street and Bridge Street**
  This four-way intersection operates under all-way Stop sign control. The west leg is one-way westbound away from the intersection. The westbound approach includes a separate right-turn lane.
- **Durkee Street and Broad Street**
  This four-way intersection operates under Stop sign control on the Durkee Street approaches. The southbound approach of Durkee Street includes a separate left-turn lane.
- **Peru Street and Bridge Street/Green Street**
  This is a signalized four-way intersection with Green Street slightly offset from Peru Street. Turn lanes are included on the Bridge Street approaches as well as the Peru Street approach.
- **Peru Street and Broad Street/Hamilton Street**
  Peru Street at Broad Street and at Hamilton Street are signalized intersections offset by about 100 feet. The two intersections operate under a single signal controller. Turn lanes are on the eastbound Broad Street approach and the northbound Peru Street approach.

## 5.0 PEDESTRIAN FACILITIES

Sidewalks are provided throughout this downtown study area. Crosswalks and pedestrian signal indications at the signalized intersections also exist throughout the area. Mid-block crosswalks are provided on Durkee Street and Bridge Street. A walkway exists along a portion of the western bank of the Saranac River between Broad Street and Bridge Street and continues into MacDonough Park.

## 6.0 TRANSIT AVAILABILITY

Clinton County Public Transit is the local public transit system in Plattsburgh. Most regular transit routes have a stop at the Government Center on Cornelia Street (north and adjacent to the study area) and some routes travel along Durkee Street, including the Express Shuttle, Keeseville au Sable, CCC Seasonal, South Connector and Uptown Downtown routes. The Express Shuttle and Uptown Downtown routes have flag stops on Durkee Street.

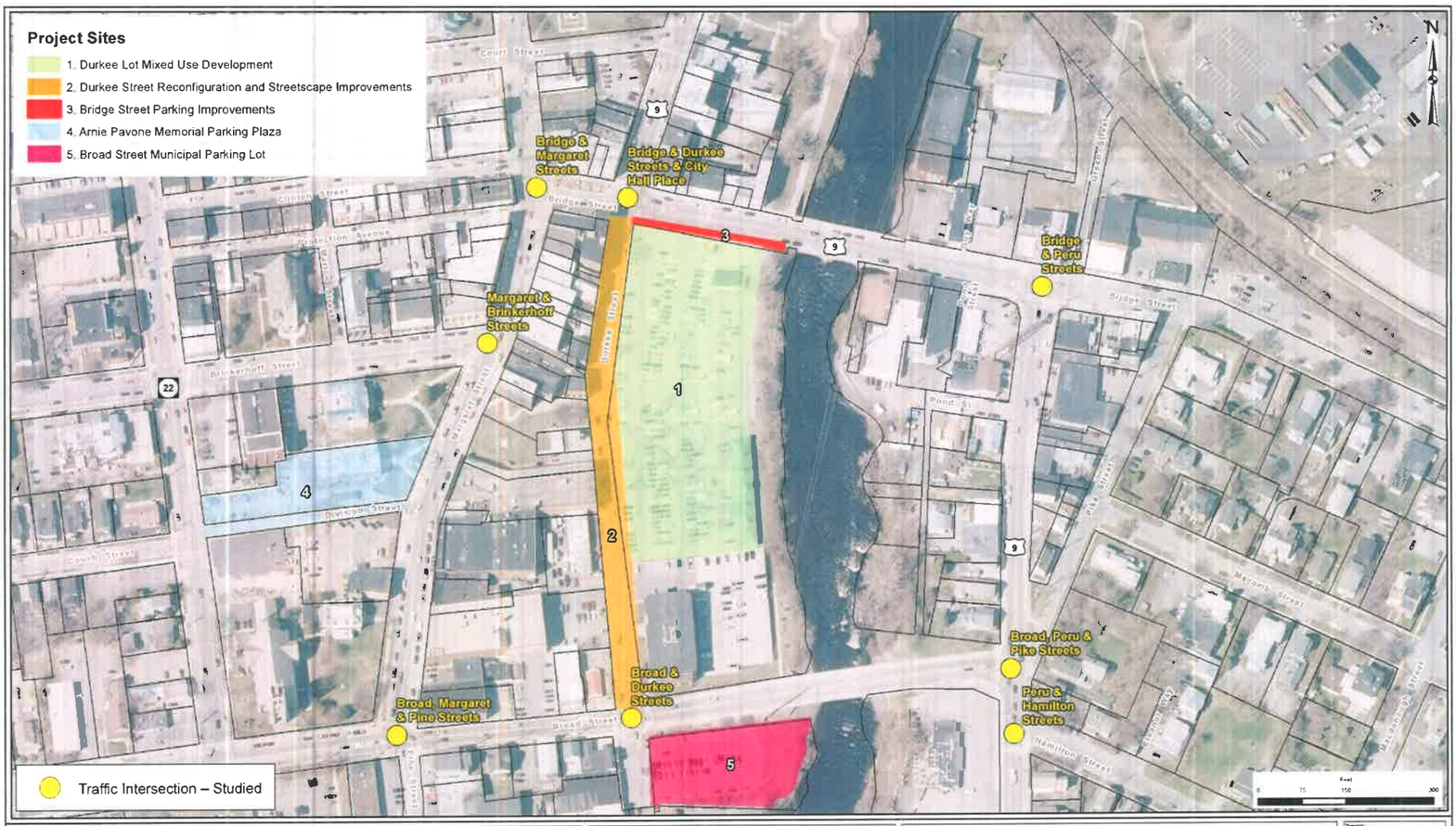
## 7.0 FIELD STUDIES

Typically, the busiest periods of traffic activity on the roadway network under consideration near the project area are during the weekday morning, midday, and evening commuter periods. To develop baseline data for the peak commute hours, turning movement counts were collected at the seven intersections on Tuesday and Wednesday, September 10 and 11, 2019 from 6:00 AM to 9:00 AM, 11:30 AM to 2:30 PM, and from 3:00 PM to 6:00 PM.

A review of the traffic data revealed the peak hours of traffic activity in the project area to generally be:

- AM Peak Hour 7:30 AM to 8:30 AM.
- Midday Peak Hour 12:15 PM to 1:15 PM.
- PM Peak Hour 3:45 PM to 4:45 PM.

The 2019 Existing peak hour traffic volumes are shown on Figures 2, 3, and 4 for the AM, Midday, and PM peak hours, respectively. The traffic count data is included in Appendix A.

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Plattsburgh

Source: NYS ITS GIS Program Office
Statewide Parcel Map Program 2018 Statewide Orthophoto Program 2014 Road Centerline Data 2014

***Downtown Area Improvement Projects***

**Study Area**

City of Plattsburgh - Clinton County, New York

| | |
|---|---|
| Drawn: | MO/RL-B |
| Date: | 10/11/2019 |
| Scale: | 1 inch = 150 feet |
| Project: | 91922.00 |
| Figure: | 1 |

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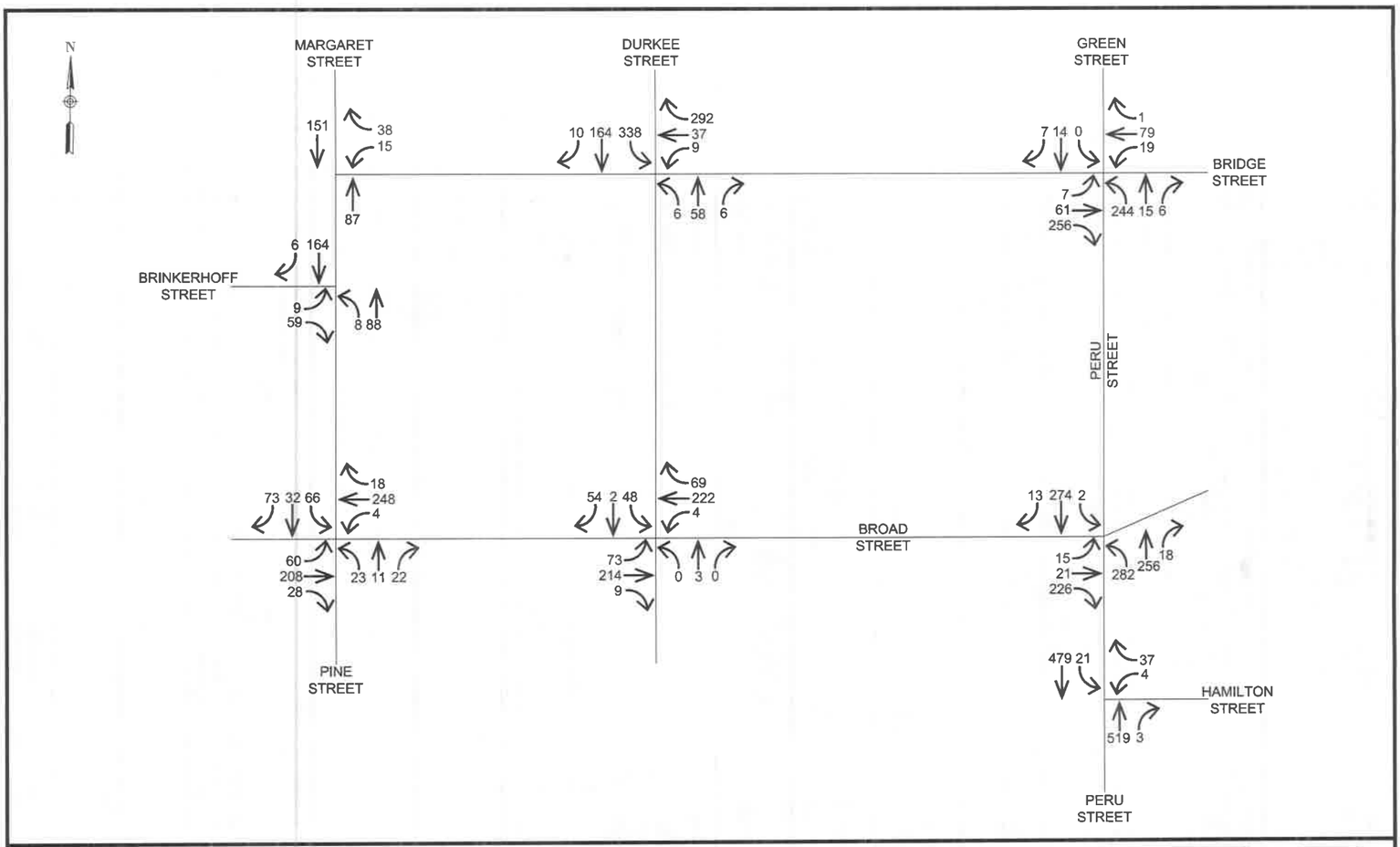


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Chattanooga, Tennessee 37408
Phone: (423) 241-6575

CITY OF PLATTSBURGH GEIS

# 2019 AM EXISTING INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

| design | chked |
|---|---|
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| date 11/11/19 | scale NTS |
| project no. 91922.01 | |
| sheet no. FIG. 2 | |

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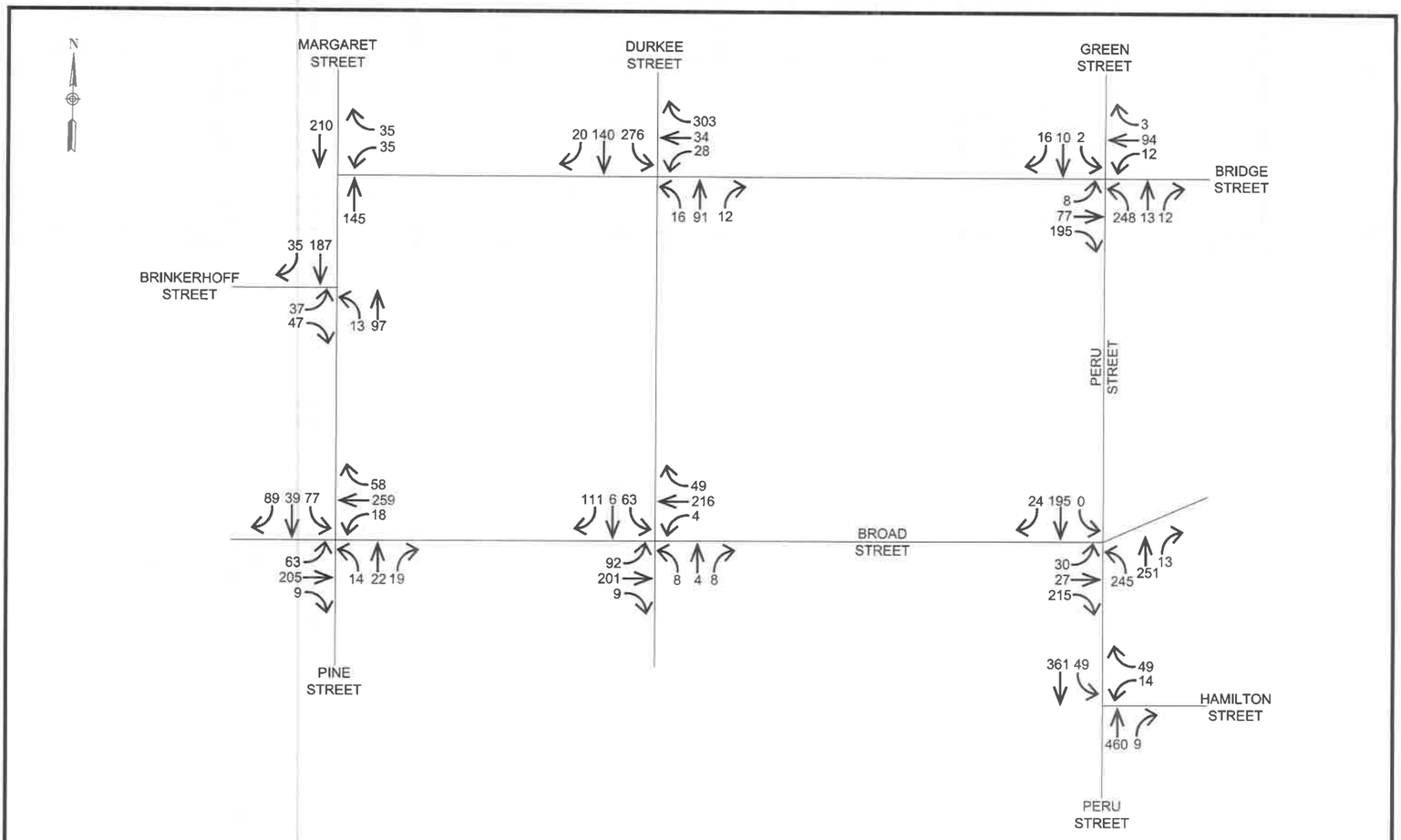


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CITY OF PLATTSBURGH GEIS

# 2019 MIDDAY EXISTING INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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| sheet no. FIG. 3 | |

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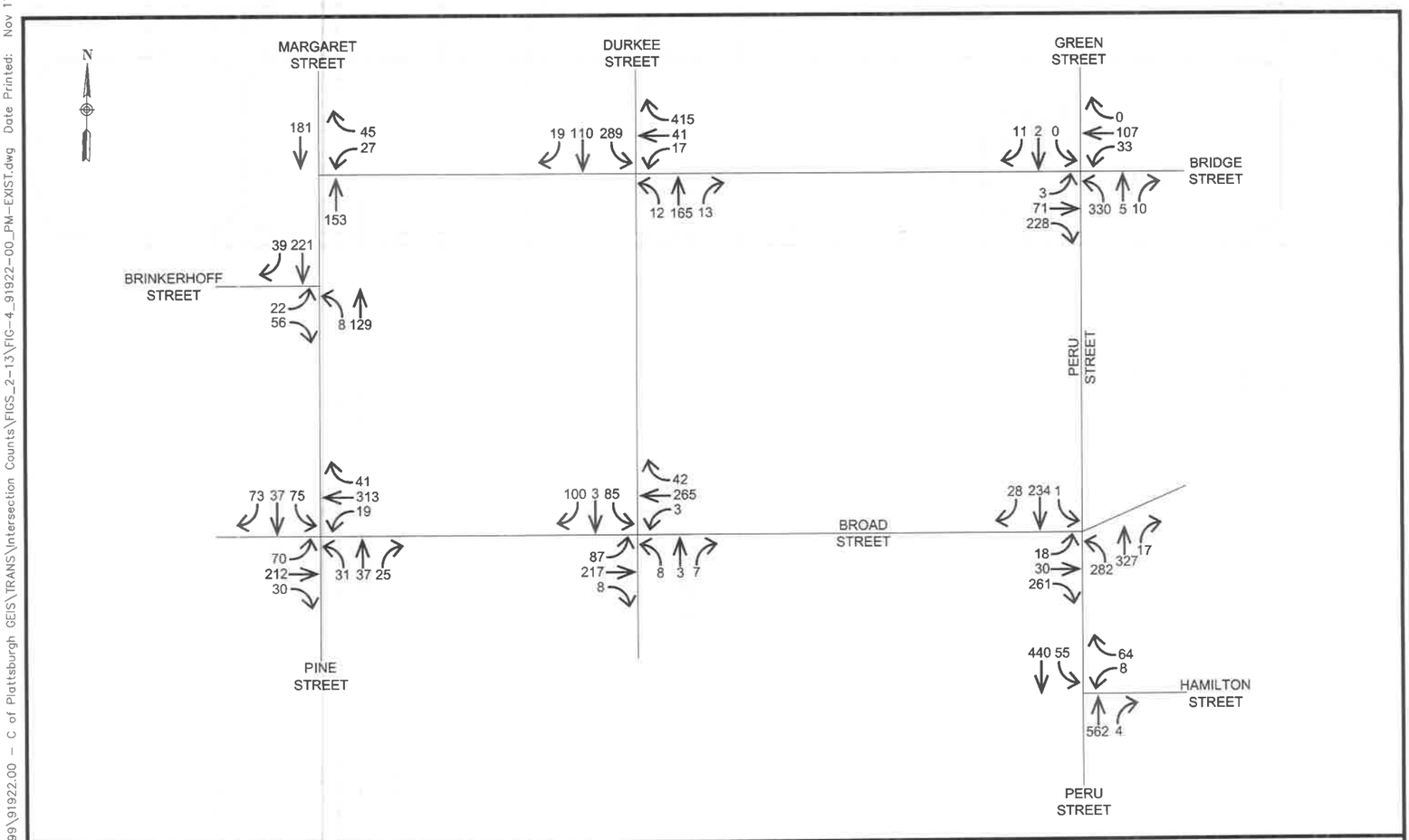


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CITY OF PLATTSBURGH GEIS

# 2019 PM EXISTING INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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## 8.0 CAPACITY ANALYSES PROCEDURES

Traffic impacts are measured by intersection capacity analyses, computed in accordance with procedures outlined in the Sixth Edition of the Highway Capacity Manual (HCM), published by the Transportation Research Board. In general, analyses' results are a measure of the ability of an intersection to process vehicles. This is evaluated for each approach to the intersection as well as for the entire intersection. The analyses' results are identified as Levels of Service (LOS) which range from "A" through "F," with LOS "A" representing the least delays and LOS "F" representing longer delays or capacity deficient operations.

According to generally accepted practice, LOS "A," "B" and "C" reflect clearly acceptable conditions, LOS "D" reflects the existence of delays within a generally tolerable range, LOS "E" is generally only tolerated on minor movements and LOS "F" indicates typically undesirable delays often associated with breakdown conditions.

The parameters considered in the calculations include: the type of intersection control, the volumes on each approach, the distribution of vehicles by direction (left, through and right) and other factors including vehicle types, pedestrian movements and parking constraints. Roadway parameters relate to the geometry of the intersection, specifically, the number of lanes, the widths of lanes and lane-use considerations.

The computed LOS is defined in terms of the average control delay per vehicle for the peak 15-minute period within the peak one-hour period. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. For signalized intersections, capital letters are used in this study to indicate the Levels-of-Service. The range of delay within each signalized level of service category are:

| LEVEL OF SERVICE | STOPPED DELAY PER VEHICLE (Seconds) |
|---|---|
| A | Less than or equal to 10.0 |
| B | Between 10.1 and 20.0 |
| C | Between 20.1 and 35.0 |
| D | Between 35.1 and 55.0 |
| E | Between 55.1 and 80.0 |
| F | Greater than 80.0 |

For unsignalized intersections, levels of service and delay are reported for the individual lane groups in that they provide a more meaningful representation of operating conditions than the overall intersection LOS and delay. Lower-case letters are used in this study to identify that the analysis refers to unsignalized intersections. The ranges of delay within each unsignalized level of service category are as follows:

| LEVEL OF SERVICE | STOPPED DELAY PER VEHICLE (Seconds) |
|---|---|
| a | Less than or equal to 10.0 |
| b | Between 10.1 and 15.0 |
| c | Between 15.1 and 25.0 |
| d | Between 25.1 and 35.0 |
| e | Between 35.1 and 50.0 |
| f | Greater than 50.0 |

These delay ranges for the unsignalized level of service categories are less than those at signalized intersections because it is assumed that motorists will tolerate longer delays at a signalized intersection in exchange for guaranteed entry into the intersection in a definite period of time.

## 9.0 EXISTING TRAFFIC OPERATING CONDITIONS

The existing traffic volumes were compared with current roadway capacities using the Synchro, Version 10 software. The capacity analysis results for the Existing Conditions are summarized in Table 1. Printouts of the analyses are included in Appendix B.

**Table 1: Level of Service, Existing Conditions**

| Intersection | Approach[1] | AM Peak | Midday Peak | PM Peak |
|---|---|---|---|---|
| Margaret St at Bridge St | WB l | b[2]/11.0[3] | b/12.6 | b/11.8 |
| | WB r | a/9.2 | a/9.7 | a/9.5 |
| Margaret St at Brinkerhoff St | EB l/r | A/8.5 | B/11.4 | B/10.1 |
| | NB l/t | A/7.1 | A/6.7 | A/6.5 |
| | SB t/r | A/7.8 | A/6.6 | A/6.7 |
| | Overall[4] | A/7.7 | A/7.6 | A/7.2 |
| Margaret St at Broad St | EB l | D/41.5 | C/29.3 | C/33.5 |
| | EB t/r | C/26.7 | C/22.2 | C/22.2 |
| | WB l/t/r | C/29.4 | C/27.5 | C/29.2 |
| | NB l/t/r | B/10.4 | B/10.4 | B/12.0 |
| | SB l/t/r | B/15.6 | B/11.8 | B/12.5 |
| | Overall | C/25.2 | C/21.5 | C/22.9 |
| Durkee St at Bridge St | WB l/t | b/10.1 | a/9.8 | b/10.1 |
| | WB r | c/16.3 | b/12.7 | c/20.4 |
| | NB t/r | b/10.2 | a/9.9 | b/12.2 |
| | SB l/t | e/46.8 | c/18.1 | c/21.6 |
| Durkee St at Broad St | EB l | a/8.4 | a/8.1 | a/8.1 |
| | WB l | a/8.0 | a/7.7 | a/7.8 |
| | NB l/t/r | c/20.8 | c/15.9 | c/16.3 |
| | SB l | c/24.9 | c/19.8 | c/21.1 |
| | SB t/r | b/11.6 | b/11.2 | b/11.1 |
| Peru St at Bridge St | EB l/t | B/17.3 | B/17.2 | B/17.0 |
| | EB r | A/0.9 | A/1.0 | A/1.0 |
| | WB l | B/17.3 | B/17.2 | B/17.2 |
| | WB t/r | B/17.1 | B/17.0 | B/17.4 |
| | NB l/t | B/18.9 | B/16.2 | B/19.0 |
| | NB r | A/0.0 | A/0.1 | A/0.0 |
| | SB l/t/r | B/10.7 | A/8.9 | A/8.5 |
| | Overall | B/11.6 | B/11.6 | B/13.0 |

**Table 1 (continued)**

| | | | | |
|---|---|---|---|---|
| | EB l | D/52.3 | D/52.2 | D/52.1 |
| | EB t/r | F/82.7 | F/86.7 | F/91.5 |
| | WB l/t/r | C/22.7 | C/27.0 | C/22.2 |
| Peru St at Broad St/Hamilton St | NB l | A/6.7 | A/4.9 | A/5.4 |
| | NB t/r | B/11.3 | B/10.5 | B/11.7 |
| | SB l/t/r | C/30.9 | C/25.0 | C/27.4 |
| | Overall | C/27.8 | C/28.3 | C/29.9 |

Notes:
1. EB = Eastbound, WB = Westbound, NB = Northbound, SB = Southbound, l = left, t = thru, r = right.
2. LOS = Level of Service. Uppercase letters represent levels of service for signalized intersections. Lowercase letters represent levels-of-service for unsignalized intersections.
3. Delays are the average for each lane group in seconds per vehicle. For signalized intersections, the average delay per vehicle for the entire intersection is also included. For unsignalized intersections, the value represents the average delay per vehicle for the lane group experiencing the greatest delays.
4. Overall = the weighted average delay of all movements and the corresponding LOS.

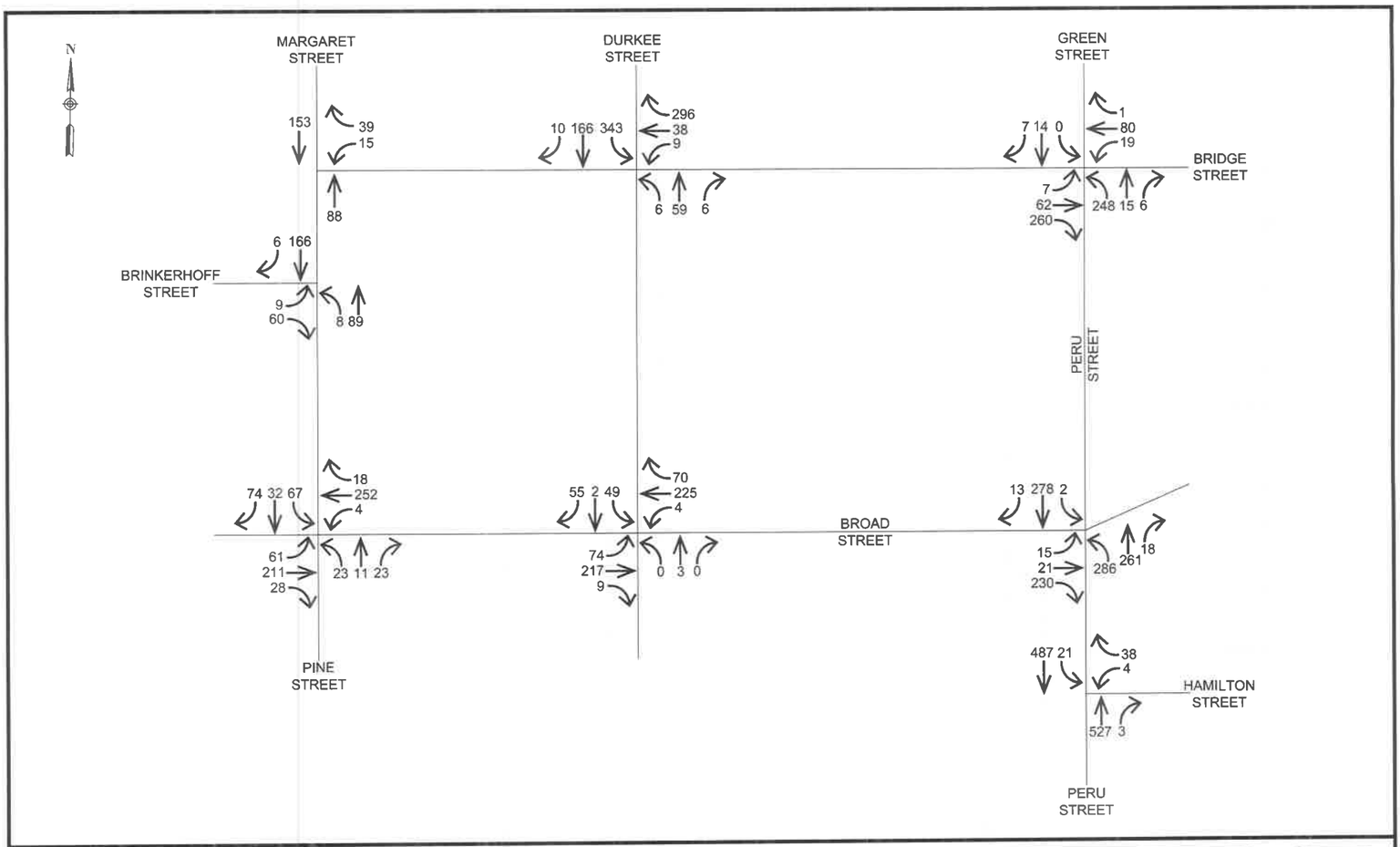
Table 1 indicates that all movements are operating at LOS "D" or better except for the southbound movement on Durkee Street at Bridge Street with LOS "e" conditions in the AM peak hour, and the eastbound right-turn movement on Broad Street at Peru Street with LOS "F" conditions in the three peak hours.

## 10.0 NO-BUILD TRAFFIC VOLUMES

In determining future traffic volumes, existing traffic volumes are projected forward to the Build-out Year using a generalized growth factor and accounting for other projects in the area. It is anticipated that the projects will be completed by 2022.

Based on available historical volume data from NYSDOT databases, traffic volumes have decreased over the past few years. However, to be conservative, a general growth rate of 0.5% per year was used for the No-Build conditions. There are no other developments of significance that are planned, approved, or pending approval near the project area which may generate traffic through the study area.

The No-Build volumes represent future traffic operating conditions without the proposed projects and are a benchmark against which potential project-related traffic impacts can be measured. The 2022 No-Build traffic volumes are shown on Figures 5, 6, and 7.

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# 2022 AM NO-BUILD INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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| sheet no. FIG. 5 | |

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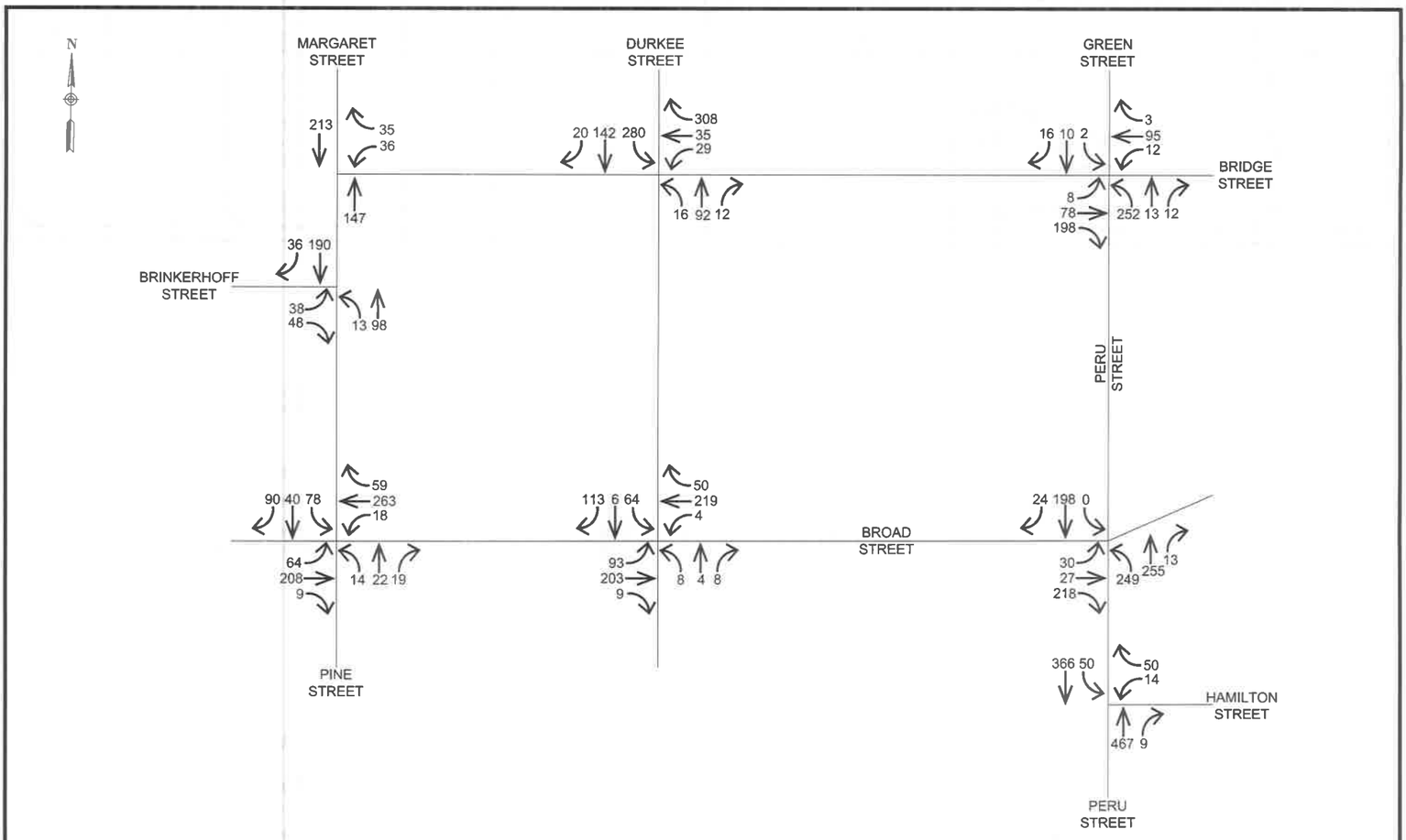



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CITY OF PLATTSBURGH GEIS

# 2022 MIDDAY NO-BUILD INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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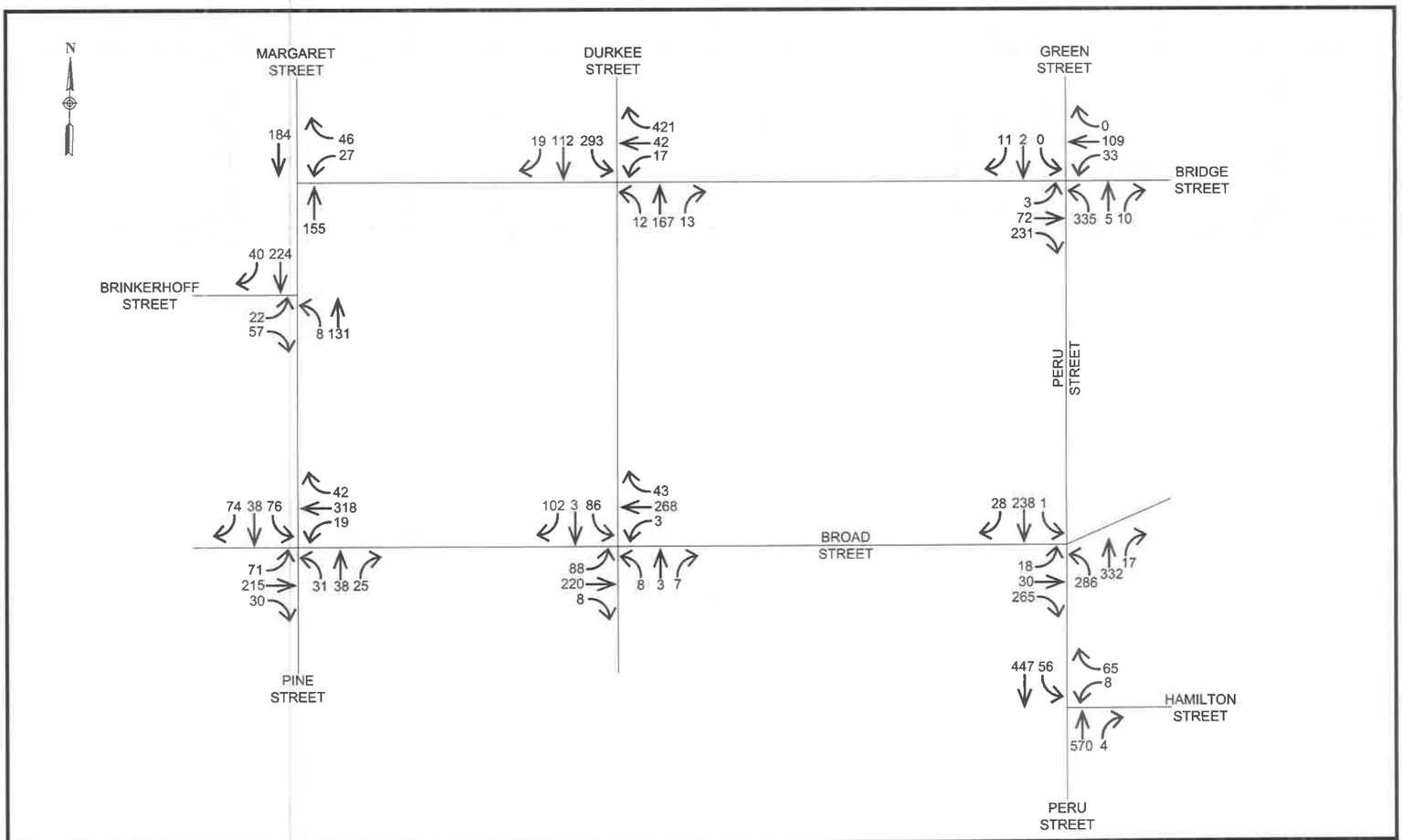


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CITY OF PLATTSBURGH GEIS

# 2022 PM NO-BUILD INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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## 11.0 NO-BUILD CAPACITY ANALYSIS RESULTS

The results of the analysis for the 2022 No-build conditions are summarized in Table 2.

**Table 2: Level of Service, 2022 No-Build Conditions**

| Intersection | Approach[1] | AM Peak | Midday Peak | PM Peak |
|---|---|---|---|---|
| Margaret St at Bridge St | WB l | b/11.1 | b/12.7 | b/11.9 |
| | WB r | a/9.3 | a/9.7 | a/9.5 |
| Margaret St at Brinkerhoff St | EB l/r | A/8.5 | B/11.4 | B/10.1 |
| | NB l/t | A/7.1 | A/6.7 | A/6.6 |
| | SB t/r | A/7.8 | A/6.7 | A/6.7 |
| | Overall[4] | A/7.7 | A/7.7 | A/7.2 |
| Margaret St at Broad St | EB l | D/41.6 | C/30.0 | C/34.4 |
| | EB t/r | C/26.6 | C/22.2 | C/22.3 |
| | WB l/t/r | C/29.3 | C/27.7 | C/29.5 |
| | NB l/t/r | B/10.4 | B/10.5 | B/12.1 |
| | SB l/t/r | B/15.8 | B/11.9 | B/12.6 |
| | Overall | C/25.2 | C/21.7 | C/23.1 |
| Durkee St at Bridge St | WB l/t | b/10.2 | a/9.9 | b/10.2 |
| | WB r | c/16.7 | b/13.0 | c/21.1 |
| | NB t/r | b/10.3 | b/10.0 | b/12.3 |
| | SB l/t | f/50.6 | c/18.7 | c/22.5 |
| Durkee St at Broad St | EB l | a/8.4 | a/8.1 | a/8.1 |
| | WB l | a/8.0 | a/7.7 | a/7.8 |
| | NB l/t/r | c/21.1 | c/16.1 | c/16.5 |
| | SB l | d/25.5 | c/20.0 | c/21.5 |
| | SB t/r | b/11.7 | b/11.2 | b/11.1 |
| Peru St at Bridge St | EB l/t | B/17.3 | B/17.3 | B/17.0 |
| | EB r | A/0.9 | A/1.0 | A/1.0 |
| | WB l | B/17.3 | B/17.2 | B/17.2 |
| | WB t/r | B/17.2 | B/17.1 | B/17.5 |
| | NB l/t | B/19.1 | B/16.4 | B/19.2 |
| | NB r | A/0.0 | A/0.1 | A/0.0 |
| | SB l/t/r | B/10.7 | A/8.9 | A/8.5 |
| | Overall | B/11.7 | B/11.7 | B/13.1 |
| Peru St at Broad St/Hamilton St | EB l | D/52.3 | D/52.3 | D/52.1 |
| | EB t/r | F/82.4 | F/86.8 | F/91.3 |
| | WB l/t/r | C/22.4 | C/26.7 | C/22.0 |
| | NB l | A/7.0 | A/4.9 | A/5.5 |
| | NB t/r | B/11.4 | B/10.6 | B/11.7 |
| | SB l/t/r | C/31.1 | C/25.1 | C/27.6 |
| | Overall | C/28.2 | C/28.5 | C/30.1 |

Table 2 shows that the southbound movement of Durkee Street at Bridge Street experiences a drop in LOS from "e" to "f" conditions in the AM peak hour. Printouts of the analyses are also in Appendix B.

## 12.0 PROJECT-GENERATED TRAFFIC VOLUMES

Traffic expected to be generated by the proposed projects was determined as follows:

1. Durkee Lot Mixed-Use Development – The Durkee Lot Mixed-Use Development will displace the existing Durkee Street public parking lot; therefore, before adding the trips for this development the volumes from the existing lot were estimated and removed from the roadway network to develop 2022 No-build volumes without the existing Durkee Street lot. Figure C1 in Appendix C shows the Durkee Street lot volumes and Figures C2 through C4 show the No-build volumes without the existing Durkee Street Lot. These No-build volumes serve as the base network that proposed improvement projects are added to determine the potential for future impacts.

   A Trip Generation Assessment was prepared by McFarland Johnson on July 29, 2019 for this project and the retail portion of the project consisted of 10,000 SF of floor space. The trip rates were updated for this study to account for an additional 3,400 SF of retail space and the total space was further defined as 7,250 SF of general retail use and 6,150 SF of restaurant use. Table 3 presents the trip generation estimates for this analysis. It is noted that no credits were taken for transit trips, pass-by trips, or internal trips.

**Table 3: Durkee Lot Mixed-Use Generated Trips**

| Component | Land Use Code | AM Peak Hour | | | Midday Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| Retail 7,250 SF | 820 | 12 | 10 | 22 | 18 | 15 | 33 | 15 | 15 | 30 |
| Restaurant 6,150 SF | 932 | 49 | 37 | 86 | 72 | 72 | 144 | 56 | 51 | 107 |
| Residential 115 units | 220 | 18 | 46 | 64 | 32 | 38 | 70 | 45 | 32 | 77 |
| Public Parking 50 Spaces | 90 | 18 | 4 | 22 | 25 | 25 | 50 | 7 | 21 | 28 |
| **Total New Trips** | | **97** | **97** | **194** | **147** | **150** | **297** | **123** | **119** | **242** |

   The retail Midday trips were calculated using hourly distribution tables in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation, 10th Edition*. Hourly distribution tables are not available for the residential and parking uses so the Midday trips were calculated using an average of the AM and PM trips. Figures C5 – C7 show the trip assignments for this development with Durkee Street remaining as two-way. Figures C13 – C15 show the trip assignments with Durkee Street changed to one-way northbound.

2. Durkee Street Reconfiguration and Streetscape Improvements – The Durkee Street reconfiguration will add 27 on-street parking spaces with Durkee Street remaining as two-way. For trip generation purposes it is assumed that these spaces would generate 20 new trips in the peak hours. As a one-way street, 43 on-street parking spaces would be added and it was assumed that 32 new trips would be generated during the peak hours.

3. Bridge Street Parking Improvements – Six parking spaces will be added to Bridge Street with this improvement project. It is assumed that 4 new trips will be added during the peak hours.

4. Broad Street Parking Lot – Expansion of this lot will add 22 parking spaces. It is assumed that 12 new trips will be added during the peak hours.

   Figures C8 shows the trip assignments for the Durkee Street Reconfiguration, Bridge Street, and Broad Street projects with Durkee Street as two-way. Figure C 16 show the trip assignments with Durkee Street as one-way northbound.

5. Arnie Pavone Memorial Parking Plaza – this project replaces the existing bank and its 32 parking spaces for a new 109-space public parking lot. Division Street will be abandoned with this project. Table 4 presents the trip generation estimates for this lot.

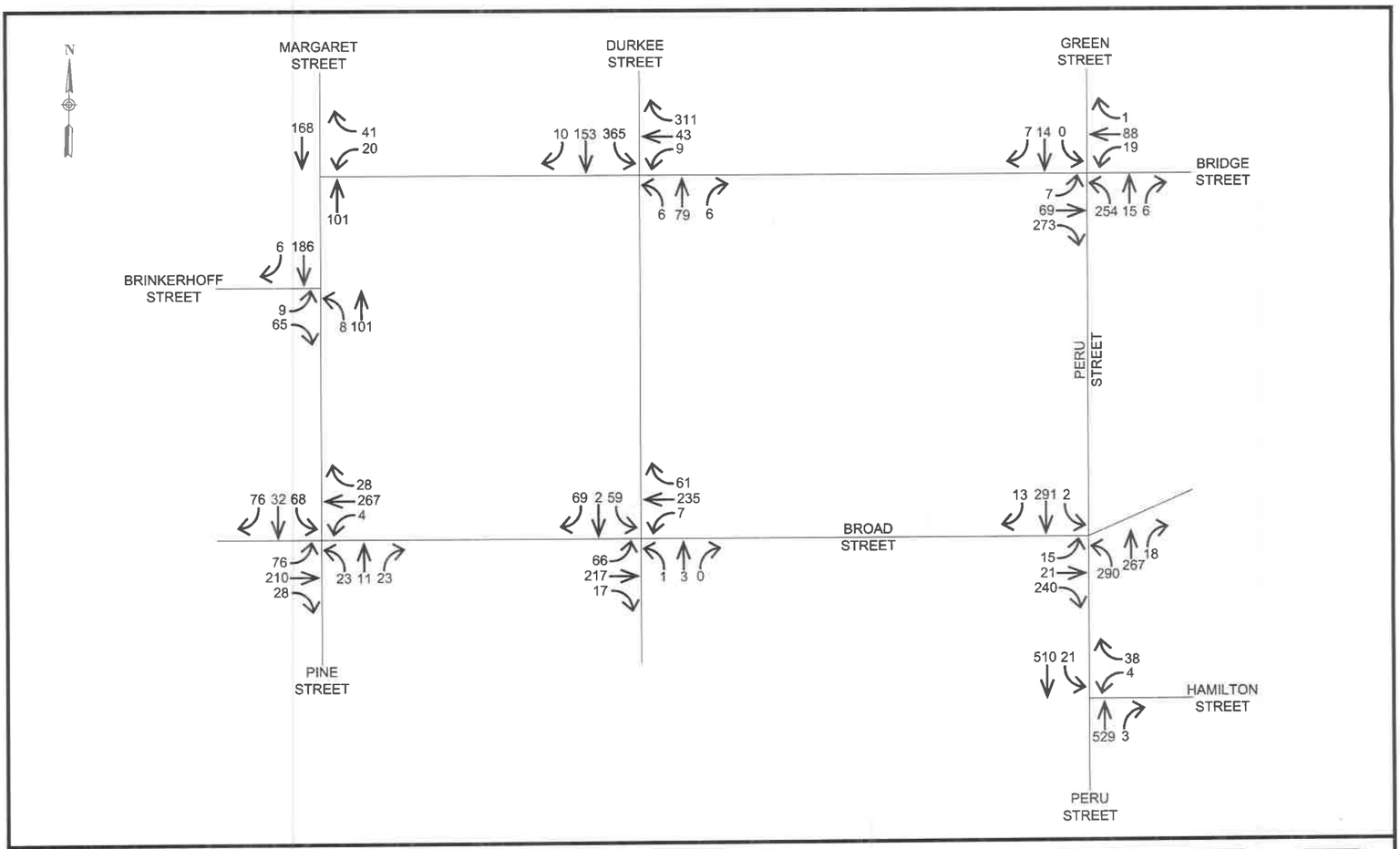
**Table 4: Arnie Pavone Plaza Generated Trips**

| Component | Land Use Code | AM Peak Hour | | | Midday Peak Hour | | | PM Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| Public Parking 109 Spaces | 90 | 39 | 9 | 48 | 27 | 27 | 54 | 15 | 45 | 60 |

Two full-access driveways will be provided on Margaret Street with a one-way exit provided to Oak Street. Figure C9 shows the trip assignments.

## 13.0 BUILD TRAFFIC VOLUMES

The "Build" traffic volumes are the sum of the project generated traffic volumes and the No-Build without the existing Durkee Street lot traffic volumes. The Build traffic volumes for the study intersections are shown on Figures 8, 9, and 10 for Durkee Street as two-way, and Figures 11, 12, and 13 for Durkee Street as one-way.

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# 2022 AM BUILD (DURKEE STREET 2-WAY) INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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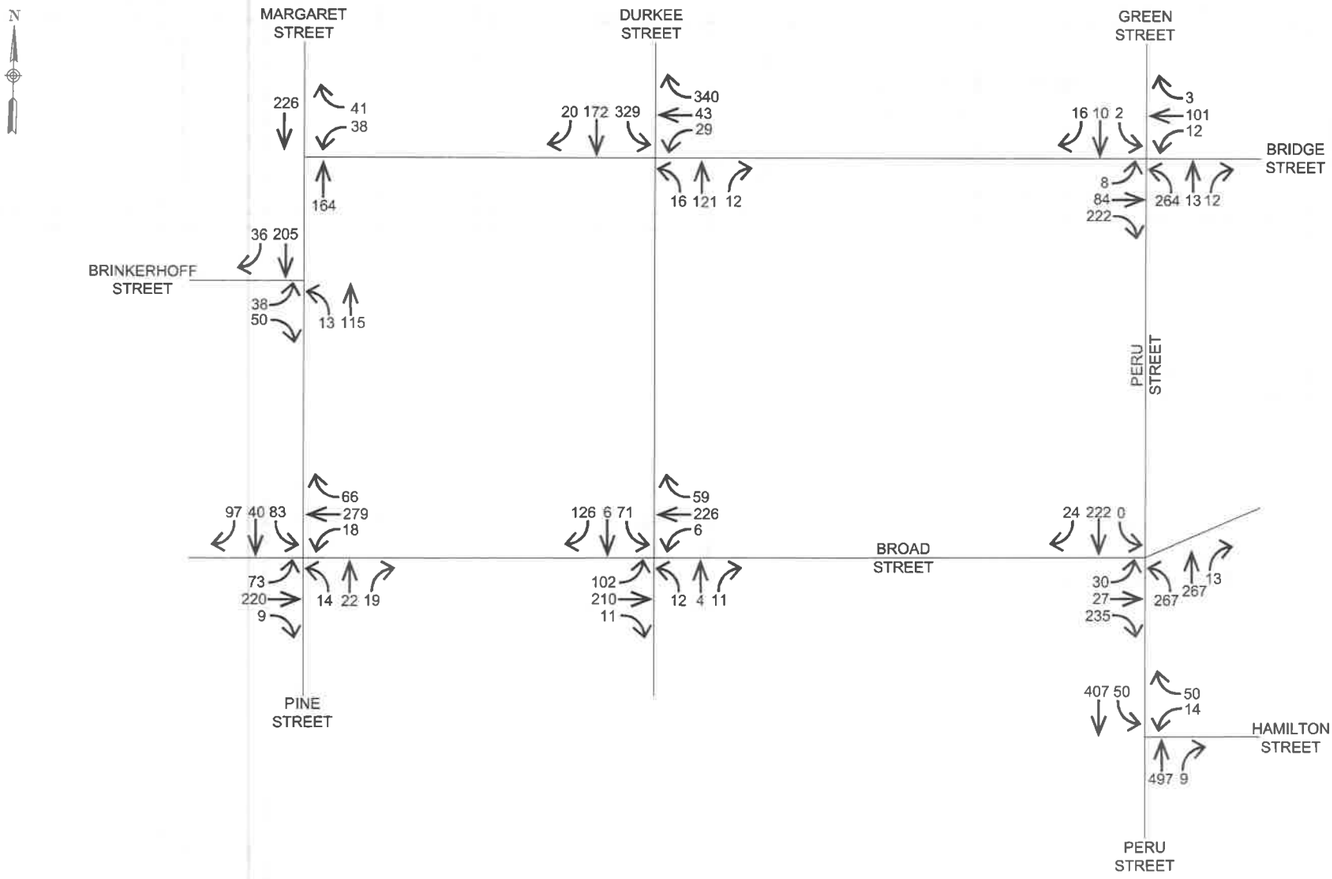


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# 2022 MIDDAY BUILD (DURKEE STREET 2-WAY) INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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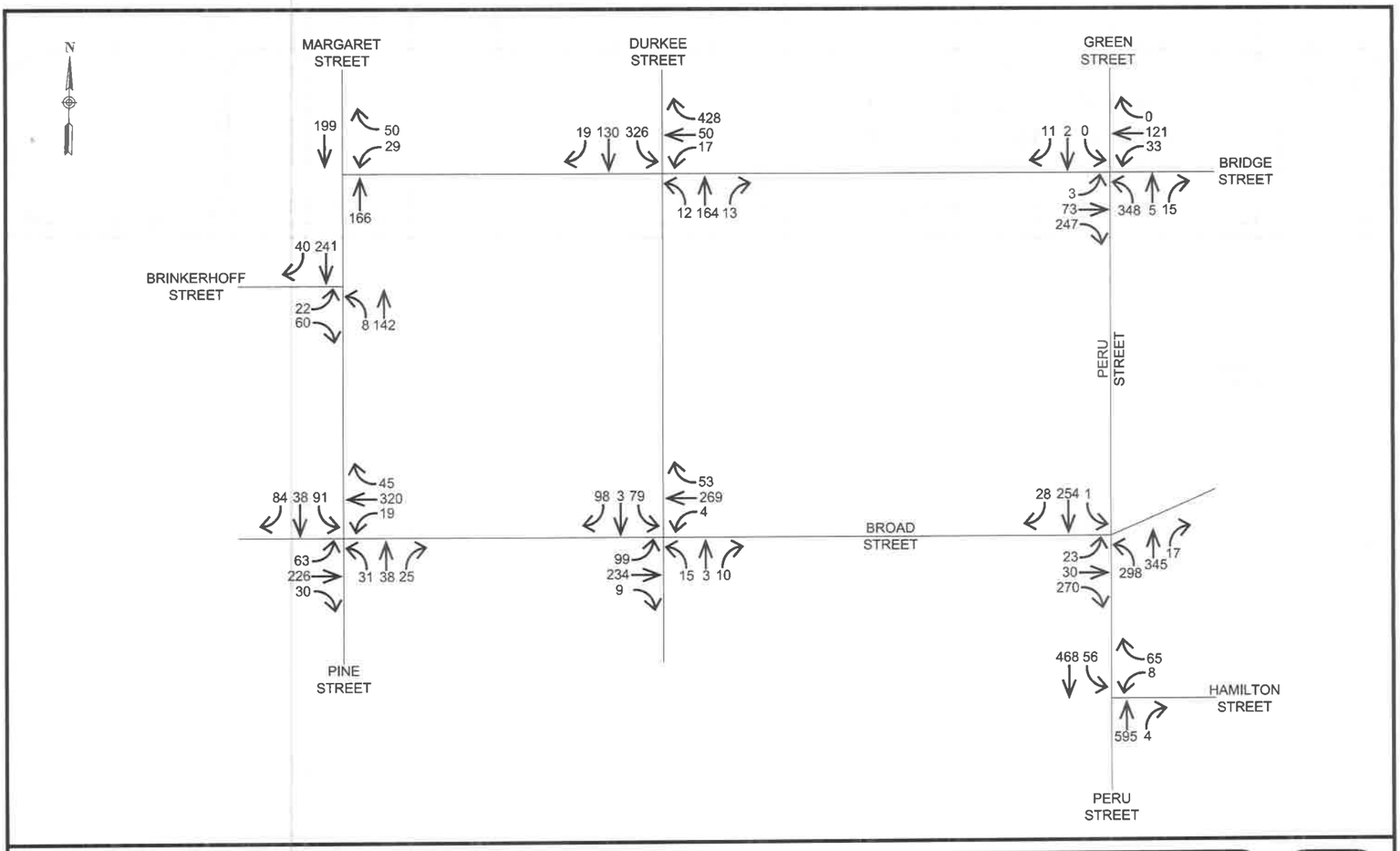


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# 2022 PM BUILD (DURKEE STREET 2-WAY) INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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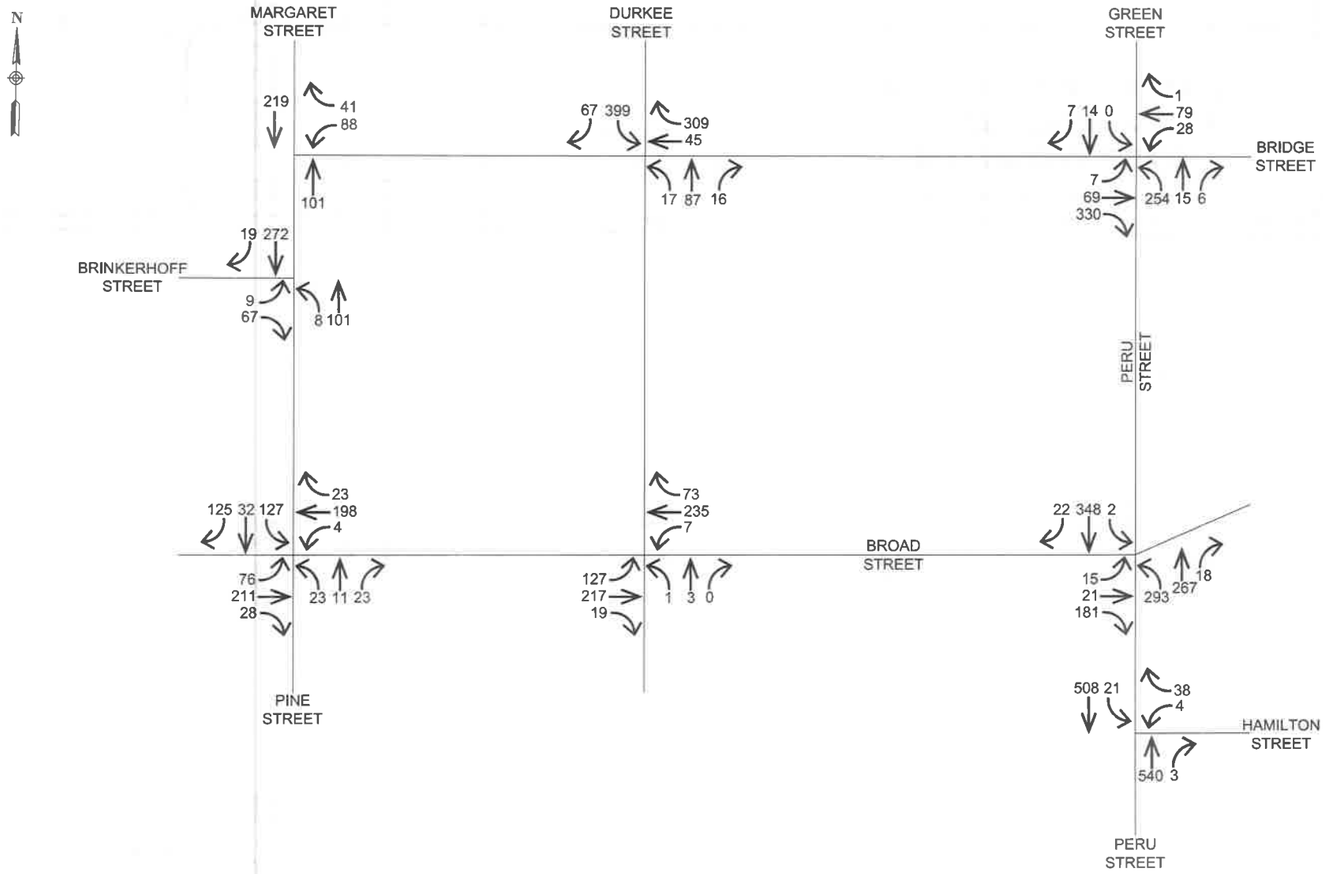


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# 2022 AM BUILD (DURKEE STREET 1-WAY) INTERSECTION VOLUMES

CITY OF PLATTSBURGH, CLINTON COUNTY

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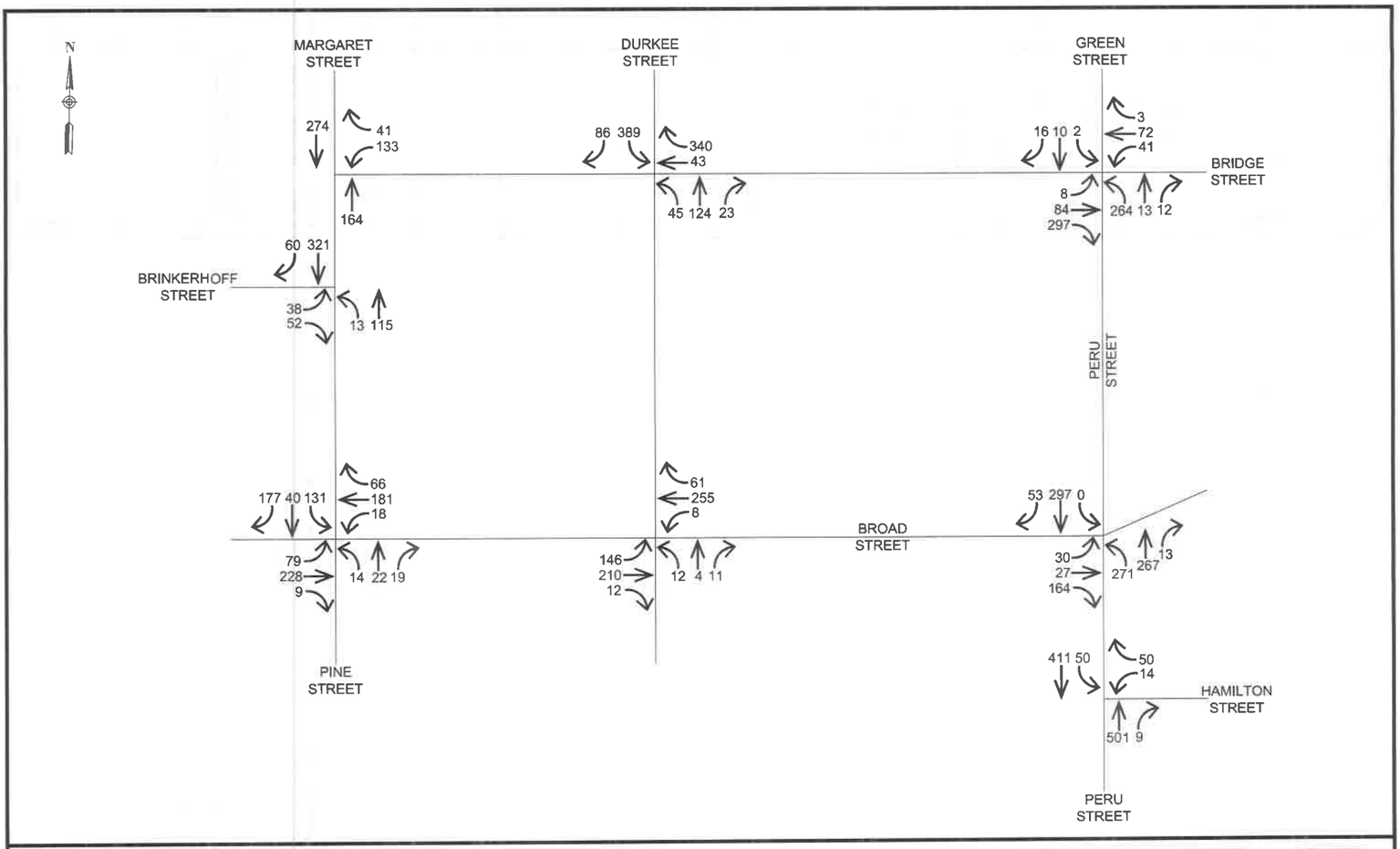


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CITY OF PLATTSBURGH, CLINTON COUNTY

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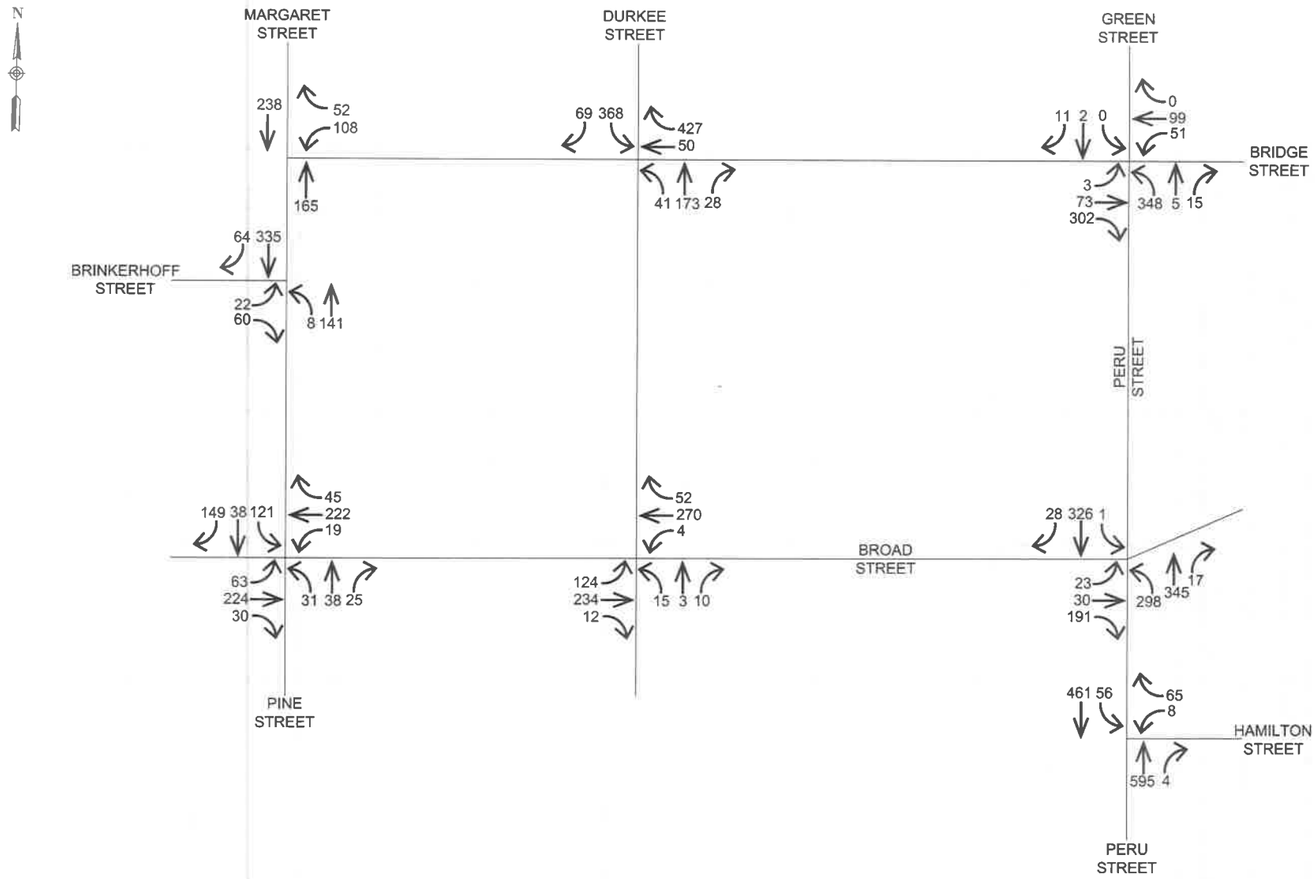


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CITY OF PLATTSBURGH, CLINTON COUNTY

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## 14.0 BUILD TRAFFIC OPERATING CONDITIONS

Analysis results for the 2022 Build conditions are summarized in Table 5 for Durkee Street remaining as two-way and Table 6 for Durkee Street as one-way northbound. Analysis printouts are in Appendix B.

**Table 5: Level of Service, 2022 Build Conditions (Durkee Street 2-Way)**

| Intersection | Approach | AM Peak | Midday Peak | PM Peak |
|---|---|---|---|---|
| Margaret St at Bridge St | WB l | b/11.5 | b/13.2 | b/12.2 |
| | WB r | a/9.4 | a/9.9 | a/9.6 |
| Margaret St at Brinkerhoff St | EB l/r | A/8.3 | B/11.3 | B/10.0 |
| | NB l/t | A/7.3 | A/7.0 | A/6.6 |
| | SB t/r | A/8.2 | A/7.2 | A/6.9 |
| | Overall | A/7.9 | A/7.9 | A/7.3 |
| Margaret St at Broad St | EB l | C/32.5 | C/34.1 | C/31.2 |
| | EB t/r | C/21.7 | C/22.3 | C/22.7 |
| | WB l/t/r | C/24.7 | C/28.9 | C/29.7 |
| | NB l/t/r | B/11.9 | B/10.6 | B/12.2 |
| | SB l/t/r | B/19.4 | B/12.3 | B/13.3 |
| | Overall | C/22.6 | C/22.8 | C/22.9 |
| Durkee St at Bridge St | WB l/t | b/10.4 | b/10.5 | b/10.5 |
| | WB r | c/18.6 | c/15.7 | c/23.5 |
| | NB t/r | b/10.9 | b/11.1 | b/12.6 |
| | SB l/t | f/61.5 | d/30.0 | d/30.0 |
| Durkee St at Broad St | EB l | a/8.4 | a/8.2 | a/8.2 |
| | WB l | a/8.0 | a/7.8 | a/7.9 |
| | NB l/t/r | c/22.1 | c/17.6 | c/18.4 |
| | SB l | d/27.2 | c/22.5 | c/23.0 |
| | SB t/r | b/11.9 | b/11.5 | b/11.2 |
| Peru St at Bridge St | EB l/t | B/17.4 | B/17.3 | B/17.0 |
| | EB r | A/0.9 | A/1.0 | A/1.0 |
| | WB l | B/17.3 | B/17.2 | B/17.2 |
| | WB t/r | B/17.3 | B/17.2 | B/17.7 |
| | NB l/t | B/19.4 | B/16.9 | B/19.7 |
| | NB r | A/0.0 | A/0.1 | A/0.1 |
| | SB l/t/r | B/10.7 | A/8.9 | A/8.5 |
| | Overall | B/11.8 | B/11.7 | B/13.2 |
| Peru St at Broad St/Hamilton St | EB l | D/52.3 | D/52.5 | D/52.6 |
| | EB t/r | F/82.0 | F/85.9 | F/91.4 |
| | WB l/t/r | C/22.4 | C/26.8 | C/22.0 |
| | NB l | A/7.6 | A/5.1 | A/5.7 |
| | NB t/r | B/11.4 | B/10.6 | B/11.8 |
| | SB l/t/r | C/31.7 | C/26.1 | C/28.2 |
| | Overall | C/28.4 | C/28.4 | C/30.0 |

**Table 6: Level of Service, 2022 Build Conditions (Durkee Street 1-Way)**

| Intersection | Approach | AM Peak | Midday Peak | PM Peak |
|---|---|---|---|---|
| Margaret St at Bridge St | WB l | b/14.3 | c/17.7 | b/14.5 |
| | WB r | a/9.4 | a/9.9 | a/9.6 |
| Margaret St at Brinkerhoff St | EB l/r | A/8.3 | B/11.2 | B/10.0 |
| | NB l/t | A/7.3 | A/7.1 | A/6.6 |
| | SB t/r | B/12.0 | A/8.6 | A/8.2 |
| | Overall | B/10.3 | A/8.7 | A/8.1 |
| Margaret St at Broad St | EB l | D/38.9 | C/29.9 | C/27.7 |
| | EB t/r | C/27.1 | C/24.3 | C/24.6 |
| | WB l/t/r | C/25.0 | C/24.3 | C/25.7 |
| | NB l/t/r | B/10.4 | A/9.7 | B/11.1 |
| | SB l/t/r | C/20.7 | B/13.4 | B/13.4 |
| | Overall | C/24.5 | C/20.1 | C/20.4 |
| Durkee St at Bridge St | WB t | a/10.0 | a/9.7 | b/10.1 |
| | WB r | c/18.2 | c/15.7 | c/22.9 |
| | NB t/r | b/11.2 | b/11.7 | b/13.9 |
| | SB l/t | e/37.2 | c/23.5 | c/25.0 |
| Durkee St at Broad St | EB l | a/8.7 | a/8.4 | a/8.3 |
| | WB l | a/8.1 | a/7.8 | a/7.9 |
| | NB l/t/r | c/24.6 | c/17.6 | c/15.4 |
| | SB l | --- | --- | --- |
| | SB t/r | --- | --- | --- |
| Peru St at Bridge St | EB l/t | B/17.4 | B/17.3 | B/17.0 |
| | EB r | A/0.9 | A/1.0 | A/1.0 |
| | WB l | B/17.4 | B/17.4 | B/17.5 |
| | WB t/r | B/17.1 | B/16.5 | B/17.3 |
| | NB l/t | B/19.4 | B/16.8 | B/19.7 |
| | NB r | A/0.0 | A/0.1 | A/0.1 |
| | SB l/t/r | B/10.7 | A/8.9 | A/8.5 |
| | Overall | B/11.0 | B/10.8 | B/12.4 |
| Peru St at Broad St/Hamilton St | EB l | D/52.3 | D/52.8 | D/52.7 |
| | EB t/r | F/85.8 | F/93.7 | F/96.0 |
| | WB l/t/r | C/22.4 | C/26.8 | C/22.0 |
| | NB l | A/9.5 | A/5.9 | A/6.5 |
| | NB t/r | B/11.5 | B/10.6 | B/11.8 |
| | SB l/t/r | D/35.7 | C/29.2 | C/31.6 |
| | Overall | C/28.1 | C/27.1 | C/28.3 |

## 15.0 LEVEL OF SERVICE COMPARISON

To evaluate the potential traffic impact associated with the proposed projects, the No-Build and Build traffic operating conditions were compared. This comparison is summarized in Tables 7, 8, and 9.

**Table 7: 2022 AM Level of Service Comparison**

| Intersection | Approach | No-Build | Build (2-Way) | Build (1-Way) |
|---|---|---|---|---|
| Margaret St at Bridge St | WB l | b/11.1 | b/11.5 | b/14.3 |
| | WB r | a/9.3 | a/9.4 | a/9.4 |
| Margaret St at Brinkerhoff St | EB l/r | A/8.5 | A/8.3 | A/8.3 |
| | NB l/t | A/7.1 | A/7.3 | A/7.3 |
| | SB t/r | A/7.8 | A/8.2 | **B/12.0** |
| | Overall | A/7.7 | A/7.9 | **B/10.3** |
| Margaret St at Broad St | EB l | D/41.6 | *C/32.5* | D/38.9 |
| | EB t/r | C/26.6 | C/21.7 | C/27.1 |
| | WB l/t/r | C/29.3 | C/24.7 | C/25.0 |
| | NB l/t/r | B/10.4 | B/11.9 | B/10.4 |
| | SB l/t/r | B/15.8 | B/19.4 | **C/20.7** |
| | Overall | C/25.2 | C/22.6 | C/24.5 |
| Durkee St at Bridge St | WB l/t | b/10.2 | b/10.4 | *a/10.0* |
| | WB r | c/16.7 | c/18.6 | c/18.2 |
| | NB t/r | b/10.3 | b/10.9 | b/11.2 |
| | SB l/t | f/50.6 | f/61.5 | *e/37.2* |
| Durkee St at Broad St | EB l | a/8.4 | a/8.4 | a/8.7 |
| | WB l | a/8.0 | a/8.0 | a/8.1 |
| | NB l/t/r | c/21.1 | c/22.1 | c/24.6 |
| | SB l | d/25.5 | d/27.2 | --- |
| | SB t/r | b/11.7 | b/11.9 | --- |
| Peru St at Bridge St | EB l/t | B/17.3 | B/17.4 | B/17.4 |
| | EB r | A/0.9 | A/0.9 | A/0.9 |
| | WB l | B/17.3 | B/17.3 | B/17.4 |
| | WB t/r | B/17.2 | B/17.3 | B/17.1 |
| | NB l/t | B/19.1 | B/19.4 | B/19.4 |
| | NB r | A/0.0 | A/0.0 | A/0.0 |
| | SB l/t/r | B/10.7 | B/10.7 | B/10.7 |
| | Overall | B/11.7 | B/11.8 | B/11.0 |
| Peru St at Broad St/Hamilton St | EB l | D/52.3 | D/52.3 | D/52.3 |
| | EB t/r | F/82.4 | F/82.0 | F/85.8 |
| | WB l/t/r | C/22.4 | C/22.4 | C/22.4 |
| | NB l | A/7.0 | A/7.6 | A/9.5 |
| | NB t/r | B/11.4 | B/11.4 | B/11.5 |
| | SB l/t/r | C/31.1 | C/31.7 | D/35.7 |
| | Overall | C/28.2 | C/28.4 | C/28.1 |

**Table 8: 2022 Midday Level of Service Comparison**

| Intersection | Approach | No-Build | Build (2-Way) | Build (1-Way) |
|---|---|---|---|---|
| Margaret St at Bridge St | WB l | b/12.7 | b/13.2 | **c/17.7** |
| | WB r | a/9.7 | a/9.9 | a/9.9 |
| Margaret St at Brinkerhoff St | EB l/r | B/11.4 | B/11.3 | B/11.2 |
| | NB l/t | A/6.7 | A/7.0 | A/7.1 |
| | SB t/r | A/6.7 | A/7.2 | A/8.6 |
| | Overall | A/7.7 | A/7.9 | A/8.7 |
| Margaret St at Broad St | EB l | C/30.0 | C/34.1 | C/29.9 |
| | EB t/r | C/22.2 | C/22.3 | C/24.3 |
| | WB l/t/r | C/27.7 | C/28.9 | C/24.3 |
| | NB l/t/r | B/10.5 | B/10.6 | *A/9.7* |
| | SB l/t/r | B/11.9 | B/12.3 | B/13.4 |
| | Overall | C/21.7 | C/22.8 | C/20.1 |
| Durkee St at Bridge St | WB l/t | a/9.9 | **b/10.5** | a/9.7 |
| | WB r | b/13.0 | **c/15.7** | **c/15.7** |
| | NB t/r | b/10.0 | b/11.1 | b/11.7 |
| | SB l/t | c/18.7 | **d/30.0** | c/23.5 |
| Durkee St at Broad St | EB l | a/8.1 | a/8.2 | a/8.4 |
| | WB l | a/7.7 | a/7.8 | a/7.8 |
| | NB l/t/r | c/16.1 | c/17.6 | c/17.6 |
| | SB l | c/20.0 | c/22.5 | --- |
| | SB t/r | b/11.2 | b/11.5 | --- |
| Peru St at Bridge St | EB l/t | B/17.3 | B/17.3 | B/17.3 |
| | EB r | A/1.0 | A/1.0 | A/1.0 |
| | WB l | B/17.2 | B/17.2 | B/17.4 |
| | WB t/r | B/17.1 | B/17.2 | B/16.5 |
| | NB l/t | B/16.4 | B/16.9 | B/16.8 |
| | NB r | A/0.1 | A/0.1 | A/0.1 |
| | SB l/t/r | A/8.9 | A/8.9 | A/8.9 |
| | Overall | B/11.7 | B/11.7 | B/10.8 |
| Peru St at Broad St/Hamilton St | EB l | D/52.3 | D/52.5 | D/52.8 |
| | EB t/r | F/86.8 | F/85.9 | F/93.7 |
| | WB l/t/r | C/26.7 | C/26.8 | C/26.8 |
| | NB l | A/4.9 | A/5.1 | A/5.9 |
| | NB t/r | B/10.6 | B/10.6 | B/10.6 |
| | SB l/t/r | C/25.1 | C/26.1 | C/29.2 |
| | Overall | C/28.5 | C/28.4 | C/27.1 |

**Table 9: 2022 PM Level of Service Comparison**

| Intersection | Approach | No-Build | Build (2-Way) | Build (1-Way) |
|---|---|---|---|---|
| Margaret St at Bridge St | WB l | b/11.9 | b/12.2 | b/14.5 |
| | WB r | a/9.5 | a/9.6 | a/9.6 |
| Margaret St at Brinkerhoff St | EB l/r | B/10.1 | B/10.0 | B/10.0 |
| | NB l/t | A/6.6 | A/6.6 | A/6.6 |
| | SB t/r | A/6.7 | A/6.9 | A/8.2 |
| | Overall | A/7.2 | A/7.3 | A/8.1 |
| Margaret St at Broad St | EB l | C/34.4 | C/31.2 | C/27.7 |
| | EB t/r | C/22.3 | C/22.7 | C/24.6 |
| | WB l/t/r | C/29.5 | C/29.7 | C/25.7 |
| | NB l/t/r | B/12.1 | B/12.2 | B/11.1 |
| | SB l/t/r | B/12.6 | B/13.3 | B/13.4 |
| | Overall | C/23.1 | C/22.9 | C/20.4 |
| Durkee St at Bridge St | WB l/t | b/10.2 | b/10.5 | b/10.1 |
| | WB r | c/21.1 | c/23.5 | c/22.9 |
| | NB t/r | b/12.3 | b/12.6 | b/13.9 |
| | SB l/t | c/22.5 | **d/30.0** | c/25.0 |
| Durkee St at Broad St | EB l | a/8.1 | a/8.2 | a/8.3 |
| | WB l | a/7.8 | a/7.9 | a/7.9 |
| | NB l/t/r | c/16.5 | c/18.4 | c/15.4 |
| | SB l | c/21.5 | c/23.0 | --- |
| | SB t/r | b/11.1 | b/11.2 | --- |
| Peru St at Bridge St | EB l/t | B/17.0 | B/17.0 | B/17.0 |
| | EB r | A/1.0 | A/1.0 | A/1.0 |
| | WB l | B/17.2 | B/17.2 | B/17.5 |
| | WB t/r | B/17.5 | B/17.7 | B/17.3 |
| | NB l/t | B/19.2 | B/19.7 | B/19.7 |
| | NB r | A/0.0 | A/0.1 | A/0.1 |
| | SB l/t/r | A/8.5 | A/8.5 | A/8.5 |
| | Overall | B/13.1 | B/13.2 | B/12.4 |
| Peru St at Broad St/Hamilton St | EB l | D/52.1 | D/52.6 | D/52.7 |
| | EB t/r | F/91.3 | F/91.4 | F/96.0 |
| | WB l/t/r | C/22.0 | C/22.0 | C/22.0 |
| | NB l | A/5.5 | A/5.7 | A/6.5 |
| | NB t/r | B/11.7 | B/11.8 | B/11.8 |
| | SB l/t/r | C/27.6 | C/28.2 | C/31.6 |
| | Overall | C/30.1 | C/30.0 | C/28.3 |

With Durkee Street as two-way, the tables show four instances of level of service drops (**bold**) for the Build condition with three of them occurring at the Durkee Street and Bridge Street intersection in the Midday peak hour. The largest increase in delay is about 12 seconds for the southbound approach and changes from "c" to "d" which is an acceptable level of service. No mitigation is needed. There is one instance of level of service improvement (*italics*).

There are five instances of level of service drops for Build conditions with Durkee Street as one-way. All delay increases are minimal at less than 5 seconds and no mitigation is needed. There are three instances of level of service improvements (*italics*), including the southbound approach of Durkee Street at Bridge Street that improves from "f" to "e" in the AM peak hour.

## 16.0 CRASH DATA

Plattsburgh Police Department provided crash data for the study intersections for the latest 3-year period ending August 21, 2019. The data revealed 28 crashes at the seven study intersections:

a. Margaret Street at Bridge Street – 1
b. Margaret Street at Brinkerhoff Street – 4
c. Margaret Street at Broad Street/Pine Street – 10
d. Durkee Street at Bridge Street – 2
e. Durkee Street at Broad Street – 3
f. Peru Street at Bridge Street – 3
g. Peru Street at Broad Street – 5

A review of the actual police reports for the 10 crashes at Margaret Street and Broad Street was performed to determine if there were certain types of crashes or patterns of crashes. The reports indicate that none of the crashes involved personal injury and all 10 were property damage only crashes; there were no fatalities. Four were rear-end crashes, 2 right-angle; and 1 each of rear-end, sideswipe, backing, and hitting a fixed object. There was no discernable pattern to the crashes.

## 17.0 CONCLUSIONS

The traffic analyses presented in the previous sections show that the proposed Downtown Area Improvement Projects will have minimal traffic impacts. No mitigation measures are needed.

Based on the analyses contained in this study, it is the considered professional opinion of The Chazen Companies that the proposed Downtown Area Improvement Projects will not have a significant adverse impact on traffic operating conditions on the roadway system.

MACKENZIE ARCHITECTS P.C.
162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

# Plattsburgh Mixed Use Development
## Basement Plan

Project North

The City of Plattsburgh
Plattsburgh, NY
1/21/2020

A2.1

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# Plattsburgh Mixed Use Development
## Level One Plan

Project North

The City of Plattsburgh
Plattsburgh, NY
1/21/2020

A2.2

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DRAFT

Legend

- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic

SCALE AT 11"x17": 1" = 40'

0 20' 40' 80'

MACKENZIE ARCHITECTS P.C.

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Plattsburgh Mixed Use Development

Level Two & Three Plan

Project North

The City of Plattsburgh
Plattsburgh, NY
1/21/2020

A2.3

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DRAFT

Legend

- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic

SCALE AT 11"x17": 1" = 40'

0 20' 40' 80'

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Plattsburgh Mixed Use Development

Level Four Plan

Project North

The City of Plattsburgh
Plattsburgh, NY
1/21/2020

A2.5

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DRAFT

Legend

- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic

SCALE AT 11"x17": 1" = 40'

0 20' 40' 80'

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Plattsburgh Mixed Use Development

Attic/Mezzanine Plan

Project North

The City of Plattsburgh
Plattsburgh, NY
1/21/2020

A2.6

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McFarland Johnson
Innovative Solutions / Sustainable Results

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February 3, 2020

Chairman James Abdallah and
Members of the Planning Board
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901

***Re: Durkee Street Mixed Use Development – Final Site Plan Application***
***Property: Parcel located north of Broad Street and South of Bridge Street (SLB: 207.20-7-15)***

Dear Chairman Abdallah and Members of the Planning Board:

On behalf of Prime Plattsburgh, LLC ("Prime" or "Applicant"), we respectfully submit the following items for the Durkee Street Mixed Use Development, which will include a mixed-use building with 115 residential units, 10,000 square feet of commercial/restaurant space on the ground floor, 286 off-street parking spaces, open space, pedestrian access to the Saranac River waterfront, re-development of the existing farmers market structure with an additional 3,400 square feet of commercial/restaurant space and 2,400 square feet of civic space (the "Project"). The Project is proposed on the above referenced property, tax lot 207.20-7-15, which is owned by the City of Plattsburgh (the "Property"):

To facilitate the Project, a minor subdivision and Planned Unit Development ("PUD") subdivision are being simultaneously sought by the City of Plattsburgh. The minor subdivision will divide the Property into two lots, one being the lot south of Broad Street and the other being the larger lot between Board Street and Bridge Street. The PUD subdivision, being sought by the City pursuant to City of Plattsburgh Zoning Code ("Zoning Code") § 360-21, will divide the larger lot into two parcels. The first parcel will remain under the ownership of the City and include a strip of land encompassing the Saranac River waterfront (also to include the existing ICV development). The second parcel to be created by the PUD subdivision will be an approximately 2.8-acre lot that will host the Durkee Street Mixed Use Development sought herein and will be purchased by Prime (the "Project Site"). The PUD subdivision, being separately sought by the City, will vary some of the applicable area and bulk requirements for the Project Site, which are to be applied to the site plan application. In addition, the PUD is requesting an alternate method for calculating the parking demand for the project in accordance with the City's Zoning Section 360-21 (D)(5)(d)(5) Planned Unit Development.

The Project Site is surrounded by the Commercial "C" zoning district and also within an existing PUD. In the City of Plattsburgh, PUD applications are first approved by the Zoning Board of Appeals ("ZBA") as a special use permit and then by the Planning Board pursuant to Zoning Code § 360-21. The only permit sought by Prime is the site plan application discussed herein. Accordingly, this site plan is governed by the process and standards set forth in Zoning Code Article VI [Site Plans].

**New York State Environmental Quality Review Act**

The City Council, acting as Lead Agency, has commenced the New York State Environmental Quality Review Act ("SEQRA") process for the City's Downtown Revitalization Initiative projects. The City Council required that a Draft Generic Environmental Impacts Statement ("DGEIS") be prepared to assess the potential significant adverse environmental impacts related to the downtown area improvement projects. The DGEIS was deemed complete on November 21, 2019, a public hearing for the DGEIS was held on December 9, 2019. A Final Environmental Impacts Statement ("FGEIS") was prepared based upon comments to the DGEIS, and was accepted by the City Council as complete on January 30, 2020. Importantly, the Durkee Street Mixed Use Development was one of the downtown area improvement projects assessed in the FGEIS. The Planning Board and the ZBA were listed as involved agencies for this GEIS process and are therefore bound by the City Council's SEQRA review. Throughout the course of this application, the applicant will demonstrate that the GEIS and related Findings Statement have assessed the potential significant adverse impacts related to the Project and therefore no further SEQRA review is required. *See* 6 NYCRR 617.10(d).

**Conclusion**

We are excited to be a part of Plattsburgh downtown revitalization initiative. The enclosed site plan application submission includes 15 copies of the following:

1) Site Plan Drawing Set prepared by McFarland Johnson, dated January 2020;
2) Comment Responses Site Plan Sketch review comment letter sent dated December 23, 2019 prepared by the City of Plattsburgh Community Development Office
3) City of Plattsburgh Site Plan Check List;
4) Full StormWater Pollution Prevention Plan prepared by McFarland Johnson, dated January 2020;
5) Traffic Letter of Findings prepared by McFarland Johnson, dated July 29, 2019
6) Building Elevations prepared by Mackenzie Architects, P.C.;
7) Typical residential unit layouts prepared by Mackenzie Architects, P.C.;
8) Project Renderings prepared by Mackenzie Architects, P.C.;

We respectfully request that this matter be placed on the Planning Board's February 24, 2020 meeting agenda. If you have any questions related to the enclosed information or if you require additional information, please contact our office.

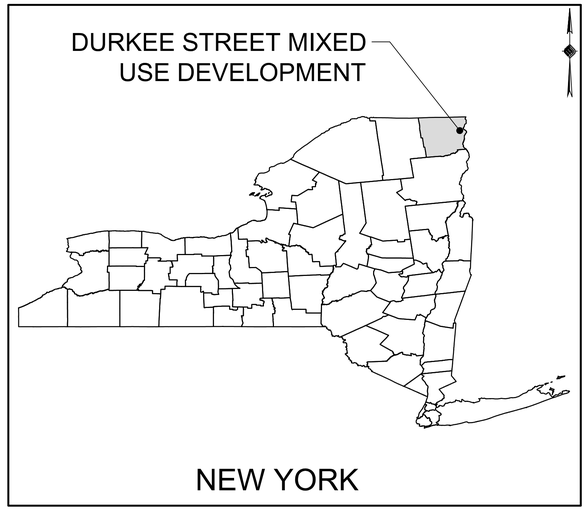
Very Truly Yours,
MCFARLAND JOHNSON, NC.

Turner Bradford, P.E.
Project Engineer

cc: Deb Osterhoudt – Prime Plattsburgh, LLC
Charles Gottlieb – Whiteman Osterman & Hanna, LLP

# PRIME PLATTSBURGH, LLC

# DURKEE STREET MIXED USE DEVELOPMENT

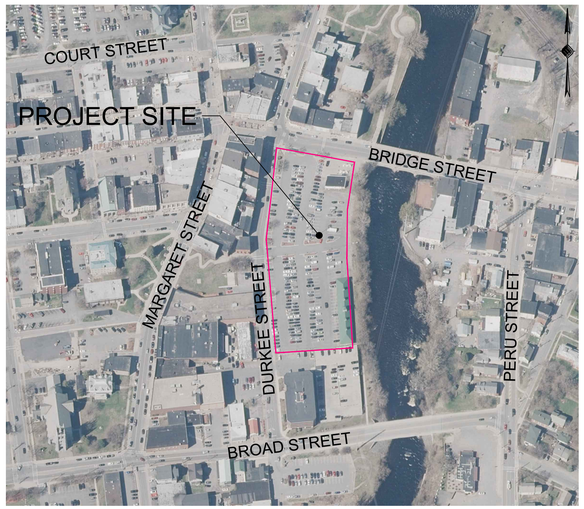



LOCATION MAP

## SITE PLAN SUBMISSION
## FEBRUARY 3, 2020

CITY OF PLATTSBURGH
CLINTON COUNTY
NEW YORK

NOT FOR CONSTRUCTION




VICINITY MAP

| DRAWING INDEX | |
|---|---|
| SHEET NUMBER | SHEET TITLE |
| CV-00 | COVER SHEET |
| GN-01 | GENERAL NOTES |
| SURV-01 | EXISTING CONDITIONS SURVEY |
| DE-01 | DEMOLITION PLAN |
| BL-01 | BORING LOG |
| C-01 | SITE PLAN |
| C-02 | DRIVEWAY PLAN |
| GR-01 | GRADING AND DRAINAGE PLAN |
| GR-02 | DRAINAGE PROFILES |
| UT-01 | UTILITY LAYOUT |
| UT-02 | SANITARY PROFILES |
| UT-03 | WATER PROFILES |
| EC-01 | EROSION AND SEDIMENT CONTROL PLAN PHASE I |
| EC-02 | EROSION AND SEDIMENT CONTROL PLAN PHASE II |
| DT-01 | DETAILS |
| DT-02 | DETAILS |
| DT-03 | DETAILS |
| DT-04 | DETAILS |
| DT-05 | DETAILS |
| DT-06 | DETAILS |
| LP-01 | LANDSCAPE PLAN |

PREPARED FOR:

PRIME PLATTSBURGH, LLC
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PREPARED BY:

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18491.00

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IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

N:\18491.00 DURKEE STREET MIXED USE\DRAW\DRAWINGS\SSM\18491.00-COVR.DWG

GENERAL NOTES:

1. THE UNDERGROUND STRUCTURES AND UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM A SURVEY PREPARED BY ROBERT M. SUTHERLAND P.C. 11 MACDONOUGH STREET, PLATTSBURGH, NY 12091, DATED JULY 25, 2019 AND AVAILABLE SURVEYS AND RECORD MAPS BY OTHERS. MCFARLAND JOHNSON DOES NOT CERTIFY TO THE ACCURACY OF THEIR LOCATION AND/OR COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND EXTENT OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION ACTIVITIES IN THEIR VICINITY. THE CONTRACTOR SHALL HAVE ALL EXISTING UTILITIES FIELD STAKED BEFORE STARTING WORK BY CALLING 1-800-962-7962.
2. THE CONTRACTOR SHALL PERFORM ALL WORK IN COMPLIANCE WITH TITLE 29 OF FEDERAL REGULATIONS, PART 1926, SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION (OSHA).
3. HIGHWAY DRAINAGE ALONG ALL ROADS AND PRIVATE DRIVES SHALL BE KEPT CLEAN OF MUD, DEBRIS ETC. AT ALL TIMES. ALL CATCH BASINS AND STORM SEWER MANHOLES SHALL BE CLEANED PRIOR TO ACCEPTANCE BY THE TOWN.
4. REFER TO ARCHITECTURAL DRAWINGS FOR PRECISE BUILDING DIMENSIONS AND BUILDING UTILITY LOCATIONS.
5. THE CONTRACTOR SHALL CONSULT THE DESIGN ENGINEER BEFORE DEVIATING FROM THESE PLANS.
6. IN ALL TRENCH EXCAVATIONS, CONTRACTOR MUST LAY THE TRENCH SIDE SLOPES BACK TO A SAFE SLOPE, USE A TRENCH SHIELD OR PROVIDE SHEETING AND BRACING. THE MEANS AND METHODS SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER.
7. EXCAVATED WASTE MATERIAL REMOVED FROM THE SITE SHALL BE PLACED AT A LOCATION ACCEPTABLE TO THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.
8. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MAINTAIN A MINIMUM OF 2' OF COVER OVER ALL EXISTING AND NEW STORM SEWER PIPES AND 4' OF COVER OVER ALL SANITARY PIPES DURING CONSTRUCTION.
9. ALL EXISTING SURFACE APPURTENANCES (I.E. WATER VALVES, CATCH BASIN FRAMES AND GRATES, MANHOLE COVERS) WITHIN THE PROJECT LIMITS SHALL BE ADJUSTED TO FINISHED GRADE. (NO SEPARATE PAYMENT).
10. AREAS DISTURBED OR DAMAGED AS PART OF THIS PROJECT'S CONSTRUCTION THAT ARE OUTSIDE OF THE PRIMARY WORK AREA SHALL BE RESTORED, AT THE CONTRACTORS EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
11. UNLESS COVERED BY THE CONTRACT SPECIFICATIONS OR AS NOTED ON THE PLANS, ALL WORK SHALL CONFORM TO THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS DATED JANUARY 8, 2015 AND ANY SUBSEQUENT REVISIONS.
12. CONTRACTOR SHALL COORDINATE PROVISION OF TEMPORARY UTILITY SERVICE AS REQUIRED DURING CONSTRUCTION TO ENSURE UNINTERRUPTED SERVICE TO OCCUPIED BUILDINGS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL PERMITS AND PROVIDE ALL BONDS REQUIRED FOR THIS WORK, INCLUDING BUT NOT LIMITED TO UTILITY CONNECTIONS, BUILDING AND SITE CONSTRUCTION.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODE AND/OR UTILITY SERVICE COMPANIES. THIS SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
15. MAINTENANCE AND PROTECTION OF TRAFFIC ALONG WITH SECURING THE WORK AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
16. THE CONTRACTOR SHALL LOCATE, MAKE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND ROW MONUMENTS IN THE AREAS OF CONSTRUCTION.
17. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PROCEDURES. THE OWNER AND/OR ARCHITECT/ ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB CONTRACTOR OR THEIR AGENTS, EMPLOYEES OR ANY OTHER PERSON PERFORMING ANY OF THE WORK.
18. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATION ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATION OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNERS REP. IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE OWNERS REP. SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.
19. SNOW STORAGE WILL OCCUR AT MULTIPLE LOCATIONS THROUGHOUT ALL PAVED SURFACES.
20. THE CONTRACTOR SHALL CONTACT THE CITY DPW IF THEY DISCOVER ANY UTILITY LINE NOT NOTED ON THE SURVEY, TO DETERMINE IF THE LINE IS ACTIVE.

SEQUENCE OF CONSTRUCTION

1. HOLD A PRE-CONSTRUCTION MEETING WITH PROJECT MANAGER, OPERATOR'S ENGINEER, CONTRACTORS & SUB-CONTRACTORS, AND REPRESENTATIVES OF THE CITY OF PLATTSBURGH PRIOR TO LAND DISTURBING ACTIVITIES.
2. HAVE A QUALIFIED PROFESSIONAL CONDUCT AN ASSESSMENT OF THE SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND CERTIFY IN AN INSPECTION REPORT THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS DESCRIBED IN THE SWPPP AS REQUIRED BY THE GP-0-15-002 HAVE BEEN ADEQUATELY INSTALLED OR IMPLEMENTED TO ENSURE OVERALL PREPAREDNESS OF THE SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
3. CONSTRUCT TEMPORARY STABILIZED CONSTRUCTION ENTRANCE AT LOCATION SHOWN ON THE DRAWINGS.
4. INSTALL PERIMETER CONTROLS AND INLET PROTECTION AT THE LOCATIONS SHOWN ON THE DRAWINGS.
5. CONSULT A QUALIFIED PROFESSIONAL TO PERFORM A SITE INSPECTION AND VERIFY THAT THE INITIAL PHASE OF EROSION CONTROL DEVICES HAVE BEEN INSTALLED PER THE DRAWINGS PRIOR TO COMMENCEMENT OF GROUND DISTURBANCE.
6. BEGIN EARTHWORK OPERATIONS.
7. COMMENCE EARTHWORK CUTS AND FILLS. WORK SHALL BE PROGRESSED TO ALLOW A REASONABLE TRANSFER OF CUT AND FILL FOR ROUGH GRADING AND EARTH MOVING FOR BULK SITE GRADING.
8. STABILIZE ALL AREAS IDLE IN EXCESS OF 7 DAYS IN WHICH CONSTRUCTION WILL NOT COMMENCE WITHIN 7 DAYS.
9. ADJUST THE EROSION AND SEDIMENT CONTROL PRACTICES AS REQUIRED FOR CONTINUING CONSTRUCTION AS SHOWN ON THE EROSION & SEDIMENT CONTROL PLAN. THIS SHALL BE A PHASED ADJUSTMENT IN ORDER TO ENSURE THAT RUNOFF FROM ALL DISTURBED AREAS IS TREATED BY APPROPRIATE EROSION AND SEDIMENT CONTROL DEVICES.
10. BEGIN UTILITY INSTALLATION AND BACKFILL. UTILITY INSTALLATION AREA SHALL BE STABILIZED WITH SEED AND MULCH PROGRESSIVELY AT THE END OF EACH WORK DAY.
11. CONSTRUCT CATCH BASINS, AREA INLETS AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS.
12. INSTALL INLET/OUTLET PROTECTION PROGRESSIVELY AS THE STORM SEWER IS INSTALLED.

SEQUENCE OF CONSTRUCTION CONTINUED:

12. AS LANDSCAPED AREAS ARE BROUGHT TO GRADE, STABILIZE WITH TOPSOIL, SEED AND MULCH PER SPECIFICATIONS.
13. FINALIZE BUILDING AND PAVEMENT SUB-GRADE PREPARATION.
14. CONSTRUCT CURB.
15. INSTALL ASPHALT SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.
16. CARRY OUT ALL FINAL GRADING, STABILIZE SLOPES GREATER THAN 3H:1V WITH HEIGHTS EXCEEDING 5 FEET WITH EROSION CONTROL MATTING/BLANKETS, AND SEED AND MULCH ALL DISTURBED AREAS.
17. A QUALIFIED PROFESSIONAL SHALL PERFORM A SITE ASSESSMENT TO CONFIRM THAT ALL PERMANENT STORMWATER DEVICES HAVE BEEN INSTALLED PER PLANS AND 80% UNIFORM GERMINATION/STABILIZATION HAS BEEN ACHIEVED PRIOR TO THE REMOVAL OF ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROLS.

STORM SEWER:

1. ALL HDPE PIPES SHALL FOLLOW NYSDOT SECTION 603-2 AND 706-12, BE SMOOTH INTERIOR.
2. PLACE RIP-RAP AROUND ALL END SECTIONS.
3. IN INSTANCES WHERE THE STORM SEWER CROSSES THE SANITARY SEWER A CRUSHED STONE ENCASEMENT SHALL BE PROVIDED AROUND THE SANITARY SEWER UP TO THE STORM SEWER-COMPACT WITH APPROVED EQUIPMENT.
4. ALL CATCH BASINS AND STORM MANHOLES WITHIN PAVEMENT TO BE CONSTRUCTED TO WITHSTAND HS-20 LOADING.

SANITARY SEWER NOTES:

1. ONLY DOMESTIC WASTE FROM THE PROJECT SHALL BE DISCHARGED INTO THE SANITARY SEWER.
2. ALL SANITARY LATERALS SHALL BE 6" PVC SDR-21 ASTM D2241 UNLESS OTHERWISE SPECIFIED ON THE PLANS.
3. A MINIMUM OF 4 FEET OF COVER SHALL BE PROVIDED OVER ENTIRE LENGTH OF ALL SANITARY LATERALS.
5. THE CITY OF PLATTSBURGH WATER DPW SHALL BE NOTIFIED FORTY-EIGHT HOURS IN ADVANCE OF CONNECTION OR TAP. [518-536-7453].
6. SANITARY SEWER LATERAL(S) AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF PLATTSBURGH.
7. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR CLINTON COUNTY SEWER USE LAW.
8. MAXIMUM SPACING BETWEEN CLEANOUTS ON SANITARY LATERALS MAY NOT EXCEED SEVENTY-FIVE (75) FEET.
9. MAXIMUM SPACING BETWEEN SANITARY MANHOLES MAY NOT EXCEED FOUR-HUNDRED (400) FEET.
10. EXFILTRATION AND/OR INFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER DAY, PER MILE OF PIPE, PER INCH DIAMETER, AND SHALL BE PERFORMED IN ACCORDANCE WITH DISTRICT PROCEDURES. AIR TESTS, INCLUDING VACUUM TESTS, SHALL NOT BE ALLOWED ON SANITARY MANHOLES.
11. UPON COMPLETING CONSTRUCTION AND AFTER THE PIPE BACKFILL HAS BEEN IN PLACE FOR A PERIOD OF 30 DAYS, THE NEW SANITARY SEWER SHALL BE SUBJECT TO THE FOLLOWING TESTS AND PROCEDURES. FLUSH AND CLEAN THE SYSTEM, SEWER MAIN AIR PRESSURE/ EXFILITRATION TESTING, SEWER MANHOLE VACUUM/INFILTRATION TESTING (PERFORMED ONLY AFTER INVERTS AND BENCHES ARE FORMED), AND SEWER MAIN DEFLECTION TEST. DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER ALL FINAL BACKFILL HAS BEEN IN PLACE AT LEAST THIRTY (30) DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF FIVE PERCENT (5%). IF THE DEFLECTION TEST IS RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A MINIMUM DIAMETER EQUAL TO NINETY-FIVE PERCENT (95%) OF THE INSIDE DIAMETER OF THE PIPE. TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
12. MANHOLES SHALL BE 4' INSIDE DIAMETER UNLESS OTHERWISE SPECIFIED ON PLANS. MANHOLE FRAMES AND COVERS SHALL BE EJ, PRODUCT NO, 00120715, OR APPROVED EQUAL PER THE CITY OF PLATTSBURGH WATER AND SEWER DEPARTMENT STANDARDS.
13. MINIMUM DEFLECTION OF 3" PVC SDR21 ASTM D2241 FORCE MAIN SEWER LINE IS 0.7' FOR 20' LENGTHS.
14. ALL SEWER LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

WATER MAIN INSTALLATION:

1. WATER SERVICE LINE (LATERALS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE CLINTON COUNTY HEALTH DEPARTMENT, AND THE LOCAL WATER AUTHORITY.
2. ALL EROSION CONTROL MEASURES SHALL BE EMPLOYED DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH ALL APPROPRIATE STANDARDS AND REQUIREMENTS. BEST MANAGEMENT PRACTICES ARE TO BE FOLLOWED.
3. WATER MAINS AND ALL WATER SERVICE LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISH GRADE TO TOP OF PIPE.
4. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 18" MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE, WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECT FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATER MAINS.
5. HYDRANT TYPE SHALL BE AS NOTED ON THE PLANS OR AS REQUIRED BY THE CITY OF PLATTSBURGH. GUARD VALVES SHALL BE USED AND ALL HYDRANT STUB PIPING SHALL BE MECHANICAL JOINT. FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN 7 FEET OF THE FINISHED GRADE. ALL PLUGS SHALL BE MECHANICAL METAL PLUGS. ALL HYDRANTS WITH PLUGGED WEEP HOLES SHALL BE APPROPRIATELY TAGGED.
6. ALL MECHANICAL JOINTS, FITTINGS (TEES, BENDS, PLUGS), ETC. SHALL BE BACKED WITH 3,000 P.S.I. CONCRETE THRUST BLOCKS OR APPROVED MECHANICAL RESTRAINTS.
7. WHERE PIPING IS TO BE PLACED WITHIN FILL AREAS, THE FILL SHALL BE PLACED AND COMPACTED TO AT LEAST 95% MODIFIED PROCTOR PRIOR TO TRENCH EXCAVATION.

WATER MAIN INSTALLATION CONTINUED:

8. SHUTDOWN OF EXISTING WATER MAINS SHALL BE IN ACCORDANCE WITH THE LOCAL WATER AUTHORITY. THE CITY OF PLATTSBURGH DPW MANAGER MUST BE NOTIFIED IN ADVANCE OF ALL PROPOSED SHUTDOWNS IN ACCORDANCE WITH THEIR DIRECTION. WATER MUST BE TURNED BACK ON AS SOON AS POSSIBLE. ALL ENDS OF WATER MAINS MUST BE PROVIDED WITH ADEQUATE PLUG, BLOCK AND BLOW-OFF AS INDICATED ON THE PLANS.
9. WATER SERVICE LINES SHALL BE SEPARATED AT LEAST TEN (10) FEET, MEASURED FROM THE OUTSIDE OF THE PIPES, FROM SEWER MAINS AND SEPTIC SYSTEMS.
10. BACKFLOW PREVENTION SHALL BE PROVIDED IN THE BUILDING.
11. BACKFLOW PREVENTION APPLICATION MUST BE SUBMITTED TO AND APPROVED BY THE SUPPLIER WHO WILL FORWARD PLANS TO THE NYS DEPARTMENT OF HEALTH FOR THEIR APPROVAL. THE APPROVAL PROCESS MUST BE COMPLETED PRIOR TO INSTALLATION. THE APPROVAL PROCESS SHOULD BE STARTED EARLY TO AVOID UNNECESSARY DELAYS OR CONFLICTS WITH OTHER HEALTH DEPARTMENT APPROVALS.
12. ALL WATER LINES ARE PRIVATE UNLESS OTHERWISE NOTED.

WATER MAIN MATERIALS:

1. POLYVINYL CHLORIDE (PVC) PIPE MUST BE WITH INTEGRAL BELL AND SPIGOT JOINTS; CLASS 150, DR 18; CONFORMING WITH THE LATEST REVISION OF ANSI/AWWA C900 (FOR 4"-12" PIPE) OR C905 (FOR LARGER PIPE) STANDARD. MAXIMUM DEFLECTION OF 12" POLYVINYL CHLORIDE (PVC) AWWA C900 WATER LINE IS 0.7" FOR 20' LENGTHS. INSTALLATION TO INCLUDE TRACER TAPE AS PER MANUFACTURER'S INSTRUCTIONS.
2. CEMENT-LINED DUCTILE-IRON (DI) PIPE MUST BE CLASS 52 MINIMUM CONFORMING WITH THE LATEST REVISION OF ANSI/AWWA C151 STANDARD. IF REQUIRED BY WATER SUPPLIER THE PIPE SHALL BE ENCASED WITH A MINIMUM 8 MIL. POLYETHYLENE WRAP AS PER LATEST REVISION OF ANSI/AWWA C105 STANDARD.
3. POLYETHYLENE (PE) PRESSURE PIPE MUST BE PE 3408 MATERIAL MINIMUM. CONFORMING TO THE LATEST REVISION OF AWWA C901 AND C906.

WATER SYSTEM TESTS:

1. SOIL TEST. THE CONTRACTOR SHALL PROVIDE A SOIL TEST EVALUATION TO DETERMINE THE NEED FOR POLYETHYLENE ENCASEMENT PER ANSI/AWWS C105/AZ1.5-82 PRIOR TO WATER MAIN INSTALLATION. SOIL TESTING SHALL BE CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY IN ACCORDANCE WITH LOCAL WATER AUTHORITY STANDARDS.
2. WATER PIPING SHALL BE FLUSHED AND TESTED IN CONFORMANCE WITH THE LATEST REVISION OF ANSI/AWWA C600 STANDARD FOR DUCTILE IRON PIPE, C605 FOR PVC PIPE, OR EQUIVALENT OF C600 AND/OR C605 FOR PE PIPE.
3. WATER SERVICE LINES SIEZED 4-INCHES OR GREATER SHALL BE:

   - PRESSURE TESTED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF THE LOCAL WATER AUTHORITY. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE LOCAL WATER AUTHORITY.

   - DISINFECTION BY USING THE CONTINUOUS FEED METHOD ACCORDING TO AWWA STANDARD SPECIFICATIONS. AFTER FLUSHING AND DISINFECTING THE SERVICE LINE, WATER SAMPLES SHALL BE COLLECTED BY THE CLINTON COUNTY HEALTH DEPARTMENT. APPROVAL AND NOTIFICATION BY THE HEALTH DEPARTMENT MUST BE RECEIVED BEFORE THE LATER IS PLACED IN SERVICE.
4. THE COMPLETED WORKS SHALL BE VERIFIED WITH CLINTON COUNTY HEALTH DEPARTMENT. PRIOR TO ISSUANCE, A NYS-LICENCED PROFESSIONAL ENGINEER MUST SUBMIT CERTIFICATION TO THE HEALTH DEPARTMENT THAT: THEY OR THEIR DESIGNATED REPRESENTATIVE WITNESSED THAT CONSTRUCTION WAS IN CONFORMANCE WITH THE PLANS AS APPROVED; FLUSHING, TESTING, AND DISINFECTION PROCEDURES NOTED HEREIN HAD BEEN PROPERLY PERFORMED; AND, MICROBACTERIAL SAMPLE RESULTS FROM THE COMPLETED WORKS WERE ACCEPTABLE. COPIES OF THE OFFICIAL LABORATORY RESULTS ARE TO BE INCLUDED WITH THE CERTIFICATION.
5. FIRE HYDRANTS ARE NOT ACCEPTABLE TESTING/SAMPLING POINTS.

GRADING NOTES:

1. REMOVE AND STOCKPILE TOPSOIL AS DIRECTED BY THE CONSTRUCTION MANAGER. REPLACE TOPSOIL TO A MINIMUM 4" DEPTH. ALL DISTURBED AREAS TO BE HYDROSEEDED AS DIRECTED BY THE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REMOVAL OF TEMPORARY SEDIMENTATION CONTROLS, INCLUDING INLET PROTECTION AND SILT FENCE. EROSION CONTROL MEASURES SHALL NOT BE REMOVED BEFORE VEGETATION HAS OCCURRED COMPLETELY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF TOPSOIL TO ALL DISTURBED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN EROSION CONTROL MEASURES AT ALL TIMES.
4. EROSION CONTROL MEASURES WILL BE IMPLEMENTED IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, CLINTON COUNTY HEALTH DEPARTMENT, AND THE CITY OF PLATTSBURGH REQUIREMENTS.
5. ALL INLETS TO THE STORM SEWER SHALL HAVE STONE DROP INLET PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S) UNTIL GROUND COVER IS ESTABLISHED.
6. SILT FENCE, JUTE MESH, AND/OR EROSION CONTROL BLANKETS WILL BE USED ON STEEP SLOPES AND WHEREVER NECESSARY TO CONTROL EROSION AND SILTATION OF EXISTING DRAINAGE SYSTEMS AS ORDERED BY THE ENGINEER OR SPECIFIED ON PLANS.
8. THE CONTRACTOR SHALL DESIGNATE A MEMBER OF HIS/HER FIRM TO BE RESPONSIBLE TO MONITOR EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION AND PRESERVATION THROUGHOUT CONSTRUCTION.
9. ALL GRADING AND EARTHWORK SHALL BE IN CONFORMANCE WITH NEW YORK STATE STANDARD SPECIFICATIONS SECTION 203 - EXCAVATION AND EMBANKMENT, WHICH INCLUDES MAXIMUM EMBANKMENT LIFT THICKNESS ALLOWED BASED ON THE COMPACTION EQUIPMENT USED.
10. ALL PROPOSED ELEVATIONS SHOWN HEREON ARE FINISHED GRADE ELEVATION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING RIM ELEVATIONS IN RELATION TO PROPOSED GRADE PRIOR TO INSTALLATION.

PROJECT DATA:

1. APPLICANT:
   PRIME PLATTSBURGH, LLC
   621 COLUMBIA STREET
   COHOES, NY 12047
2. EXISTING ZONING:
   COMMERCIAL/ PLANNED UNIT DEVELOPMENT
3. LOT AREA:
   2.76 ACRES (120,120 SF)

ZONING:

| | TAX ACC. NO. | LOT SIZE | ZONING |
|---|---|---|---|
| EXISTING: | 207.20-7-15 | ±4.66 ACRES | COMM/PUD |
| PROPOSED: | XXX.XX-X-XX | ±2.76 ACRES | PUD |

| | |
|---|---|
| GROSS COMMERCIAL AREA: | 7,250 SF |
| GROSS RESTAURANT AREA: | 6,150 SF |
| 60% CUSTOMER AREA: | 3,690 SF |
| 40% OTHER AREA: | 2,460 SF |
| TOTAL APARTMENT UNITS: | 115 |

| PARKING DEMAND PER CITY CODE | | |
|---|---|---|
| USE | CALCULATION | NO. OF SPACES |
| RESIDENTIAL | (2 PER DU FOR FIRST 10) x 10 + (1.75 PER DU OVER 10) x 105 | 204 |
| COMMERCIAL | (1 SPACE PER 250 SF) | 29 |
| RESTAURANT | | |
| CUSTOMER AREA | (1 PER 50 SF) x 3,690 SF | 74 |
| OTHER AREA | (1 PER 250 SF) x 2,460 SF | 10 |
| PUBLIC PARKING FOR CITY USE | | 50 |
| TOTAL DEMAND | - | 367 |

| PARKING DEMAND PER PUD | | |
|---|---|---|
| USE | CALCULATION | NO. OF SPACES |
| RESIDENTIAL | (1.5 PER DU ) x 115 | 173 |
| COMMERCIAL | (1 SPACE PER 300 SF) | 45 |
| EMPLOYEE PARKING | (½ SPACE PER EMPLOYEE) x 15 | 8 |
| PUBLIC PARKING FOR CITY USE | - | 50 |
| TOTAL DEMAND | - | 276 |

| PARKING PROVIDED | |
|---|---|
| LOCATION | NO. OF SPACES |
| SURFACE PARKING LOT | 86 |
| COURTYARD PARKING LOT | 35 |
| UNDERGROUND PARKING LOT | 165 |
| TOTAL PARKING PROVIDED | 286 |

*PARKING SPACES WILL BE STRIPED TO INDICATE SPACE AVAILABLE FOR PUBLIC USE

ADA PARKING (PER NYS 2016 UNIFORM CODE SUPPLEMENT):

| ACCESSIBLE SPACES REQUIRED: | | ACCESSIBLE SPACES PROVIDED: | |
|---|---|---|---|
| SURFACE PARKING | 4 SPACES | SURFACE PARKING | 4 SPACES |
| COURTYARD PARKING | 2 SPACES | COURTYARD PARKING | 2 SPACES |
| UNDERGROUND PARKING | 6 SPACES | UNDERGROUND PARKING | 6 SPACES |

ZONING CHART

| FEATURES | CALCULATION | UNDERLYING CITY ZONING | PROPOSED |
|---|---|---|---|
| PARCEL SIZE | CHAPTER 360 SCHEDULE III | 50,000 SF | 120,120 SF |
| MIN. LOT DIMENSION | SQUARE ROOT OF LOT AREA X 0.67 | 232' | 216' |
| MAX. HEIGHT IN STORIES | LOT AREA X 0.0001 | 14 | 5 |
| MAX. BLDG HEIGHT | STORIES X 12 | 60' | 65' |
| MINIMUM BUILDING SETBACKS | STORIES X 3 | 15' | 3' NORTH<br>2' EAST (EXISTING)<br>9' WEST<br>5' SOUTH (EXISTING) |
| MAX. BLDG COVERAGE | LOT SIZE - SETBACK AREA | 82% | 32% |
| MIN. OPEN SPACE | SETBACK AREA | 22,105 SF | 22,135 SF |

LEGEND

| | |
|---|---|
| 20 | PROPOSED MAJOR CONTOUR |
| 21 | PROPOSED MINOR CONTOUR |
| XX | EXISTING MAJOR CONTOUR |
| XX | EXISTING MINOR CONTOUR |
| UE | UNDERGROUND ELECTRIC |
| ST | STORM SEWER |
| G | UNDERGROUND GAS SERVICE |
| W | WATER |
| SA | SANITARY SEWER |
| LOD | LIMITS OF DISTURBANCE |
| SF | SILT FENCE |
| | CHAINLINK FENCE |
| | CONCRETE SIDEWALK |
| | PROPOSED CURB |
| | PROPOSED TRAFFIC FLOW ARROWS |
| | PROPOSED DRAINAGE FLOW ARROW |
| 13 | NUMBER OF PARKING SPACES |
| | LIGHT POLE (SINGLE HEAD) |
| | LIGHT POLE (DOUBLE HEAD) |
| | ONE POST SIGN |
| | WATER GATE VALVE |
| S | SANITARY SEWER MANHOLE |
| | STORM SEWER CATCH BASIN |
| D | STORM SEWER MANHOLE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| TC | TOP OF CURB |
| BC | BOTTOM OF CURB |
| | UTILITY POLE |


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60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
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PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.


DRAWING TITLE

GENERAL NOTES

DRAWING NUMBER

GN-01

## Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. Copyright 2019, Robert M. Sutherland, P.C. All rights reserved.
5. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
6. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
7. North arrow and bearings based on grid north NAD 83 New York East zone 18.
8. Vertical datum based on NAVD 1988.
9. All distances shown hereon are ground distances.
10. Riparian rights, if any, have not been established as a result of this survey.
11. Building offsets, as shown on this map, are not to be used for construction purposes.

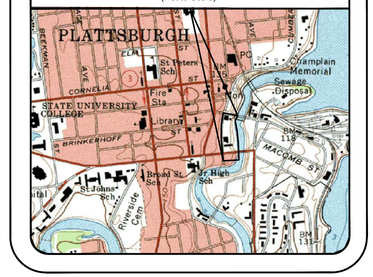
## Reference Maps:

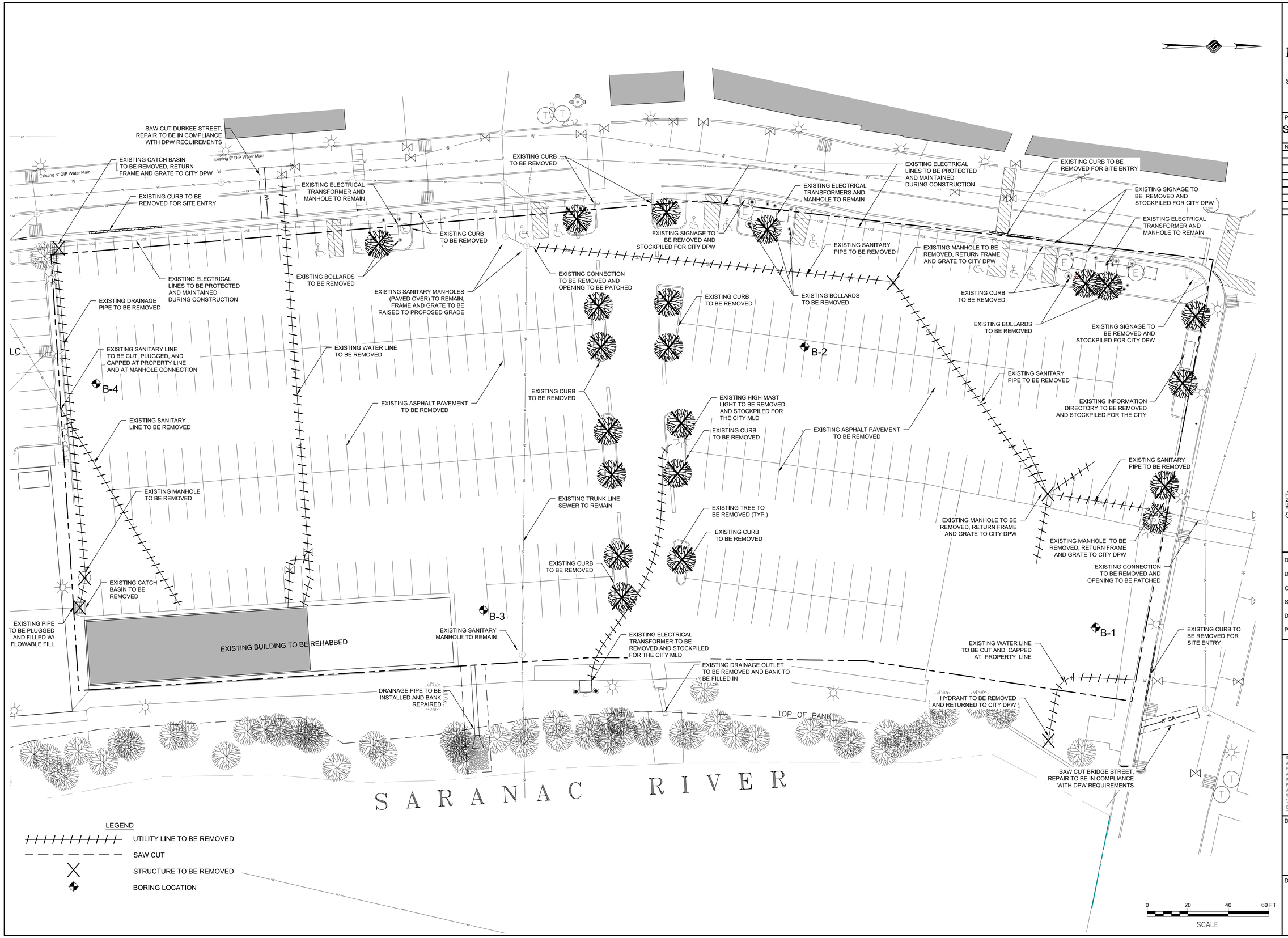
1. "Map of Lands of City of Plattsburgh 44-48 Margaret Street, Plattsburgh." prepared by Joseph J. Martina, L.S. dated September 30, 1974 and filed in the Clinton County Clerk's Office in Book 6 Page 57.
2. "Survey Map Showing Parcels of Land(Parcels A-J) owned by City of Plattsburgh Proposed to be conveyed to City Plaza Associates." prepared by Jolly and Russo Land Surveyors dated September 25, 1989 and filed in Clinton County Clerk's Office in Book 19 Page 71.
3. "Boundary Survey Portion of Lands of The City of Plattsburgh." prepared by C.T. Male Associates, P.C. dated October 5, 2004 and on file in the office of Robert M. Sutherland, P.C.
4. "Map Showing Plattsburgh Gateway-Phase 1 Site Plan." prepared by Robert M. Sutherland, P.C. dated May 12, 2006.

## Reference Deeds:

1. City Plaza Associates to City of Plattsburgh by deed dated February 27, 2003 and recorded on Instrument # 2003-152840 on March 12, 2003 in the Clinton County Clerk's Office.
2. Lease to ICV-NY, LLC to City of Plattsburgh by deed dated May 26, 2006 and recorded as Instrument # 2006-200533 on November 17, 2006 in the Clinton County Clerk's Office.
3. Richard A. Marks to City of Plattsburgh by deed dated July 9, 2014 and recorded on Instrument # 2014-265603 on July 09, 2014 in the Clinton County Clerk's Office.

General Location Map
(Not to Scale)


PLATTSBURGH
STATE UNIVERSITY COLLEGE
Cornelia St
Brinkerhoff St
Macomb St
Broad St
St. Peters Sch
Fire Sta
Library
Jr. High Sch
St. Johns Sch
Riverside Cem
Cumberland Ave
Cumberland Ave
Cumberland Ave





McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
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mjinc.com


PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.


DRAWING TITLE

DEMOLITION PLAN

DRAWING NUMBER

DE-01

## BORING LOG NO. B-1

Page 1 of 1

**PROJECT:** Bridge Street Building
**CLIENT:** Prime Plattsburgh Hotel, LLC, Cohoes, New York
**SITE:** Durkee and Bridge Street, Plattsburgh, New York

LOCATION See Exploration Plan
Latitude: 44.6970° Longitude: -73.4510°
Approximate Surface Elev.: 120 (ft.)+/-

| DEPTH | ELEVATION (ft.) | Description | Sample Type | Recovery (in.) | Field Test Results | Water Content (%) |
|---|---|---|---|---|---|---|
| 0.4 | 119.6+/- | **TOPSOIL** | | | | |
| | | **FILL - POORLY GRADED SAND**, brown, dry, very loose to very dense | | 24 | 9-27-46-45 N=73 | |
| | | | | 19 | 29-32-13-8 N=45 | |
| | | | | 13 | 2-2-1-1 N=3 | |
| | | | | 17 | 1-1-2-3 N=3 | |
| | | | | 17 | 1-1-2-2 N=3 | |
| 8.0 | 112+/- | **FILL - CLAYEY SAND**, with gravel, gray to brown, moist to wet, very loose to loose | | | | |
| | | **Grades to wet at approximately 10 feet** | | 12 | 1-2-2-1 N=4 | |
| 10.0 | 108+/- | **FILL - LEAN CLAY**, trace gravel, frequent pieces of wood, gray, wet, medium-stiff to hard | | 19 | 1-2-4-6 N=6 | 34 |
| | | **Sampler refusal on probable timber** | | 2 | 1-2-2-1 N=4 | |
| | | | | 1 | 1-2-2-1 N=4 | |
| | | | | 4 | 50/4" | |
| | | | | 5 | 3-2-2-2 N=4 | |
| | | | | 17 | 3-2-2-4 N=4 | |
| 24.5 | 95.5+/- | **PROBABLE BOULDERS** | | 4 | 1-2-50/4" | |
| 25.0 | 94+/- | ***Sampler Refusal on Probable Boulders at 26 Feet*** | | 0 | 50/0" | |

Stratification lines are approximate. In-situ, the transition may be gradual. Hammer Type: Automatic

Advancement Method: 3 1/4" ID HSA
Abandonment Method: Boring backfilled with soil cuttings upon completion.
See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
See Supporting Information for explanation of symbols and abbreviations.
Elevations were interpolated from a topographic site plan.
Notes:

**WATER LEVEL OBSERVATIONS**
*20.2 feet while drilling*

Terracon, 594 Broadway, Watervliet, NY
Boring Started: 03-18-2019 | Boring Completed: 03-18-2019
Drill Rig: CME 45 | Driller: S. Loiselle
Project No.: JB195049

## BORING LOG NO. B-2

Page 1 of 1

**PROJECT:** Bridge Street Building
**CLIENT:** Prime Plattsburgh Hotel, LLC, Cohoes, New York
**SITE:** Durkee and Bridge Street, Plattsburgh, New York

LOCATION See Exploration Plan
Latitude: 44.6971° Longitude: -73.452°
Approximate Surface Elev.: 123 (ft.)+/-

| DEPTH | ELEVATION (ft.) | Description | Sample Type | Recovery (in.) | Field Test Results | Water Content (%) |
|---|---|---|---|---|---|---|
| 0.1 | 122.9+/- | **ASPHALT** | | | | |
| 0.3 | 122.7+/- | **PAVEMENT BASE** | | | | |
| | | **FILL - POORLY GRADED SAND**, with gravel, orange to brown, dry, dense | | 18 | 24-20-17-17 N=37 | |
| 4.0 | 119+/- | **FILL - SILTY SAND**, with gravel, pieces of brick and cinders, brown, moist to wet, loose to medium dense | | 22 | 17-14-6-4 N=20 | |
| | | | | 19 | 2-2-2-3 N=4 | |
| | | | | 18 | 2-3-3-2 N=6 | |
| | | | | 22 | 1-2-4-4 N=6 | |
| 11.5 | 111.5+/- | **POORLY GRADED SAND (SP)**, with gravel, gray to brown, wet, loose to medium dense | | 20 | 1-2-4-9 N=6 | |
| | | | | 20 | 4-4-4-4 N=8 | |
| 20.5 | 102.5+/- | **SILTY SAND (SM)**, occasional cobbles and boulders, gray, dry, very dense | | 20 | 7-20-45-50/2" N=65 | |
| 23.5 | 99.5+/- | ***Sampler Refusal on Probable Boulders at 23.5 Feet*** | | 0 | 50/0" | |

Stratification lines are approximate. In-situ, the transition may be gradual. Hammer Type: Automatic

Advancement Method: 3 1/4" ID HSA
Abandonment Method: Boring backfilled with soil cuttings upon completion. Asphalt repaired using "cold patch" asphalt.
See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
See Supporting Information for explanation of symbols and abbreviations.
Elevations were interpolated from a topographic site plan.
Notes:

**WATER LEVEL OBSERVATIONS**
*23 feet after boring completion*

Terracon, 594 Broadway, Watervliet, NY
Boring Started: 03-20-2019 | Boring Completed: 03-20-2019
Drill Rig: CME 45 | Driller: S. Loiselle
Project No.: JB195049

## BORING LOG NO. B-3

Page 1 of 1

**PROJECT:** Bridge Street Building
**CLIENT:** Prime Plattsburgh Hotel, LLC, Cohoes, New York
**SITE:** Durkee and Bridge Street, Plattsburgh, New York

LOCATION See Exploration Plan
Latitude: 44.6967° Longitude: -73.4516°
Approximate Surface Elev.: 117 (ft.)+/-

| DEPTH | ELEVATION (ft.) | Description | Sample Type | Recovery (in.) | Field Test Results | Water Content (%) |
|---|---|---|---|---|---|---|
| 0.3 | 116.7+/- | **ASPHALT** | | | | |
| 0.5 | 116.5+/- | **PAVEMENT BASE** | | | | |
| | | **FILL - SILTY SAND**, pieces of brick, orange to brown, moist, medium dense to dense | | 19 | 12-11-9-25 N=20 | |
| 6.0 | 112+/- | **FILL - CLAYEY SAND**, with gravel, pieces of wood, brick, and glass, orange to brown, moist to wet, loose | | 20 | 22-26-9-10 N=35 | |
| | | | | 10 | 3-3-3-3 N=6 | |
| | | | | 7 | 3-4-2-3 N=6 | |
| | | | | 19 | 2-1-4-3 N=5 | |
| 13.0 | 106+/- | **FORMER TOPSOIL** | | 13 | 2-3-2-2 N=5 | |
| 15.0 | 102+/- | **POORLY GRADED SAND (SP)**, with gravel, gray, wet, loose | | 17 | 1-1-2-2 N=3 | |
| 17.0 | 100+/- | **SILTY SAND (SM)**, with gravel, occasional cobbles and boulders, gray, dry, very dense | Refusal | 14 | 1-2-4-6 N=6 | |
| | | | | 22 | 24-39-48-50/1" N=87 | |
| 20.0 | 97+/- | ***Sampler Refusal on Probable Boulders at 20 Feet*** | | 0 | 50/0" | |

Stratification lines are approximate. In-situ, the transition may be gradual. Hammer Type: Automatic

Advancement Method: 3 1/4" ID HSA
Abandonment Method: Boring backfilled with soil cuttings upon completion. Asphalt repaired using "cold patch" asphalt.
See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
See Supporting Information for explanation of symbols and abbreviations.
Elevations were interpolated from a topographic site plan.
Notes:

**WATER LEVEL OBSERVATIONS**
*19.4 feet before auger removal*
*16.9 after auger removal*

Terracon, 594 Broadway, Watervliet, NY
Boring Started: 03-19-2019 | Boring Completed: 03-19-2019
Drill Rig: CME 45 | Driller: S. Loiselle
Project No.: JB195049

## BORING LOG NO. B-4

Page 1 of 1

**PROJECT:** Bridge Street Building
**CLIENT:** Prime Plattsburgh Hotel, LLC, Cohoes, New York
**SITE:** Durkee and Bridge Street, Plattsburgh, New York

LOCATION See Exploration Plan
Latitude: 44.6962° Longitude: -73.452°
Approximate Surface Elev.: 119 (ft.)+/-

| DEPTH | ELEVATION (ft.) | Description | Sample Type | Recovery (in.) | Field Test Results | Water Content (%) |
|---|---|---|---|---|---|---|
| 0.1 | 118.9+/- | **ASPHALT** | | | | |
| 0.3 | 118.7+/- | **PAVEMENT BASE** | | | | |
| | | **FILL - POORLY GRADED SAND**, with gravel, occasional cobbles, gray to orange, dry, medium dense | | 19 | 10-12-9-12 N=21 | |
| 4.5 | 115+/- | **FORMER TOPSOIL** | | 22 | 14-13-9-5 N=22 | |
| 6.0 | 113+/- | **SILTY SAND (SM)**, with gravel, occasional sand seams, cobbles, and boulders, brown to gray, moist to wet, medium dense to dense | | 4 | 3-3-9-12 N=12 | |
| | | | | 16 | 7-5-6-9 N=11 | |
| 11.0 | 108+/- | **POORLY GRADED SAND (SP)**, brown to gray, wet, medium dense | | 19 | 6-9-37-9 N=46 | |
| 13.0 | 106+/- | **SILTY SAND (SM)**, with gravel, occasional sand seams, cobbles, and boulders, gray, wet, medium dense to very dense | | 22 | 8-13-15-11 N=28 | |
| | | **Grades to gray at approximately 15 feet** | | 20 | 4-6-8-10 N=14 | |
| | | | | 22 | 9-15-34-41 N=49 | |
| | | | Refusal | 10 | 24-50/2" | |
| | | | | 11 | 25-50/4" | |
| 27.5 | 91.5+/- | ***Sampler Refusal on Probable Boulders at 27.5 Feet*** | | 1 | 100/1" | |

Stratification lines are approximate. In-situ, the transition may be gradual. Hammer Type: Automatic

Advancement Method: 3 1/4" ID HSA
Abandonment Method: Boring backfilled with soil cuttings upon completion. Asphalt repaired using "cold patch" asphalt.
See Exploration and Testing Procedures for a description of field and laboratory procedures used and additional data (if any).
See Supporting Information for explanation of symbols and abbreviations.
Elevations were interpolated from a topographic site plan.
Notes:

**WATER LEVEL OBSERVATIONS**
*6.4 feet 24 hours after boring completion*
*8.7 feet after auger removal*
*21.4 feet after auger removal*

Terracon, 594 Broadway, Watervliet, NY
Boring Started: 03-19-2019 | Boring Completed: 03-19-2019
Drill Rig: CME 45 | Driller: S. Loiselle
Project No.: JB195049

THIS BORING LOG IS NOT VALID IF SEPARATED FROM ORIGINAL REPORT. GEO SMART LOGAD WELL - JB195049 DURKEE & BRIDGE S.GPJ MODEL LAYER.GPJ 4/29/19

**McFarland Johnson**
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com

PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

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DRAWING TITLE
BORING LOG

DRAWING NUMBER
BL-01

LEGEND

- CONCRETE SIDEWALK
- LANDSCAPING
- AMENITY SPACE
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- BUILDING
- BUILDING OVERHANG
- STONE RIP-RAP
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- BUILDING OVERHANG


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PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


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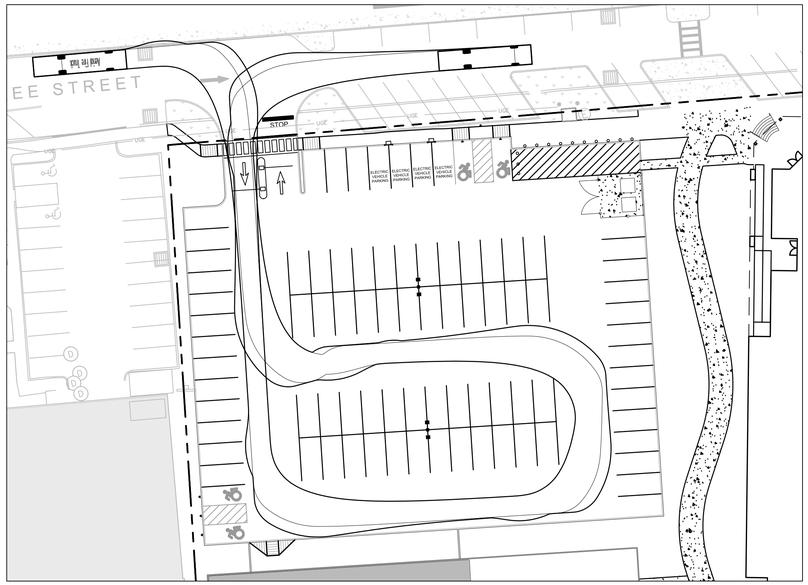
DRAWING TITLE

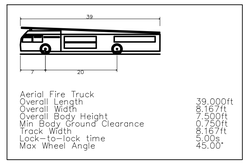
SITE PLAN

DRAWING NUMBER

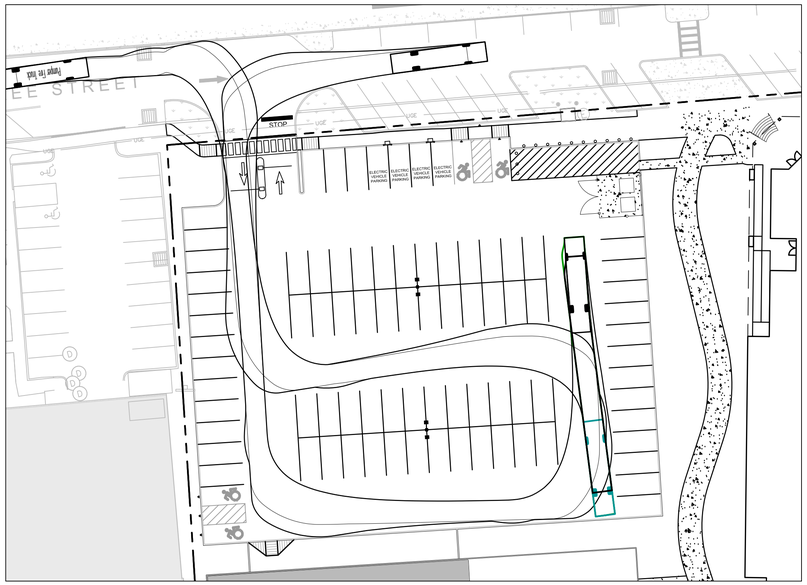
C-01



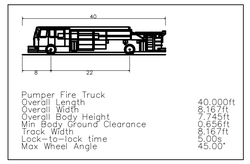

AERIAL FIRE TRUCK ROUTE



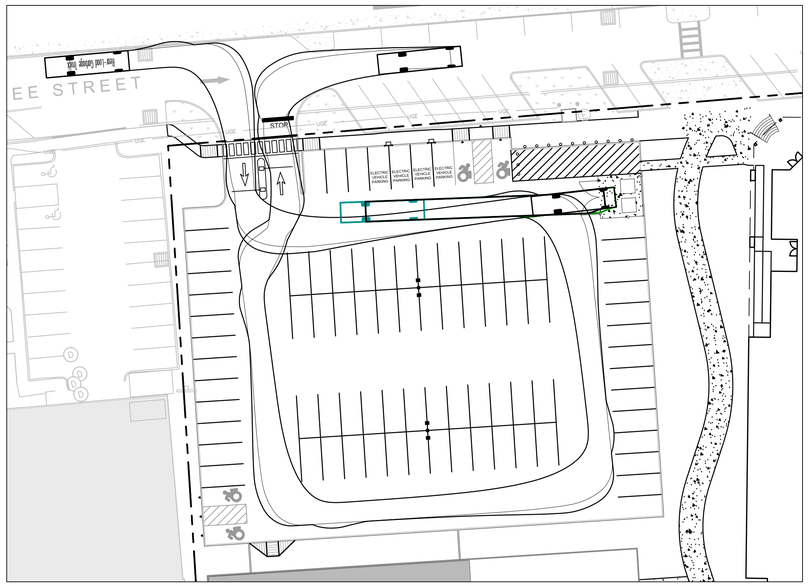

| | |
|---|---|
| Aerial Fire Truck | |
| Overall Length | 39.000ft |
| Overall Width | 8.167ft |
| Overall Body Height | 7.500ft |
| Min Body Ground Clearance | 0.729ft |
| Track Width | 8.167ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 45.00° |



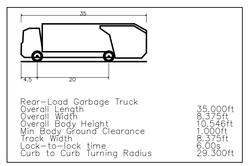

PUMPER FIRE TRUCK ROUTE



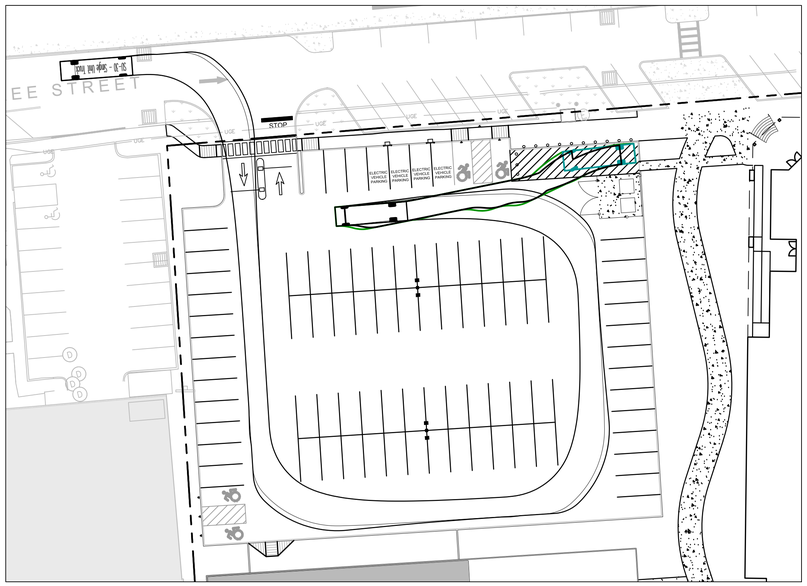

| | |
|---|---|
| Pumper Fire Truck | |
| Overall Length | 40.000ft |
| Overall Width | 8.167ft |
| Overall Body Height | 7.745ft |
| Min Body Ground Clearance | 0.656ft |
| Track Width | 8.167ft |
| Lock-to-lock time | 5.00s |
| Max Wheel Angle | 45.00° |




GARBAGE TRUCK ROUTE




| | |
|---|---|
| Rear-Load Garbage Truck | |
| Overall Length | 35.000ft |
| Overall Width | 8.375ft |
| Overall Body Height | 10.546ft |
| Min Body Ground Clearance | 1.000ft |
| Track Width | 8.375ft |
| Lock-to-lock time | 6.0s |
| Curb to Curb Turning Radius | 29.300ft |




BOX TRUCK ROUTE

0 30 60 90 FT

SCALE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P:518-580-9380 F:518-580-9383
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PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=30' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


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DRAWING TITLE

DRIVEWAY PLAN

DRAWING NUMBER

C-02

LEGEND

| | |
|---|---|
| 115 | PROPOSED MAJOR CONTOUR |
| 116 | PROPOSED MINOR CONTOUR |
| | PROPOSED DRAINAGE PIPE |
| | CATCH BASIN |
| D | MANHOLE |
| | RIP RAP |

STRUCTURE TABLE

| STRUCTURE | RIM | INV(S) IN | INV OUT | NORTHING | EASTING | TYPE |
|---|---|---|---|---|---|---|
| D-1 | 114.50 | | 109.50 (DP-1) | 2137931.19 | 764731.25 | NYSDOT RECTANGULAR TYPE A |
| D-2 | 114.85 | 109.03 (DP-1) | 108.93 (DP-2) | 2137978.10 | 764728.17 | NYSDOT RECTANGULAR TYPE A |
| D-3 | 115.20 | 108.46 (DP-2) | 108.36 (DP-3) | 2138024.84 | 764725.25 | NYSDOT RECTANGULAR TYPE A |
| D-4 | 117.08 | 107.42 (DP-3)<br>112.87 (DP-4) | 107.32 (DP-4) | 2138118.25 | 764719.30 | CS-6 |
| D-5 | 108.64 | 106.48 (DP-5) | | 2138123.61 | 764803.23 | 24" HDPE END SECTION |

PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | FROM STRC | TO STRC |
|---|---|---|---|---|---|
| DP-1 | 18" HDPE PIPE | 46.92' | 1.00% | D-1 | D-2 |
| DP-2 | 18" HDPE PIPE | 46.92' | 1.00% | D-2 | D-3 |
| DP-3 | 18" HDPE PIPE | 93.60' | 1.00% | D-3 | D-4 |
| DP-4 | 18" HDPE PIPE | 38.11' | 1.00% | NULL | D-4 |
| DP-5 | 24" HDPE PIPE | 84.19' | 1.00% | D-4 | D-5 |

0 20 40 60 FT
SCALE


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60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


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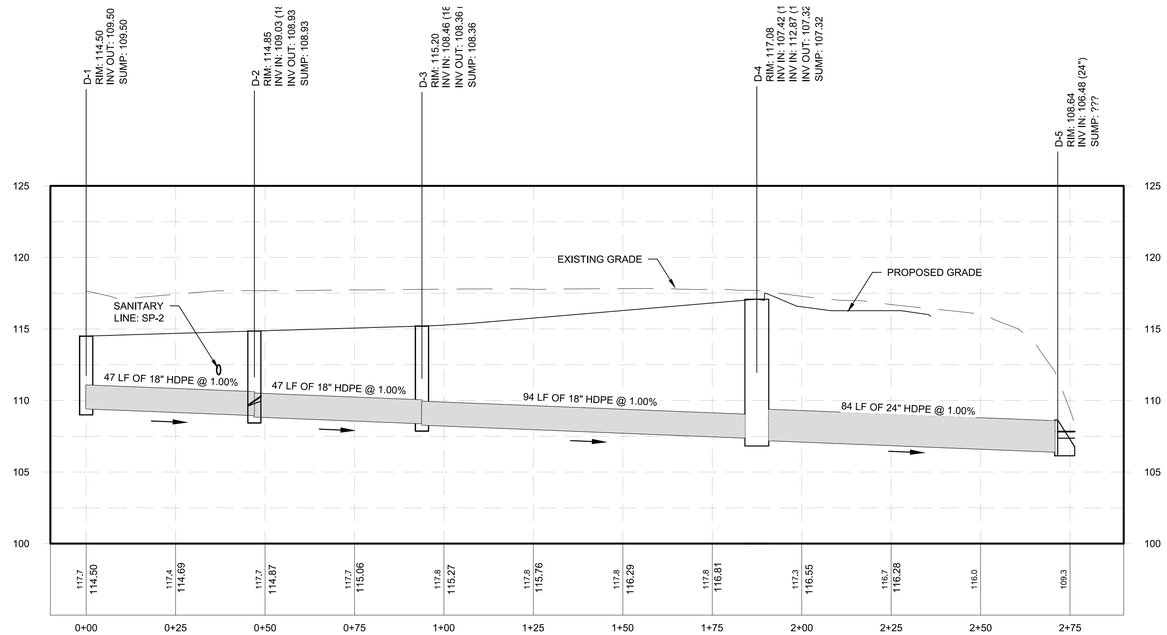
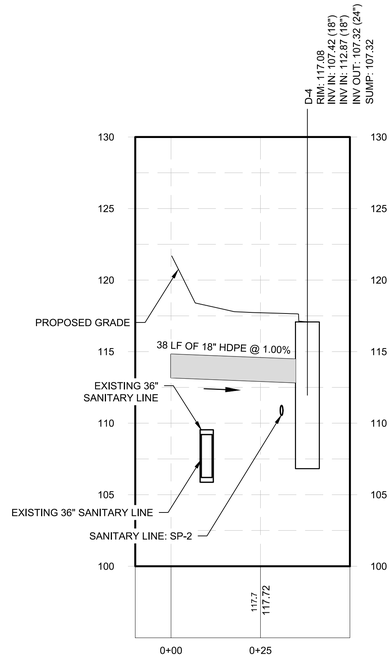
DRAWING TITLE
GRADING AND DRAINAGE PLAN

DRAWING NUMBER
GR-01




DRAINAGE PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'




P1-4 PROFILE
Horizontal Scale: 1" = 20'
Vertical Scale: 1" = 5'

0 20 40 60 FT
SCALE

McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com

PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

CLIENT:
PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT:
DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

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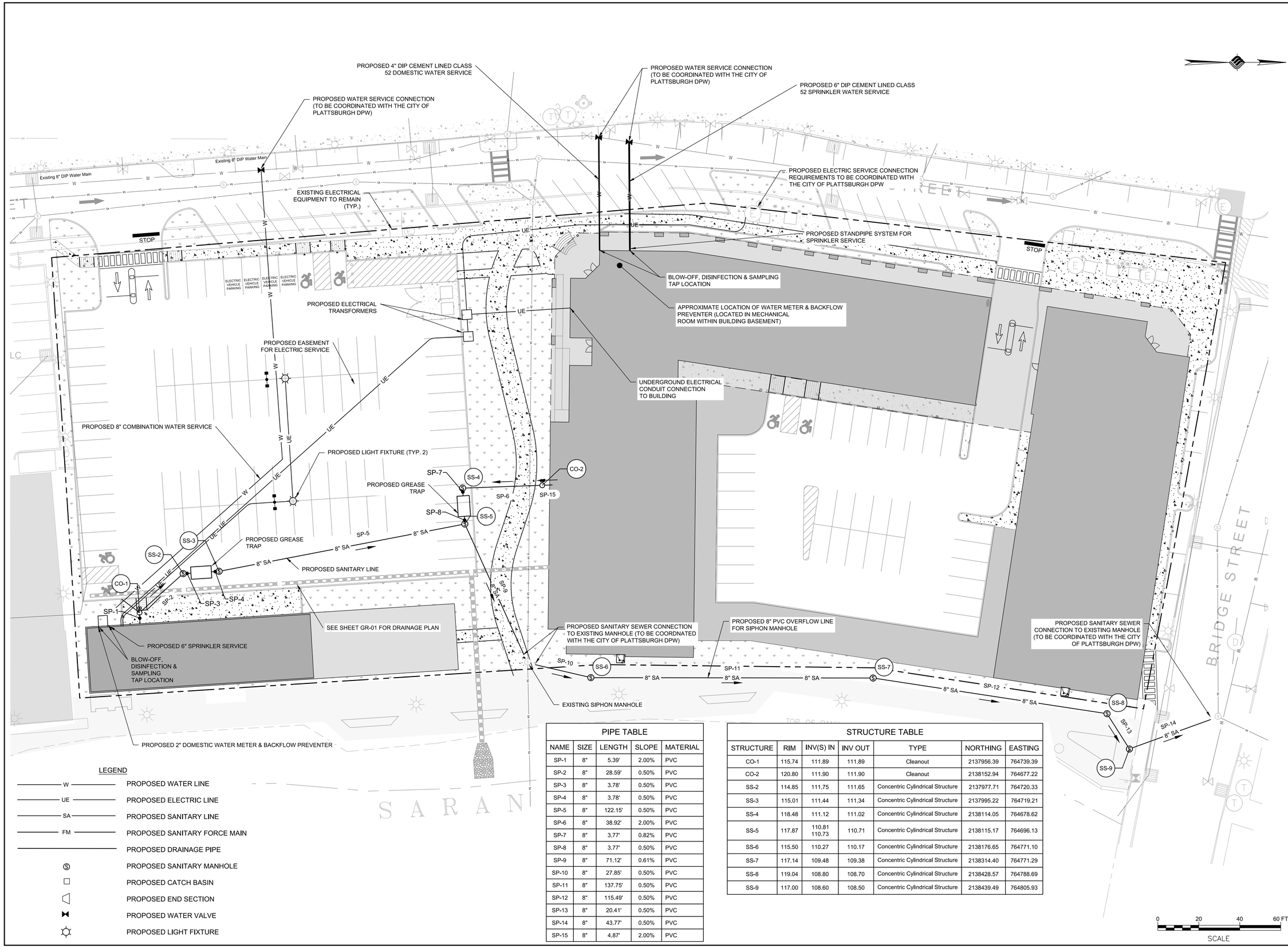
DRAWING TITLE
DRAINAGE PROFILES

DRAWING NUMBER
GR-02




## LEGEND

| | |
|---|---|
| W | PROPOSED WATER LINE |
| UE | PROPOSED ELECTRIC LINE |
| SA | PROPOSED SANITARY LINE |
| FM | PROPOSED SANITARY FORCE MAIN |
| | PROPOSED DRAINAGE PIPE |
| Ⓢ | PROPOSED SANITARY MANHOLE |
| □ | PROPOSED CATCH BASIN |
| ◁ | PROPOSED END SECTION |
| ⋈ | PROPOSED WATER VALVE |
| ☼ | PROPOSED LIGHT FIXTURE |

## PIPE TABLE

| NAME | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|
| SP-1 | 8" | 5.39' | 2.00% | PVC |
| SP-2 | 8" | 28.59' | 0.50% | PVC |
| SP-3 | 8" | 3.78' | 0.50% | PVC |
| SP-4 | 8" | 3.78' | 0.50% | PVC |
| SP-5 | 8" | 122.15' | 0.50% | PVC |
| SP-6 | 8" | 38.92' | 2.00% | PVC |
| SP-7 | 8" | 3.77' | 0.82% | PVC |
| SP-8 | 8" | 3.77' | 0.50% | PVC |
| SP-9 | 8" | 71.12' | 0.61% | PVC |
| SP-10 | 8" | 27.85' | 0.50% | PVC |
| SP-11 | 8" | 137.75' | 0.50% | PVC |
| SP-12 | 8" | 115.49' | 0.50% | PVC |
| SP-13 | 8" | 20.41' | 0.50% | PVC |
| SP-14 | 8" | 43.77' | 0.50% | PVC |
| SP-15 | 8" | 4.87' | 2.00% | PVC |

## STRUCTURE TABLE

| STRUCTURE | RIM | INV(S) IN | INV OUT | TYPE | NORTHING | EASTING |
|---|---|---|---|---|---|---|
| CO-1 | 115.74 | 111.89 | 111.89 | Cleanout | 2137956.39 | 764739.39 |
| CO-2 | 120.80 | 111.90 | 111.90 | Cleanout | 2138152.94 | 764677.22 |
| SS-2 | 114.85 | 111.75 | 111.65 | Concentric Cylindrical Structure | 2137977.71 | 764720.33 |
| SS-3 | 115.01 | 111.44 | 111.34 | Concentric Cylindrical Structure | 2137995.22 | 764719.21 |
| SS-4 | 118.48 | 111.12 | 111.02 | Concentric Cylindrical Structure | 2138114.05 | 764678.62 |
| SS-5 | 117.87 | 110.81<br>110.73 | 110.71 | Concentric Cylindrical Structure | 2138115.17 | 764696.13 |
| SS-6 | 115.50 | 110.27 | 110.17 | Concentric Cylindrical Structure | 2138176.65 | 764771.10 |
| SS-7 | 117.14 | 109.48 | 109.38 | Concentric Cylindrical Structure | 2138314.40 | 764771.29 |
| SS-8 | 119.04 | 108.80 | 108.70 | Concentric Cylindrical Structure | 2138428.57 | 764788.69 |
| SS-9 | 117.00 | 108.60 | 108.50 | Concentric Cylindrical Structure | 2138439.49 | 764805.93 |


McFarland Johnson
60 RAILROAD PLACE
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PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | TCH |
| DESIGNED | TCH |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

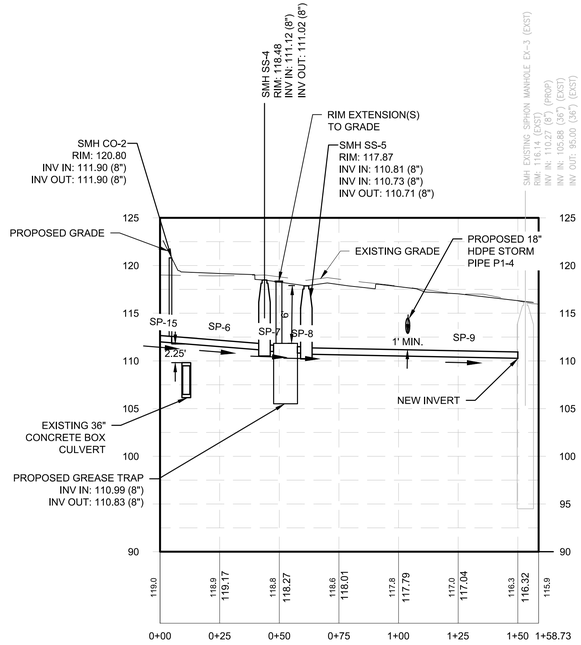

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER; ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.


DRAWING TITLE

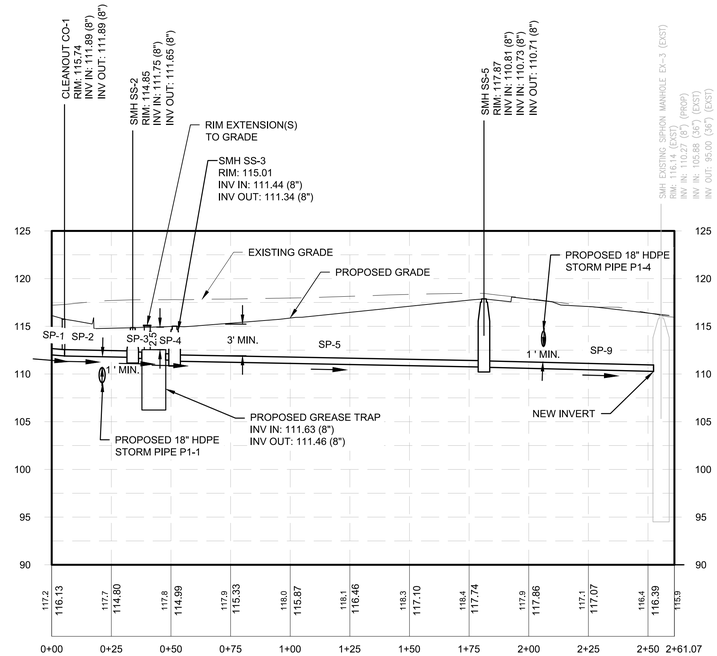
UTILITY LAYOUT

DRAWING NUMBER

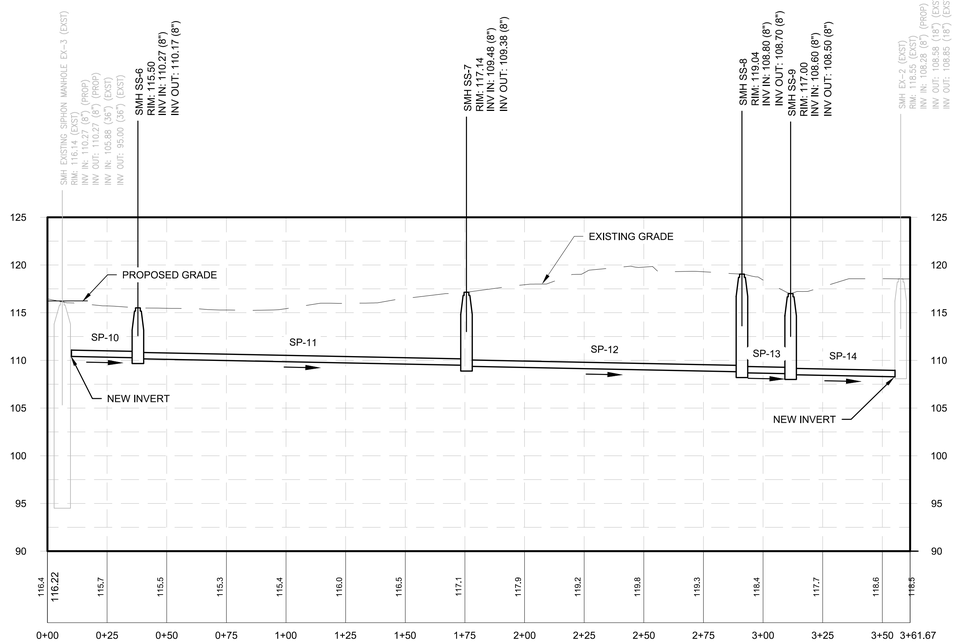
UT-01



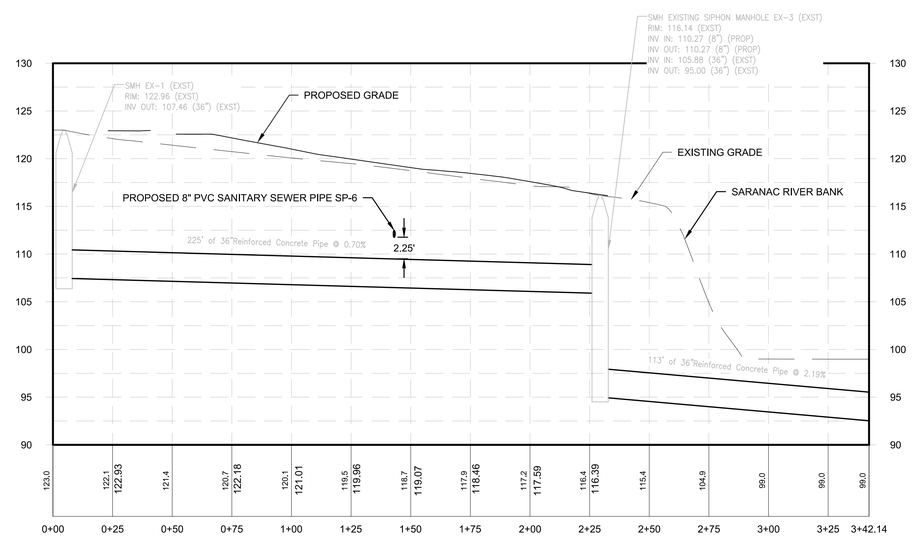

MIXED-USE DEVELOPMENT PROPOSED SANITARY SEWER
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 8'




CIVIC SPACE PROPOSED SANITARY SEWER
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 8'




PROPOSED SANITARY SEWER OVERFLOW LINE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 8'




EXISTING GRAVITY SANITARY SEWER
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 8'

0 30 60 90 FT
SCALE

McFarland Johnson
60 RAILROAD PLACE
SUITE 402
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PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

CLIENT:
PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK

PROJECT:
DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | TCH |
| DESIGNED | TCH |
| CHECKED | TCB |
| SCALE | 1"=30' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

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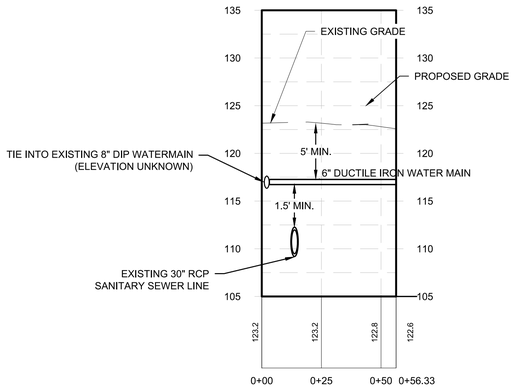
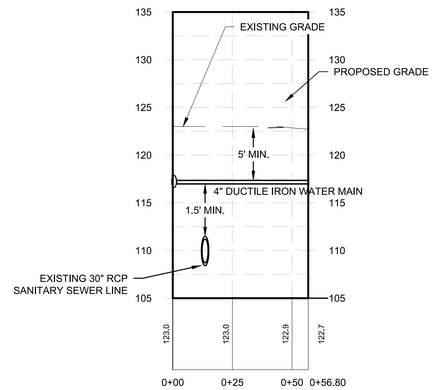
DRAWING TITLE
SANITARY PROFILES

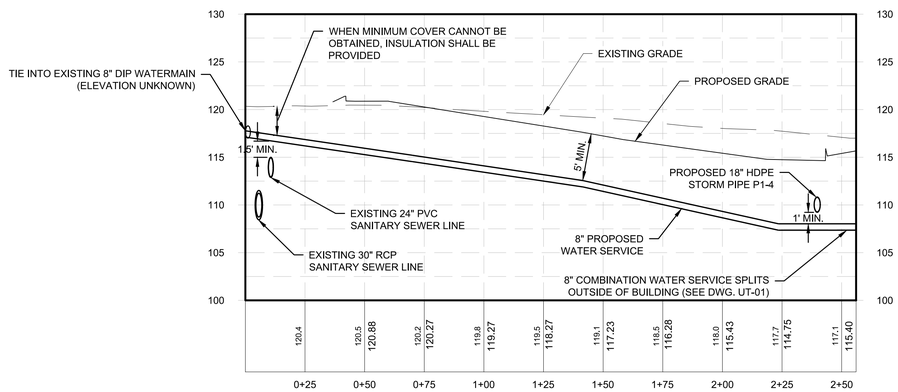
DRAWING NUMBER
UT-02




PROPOSED MIXED-USE DEVELOPMENT SPRINKLER SERVICE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 8'




PROPOSED MIXED-USE DEVELOPMENT DOMESTIC WATER SERVICE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 8'




CIVIC SPACE WATER SERVICE
Horizontal Scale: 1" = 30'
Vertical Scale: 1" = 8'

0 30 60 90 FT
SCALE


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | TCH |
| DESIGNED | TCH |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |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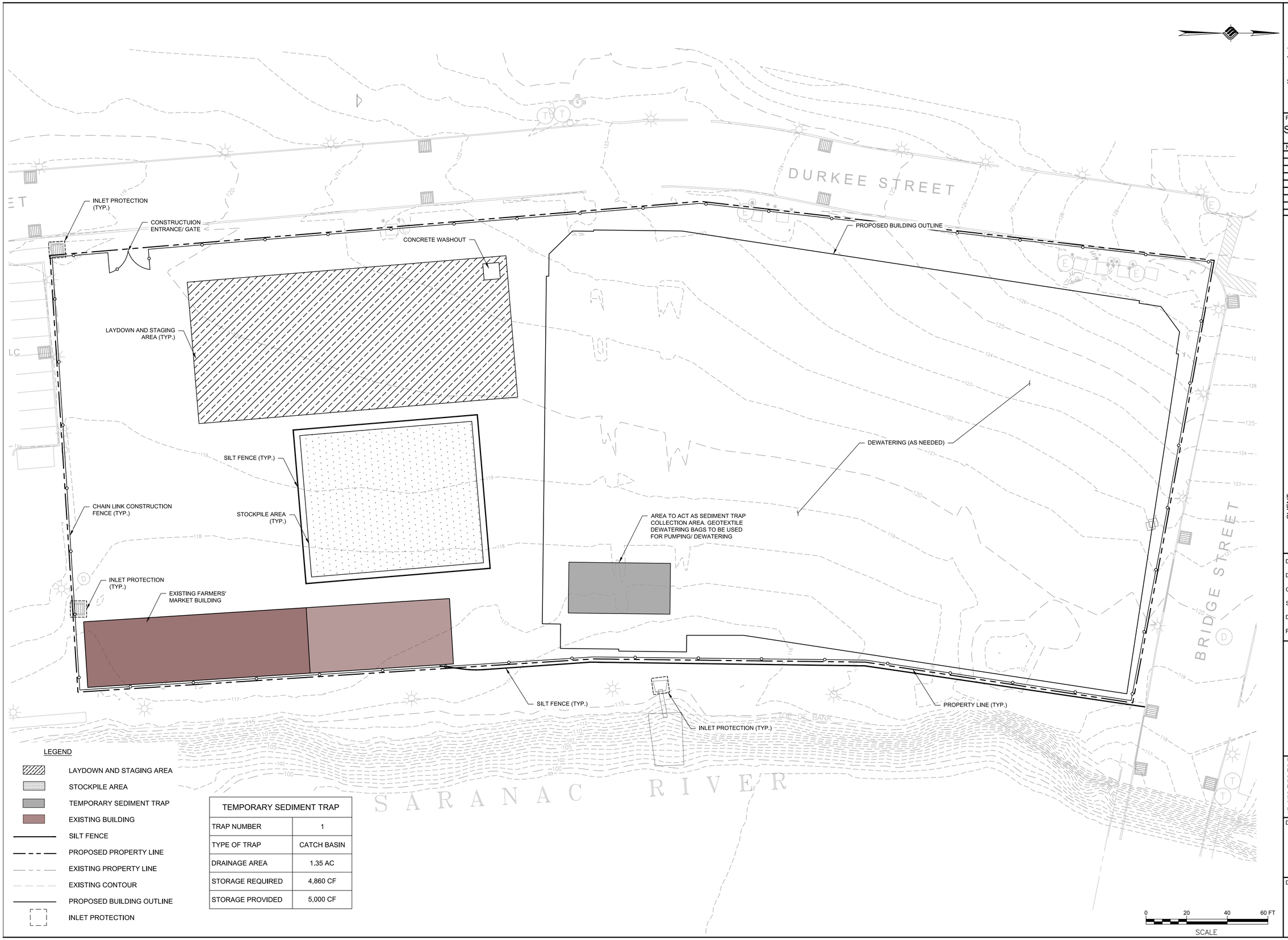
DRAWING TITLE
WATER PROFILES

DRAWING NUMBER
UT-03




LEGEND

- LAYDOWN AND STAGING AREA
- STOCKPILE AREA
- TEMPORARY SEDIMENT TRAP
- EXISTING BUILDING
- SILT FENCE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED BUILDING OUTLINE
- INLET PROTECTION

| TEMPORARY SEDIMENT TRAP | |
|---|---|
| TRAP NUMBER | 1 |
| TYPE OF TRAP | CATCH BASIN |
| DRAINAGE AREA | 1.35 AC |
| STORAGE REQUIRED | 4,860 CF |
| STORAGE PROVIDED | 5,000 CF |


McFarland Johnson
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PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


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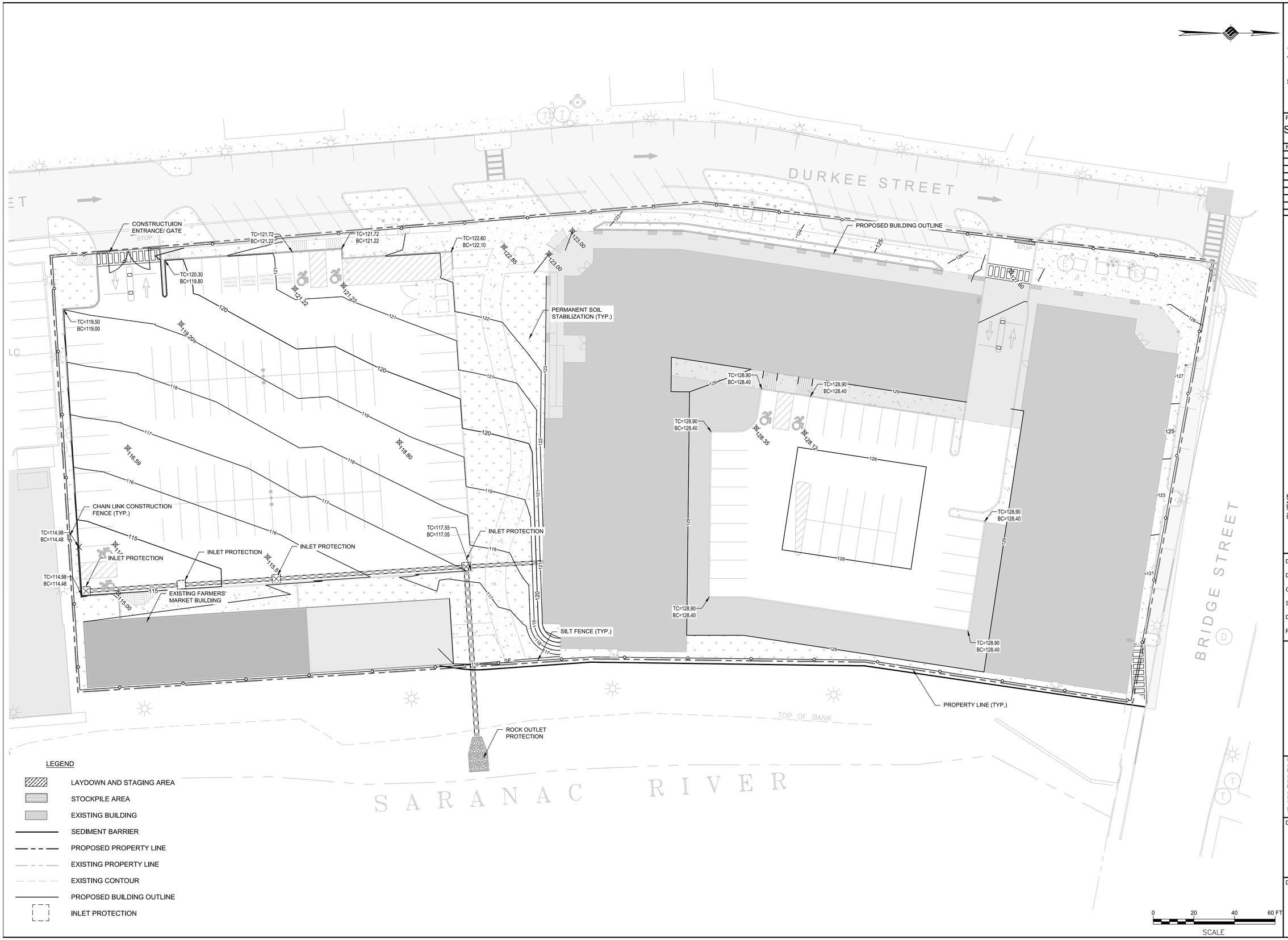
DRAWING TITLE

EROSION AND SEDIMENT CONTROL PLAN PHASE I

DRAWING NUMBER

EC-01





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PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


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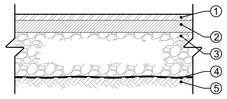
DRAWING TITLE

# EROSION AND SEDIMENT CONTROL PLAN PHASE II

DRAWING NUMBER

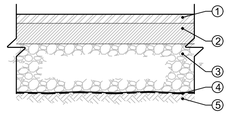
EC-02




① 1" ASPHALTIC CONCRETE TOP, NYSDOT 402.127303
② 2" ASPHALTIC CONCRETE BINDER, NYSDOT ITEM 402.257903
③ 10" CRUSHER-RUN STONE BASE, NYSDOT ITEM 304.12
④ MIRAFI 500X GEOTEXTILE FABRIC
⑤ COMPACTED SUBGRADE

NOTES:
1. COMPACT SUBGRADE TO A MODIFIED PROCTOR DENSITY OF 95%
2. SUBBASE COURSE SHALL HAVE NO MORE THAN (10%) TEN PERCENT BY WEIGHT FINER THAN NO. 200 SIEVE.
3. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE PREPARATION/COMPACTION REQUIREMENTS.

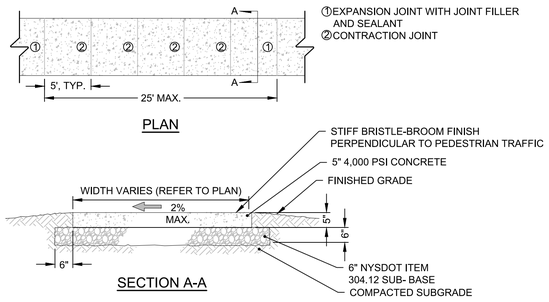
## STANDARD DUTY ASPHALT PAVEMENT SECTION



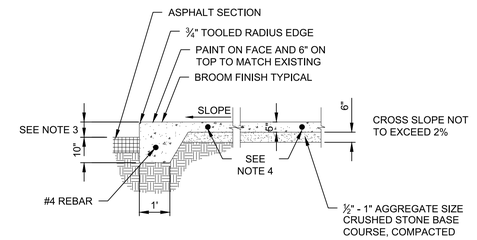

① 1.5" ASPHALTIC CONCRETE TOP, NYSDOT 402.127303
② 2.5" ASPHALTIC CONCRETE BINDER, NYSDOT ITEM 402.257903
③ 12" CRUSHER-RUN STONE BASE, NYSDOT ITEM 304.12
④ MIRAFI 500X GEOTEXTILE FABRIC
⑤ COMPACTED SUBGRADE

NOTES:
1. COMPACT SUBGRADE TO A MODIFIED PROCTOR DENSITY OF 95%
2. SUBBASE COURSE SHALL HAVE NO MORE THAN (10%) TEN PERCENT BY WEIGHT FINER THAN NO. 200 SIEVE.
3. REFER TO GEOTECHNICAL ENGINEERING REPORT FOR SUBGRADE PREPARATION/COMPACTION REQUIREMENTS.

## HEAVY DUTY ASPHALT PAVEMENT SECTION

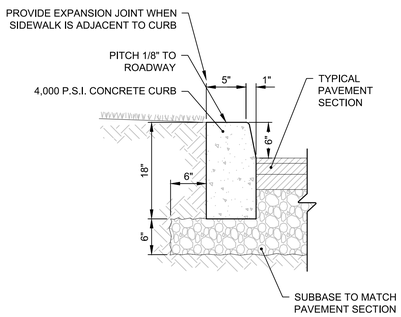



## SIDEWALK PLAN DETAIL



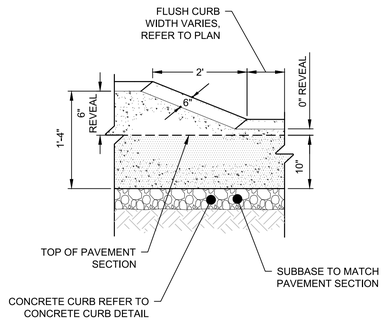

NOTES:
1. PROVIDE 6X6 #6 WWF, MINIMUM 2" COVER, NOT SHOWN.
2. USE MINIMUM 4000 PSI CONCRETE.
3. CURB REVEAL VARIES, 6" MAXIMUM.
4. TO BOND NEW SECTION TO EXISTING, PROVIDE #3 REBAR (2 EACH SIDE), 24" LONG. DRILL AND INSERT AND GROUT ONE END 12" INTO EXISTING SIDEWALK; THE REMAINING 12" LENGTH SHALL PROTRUDE INTO NEW SECTION. PLACE REBARS 5 FEET APART.

## SIDEWALK SECTION WITH CURB

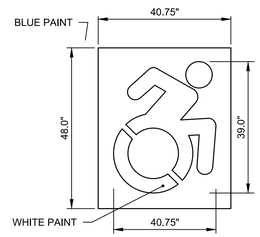



NOTES:
1. CONTRACTION JOINT 10' O.C. MAX.
2. EXPANSION JOINTS 100' O.C. MAX.

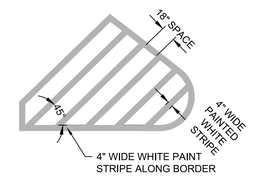
## 6" CONCRETE CURB DETAIL




## TRANSITION CURB DETAIL

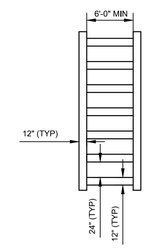



## HANDICAPPED PARKING PAINTING

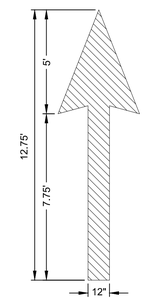



NOTES:
1. PAINT SHALL BE WATERBORNE PAINT MEETING THE REQUIREMENTS OF THE NYSDOT STANDARD SPECIFICATIONS SECTION 685 FOR EPOXY REFLECTORIZED PAVEMENT MARKINGS (ITEM 685.01)

## 'NO PARKING' PAVEMENT MARKING

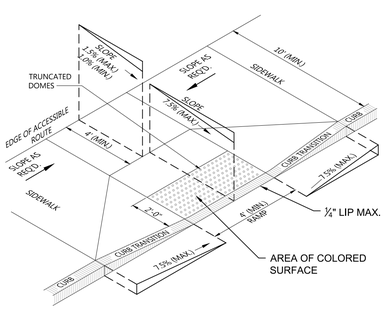



## CROSSWALK DETAIL

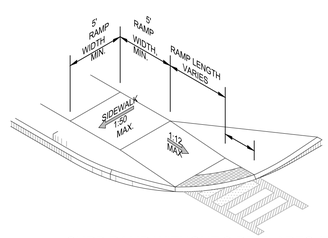



NOTES:
1. PAINT MARKINGS SHALL BE APPLIED ACCORDING TO THE REQUIREMENTS OUTLINED IN SECTION 3B OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. MARKINGS SHALL BE APPLIED USING A REFLECTIVE WHITE PAINT.
3. THE 'STRAIGHT AND TURNS' PORTION OF THIS DETAIL DEPICTS THE GEOMETRY FOR A STRAIGHT DIRECTIONAL ARROW, A TURNING DIRECTIONAL ARROW AND THE COMBINATION OF BOTH.

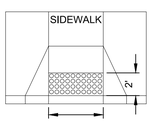
## TRAFFIC FLOW PAVEMENT MARKING



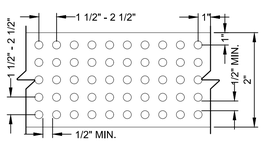

## CURB RAMP WITH SIDE FLARES (TYPE 2)



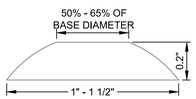

## CURB RAMP WITHOUT SIDE FLARES (TYPE 1)



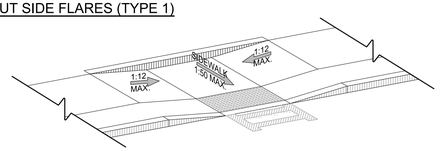

## DETECTABLE WARNING AT CURB RAMP




## DOME SPACING




## DOME SECTION




## COMBINED PARALLEL/PERPENDICULAR CURB RAMP (TYPE 10)

NOTES:
1. THE DETECTABLE WARNING DETAILS PROVIDED ARE NOT DRAWN TO SCALE, THE QUANTITY OF DOMES DEPICTED ON THE DETECTABLE WARNING FIELD (THE DOMES AND THE ENTIRE 2' LEVEL SURFACE) IS FOR ILLUSTRATION ONLY.
2. LOCATION OF DETECTABLE WARNINGS. DETECTABLE WARNINGS SHALL BE LOCATED SO THAT THE EDGE OF THE WARNING FIELD NEAREST TO THE ROADWAY OR STREET SURFACE IS 6" TO 9" (1" WHERE TRANSVERSABLE CURB IS USED) FROM THE EDGE OF THE ROADWAY/STREET, OR FROM THE FACE OF THE DROPPED CURB, WHERE A DROPPED CURB CONTINUES ACROSS THE BOTTOM OF THE SIDEWALK CURB RAMP. THE DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE.
3. DOME ALIGNMENT. DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL.
4. PAYMENT LINES ARE THE 2' DIMENSION SHOWN IN THE DETAILS EXTENDING THE FULL WIDTH OF THE CURB RAMP AND/OR APPLICABLE SURFACES. LANDINGS SHALL HAVE A MINIMUM CLEAR DIMENSION OF A 5' BY 5' SQUARE.
5. LANDINGS MAY OVERLAP WITH ADJACENT LANDINGS OR A SINGLE LANDING MAY SERVE MULTIPLE CURB RAMPS OR PARALLEL OR PARALLEL/PERPENDICULAR RAMPS. LANDINGS MAY OVERLAP WITH THE CLEAR GROUND SPACE REQUIRED AT PEDESTRIAN SIGNAL PUSH BUTTONS.
6. CROSS SLOPES: THE MAXIMUM CROSS SLOPE OF CURB RAMPS SHALL BE 2 PERCENT. THE MAXIMUM CROSS SLOPE AT LANDINGS IS 2 PERCENT IN ANY DIRECTION. SURFACES SHALL GENERALLY LIE IN CONTINUOUS PLANES WITH A MINIMUM OF SURFACE WARP.
7. THE RUNNING GRADE OF CURB RAMPS SHOULD BE AS FLAT AS PRACTICABLE. THE MAXIMUM RUNNING GRADE OF ANY PORTION OF ANY CURB RAMP SHALL BE 1:12 (8.3%). CURB RAMPS ARE NOT REQUIRED TO BE LONGER THAN 15'.
8. THE SURFACE OF ALL CURB RAMPS SHALL BE STABLE, FIRM AND SLIP RESISTANT. A COARSE BROOM FINISH RUNNING PERPENDICULAR TO THE SLOPE IS RECOMMENDED ON CONCRETE RAMP SURFACES, EXCLUSIVE OF THE DETECTABLE WARNING FIELDS.
9. CURB RAMPS LOCATED WHERE PEDESTRIANS MAY WALK ACROSS THE CURB RAMP SHALL HAVE FLARED SIDES. THE LENGTH OF THE FLARES SHALL BE AT LEAST TEN (10) THE TIMES THE CURB HEIGHT, MEASURED ALONG THE CURB LINE. WHEN INFEASIBLE OR IMPRACTICABLE TO PROVIDE A LANDING THAT IS AT LEAST 4' WIDE (MEASURED FROM THE TOP OF THE RAMP TO THE BACK OF THE SIDEWALK), THE LENGTH OF THE FLARES SHALL BE TWELVE (12) TIMES THE CURB HEIGHT MEASURED ALONG THE CURB LINE.
10. COORDINATE ALL TRAFFIC CONTROL DEVICES, UTILITY LOCATIONS, SIGNS, STREET FURNITURE AND DRAINAGE TO ENSURE A CONTINUOUS PEDESTRIAN ACCESS ROUTE AT ALL CURB RAMP LOCATIONS. GUIDANCE FOR CROSSWALK MARKINGS AND TRAFFIC CONTROL DEVICES IS PROVIDED IN THE MUTCD. DRAINAGE GRATES AND UTILITY ACCESS COVERS ARE NOT ALLOWED IN RAMP WALKING SURFACES OR LANDINGS.
11. AT MARKED CROSSINGS, THE FULL WIDTH OF THE RAMP SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS. THE SIDES OF THE RAMPS (THE FLARES) NEED NOT BE WITHIN THE WIDTH OF THE MARKINGS.
12. RAMP TRANSITIONS BETWEEN WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT VERTICAL CHANGES (1/4" MAX).

## ACCESSBILE RAMPS WITH DETECTABLE WARNING STRIP DETAILS


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

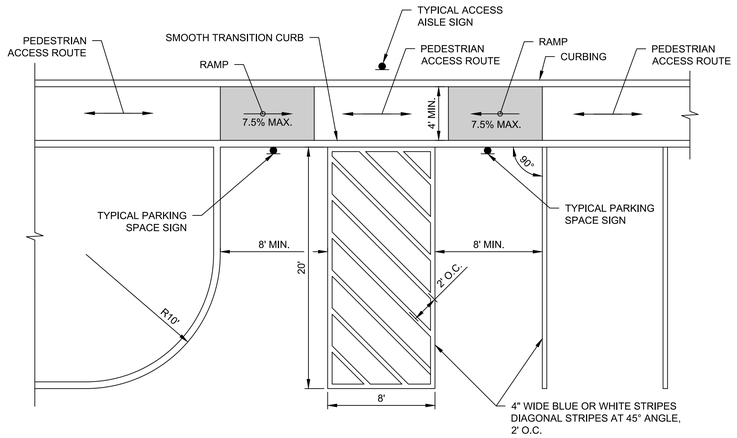
CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

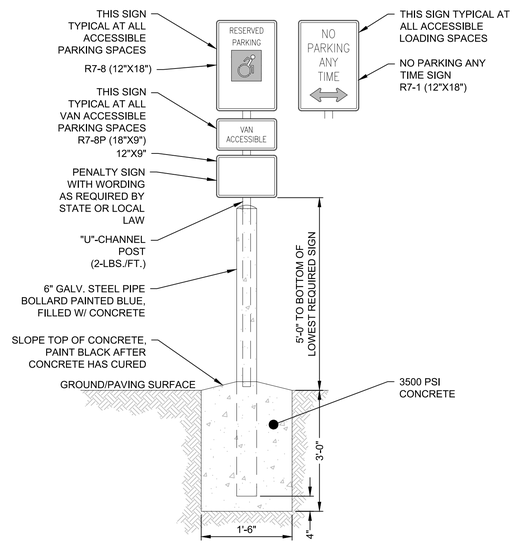

DRAWING TITLE
DETAILS

DRAWING NUMBER
DT-01



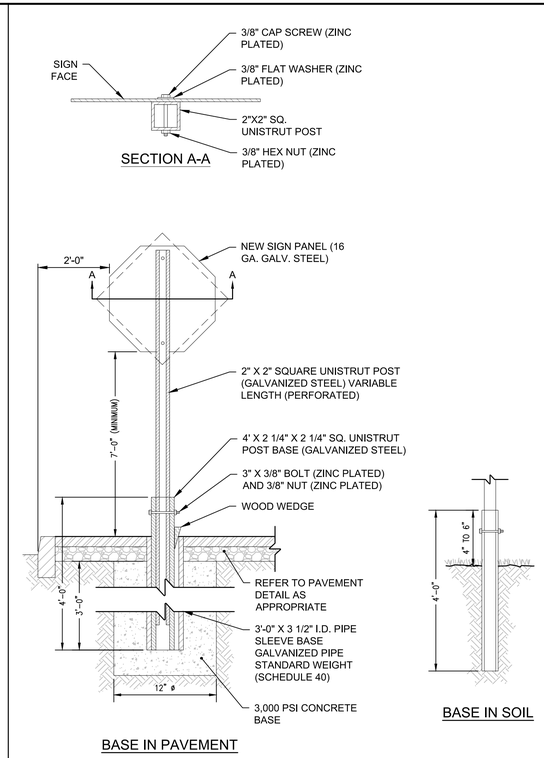

NOTES:
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING LOT SPACES. SEE SITE PLAN FOR COMPLETE LAYOUT.
2. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8' WIDE AND SHALL HAVE AN ADJACENT ACCESS AISLE 8' WIDE MEASURED PERPENDICULAR TO THE STALL STRIPE TO ACCOMMODATE VANS WITH LIFTS.
3. EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SINGS WHICH DISPLAY THE INTERNATIONAL SYMBOL FOR ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED GROUND MOUNTED SIGNS INDICATING THAT STOPPING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACCENT WALKWAYS. SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE ACCESSIBLE PARKING SIGN DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POSTS INSTALLED IN PAVED AREAS SHALL BE 7' MINIMUM ABOVE THE WALKWAY SURFACE.
4. SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1.5% MAXIMUM IN ANY DIRECTION FOR DESIGN AND LAYOUT, AND 2.0% MAXIMUM FOR WORK ACCEPTANCE, WHILE PROVIDING POSITIVE DRAINAGE.
5. REQUIRED ACCESSIBLE PARKING SPACE AND ACCESS AISLE STRIPING AND OTHER OPTIONAL PAVEMENT ARKINGS, SUCH AS THE INTERNATIONAL ACCESS SYMBOL, SHALL BE PAINTED WHITE OR BLUE.
6. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS, ACCESSIBLE PARKING SPACES AND AISLES.
7. CONTACT THE LOCAL MUNICIPALITY TO VERIFY THE SPECIFIED PARKING LAYOUT MEETS LOCAL REQUIREMENTS.

## TYPICAL ACCESSIBLE PARKING LOT LAYOUT

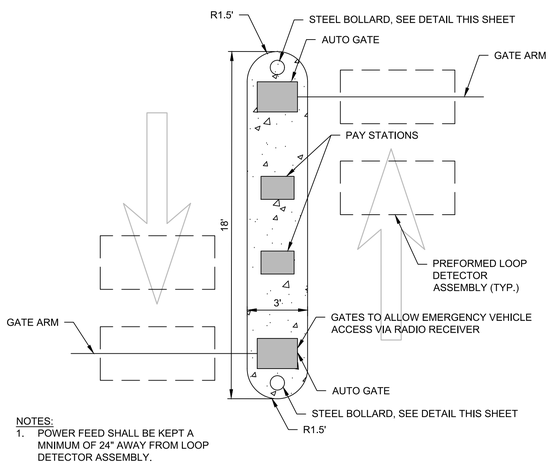



NOTES:
1. SIGN TO BE PLACED AT EACH HANDICAP SPACE.
2. WHERE HANDICAP SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED ON BOTH SIDES.

## ACCESSIBLE PARKING SIGN DETAIL

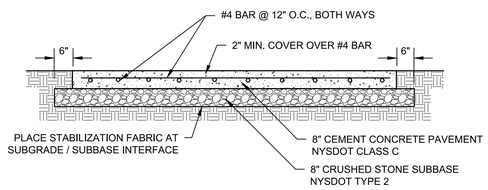



## TYPICAL POST MOUNT SIGN INSTALLATION



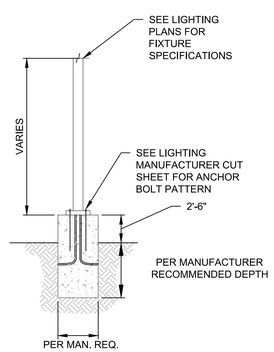

NOTES:
1. POWER FEED SHALL BE KEPT A MNIMUM OF 24" AWAY FROM LOOP DETECTOR ASSEMBLY.

## ACCESS CONTROL

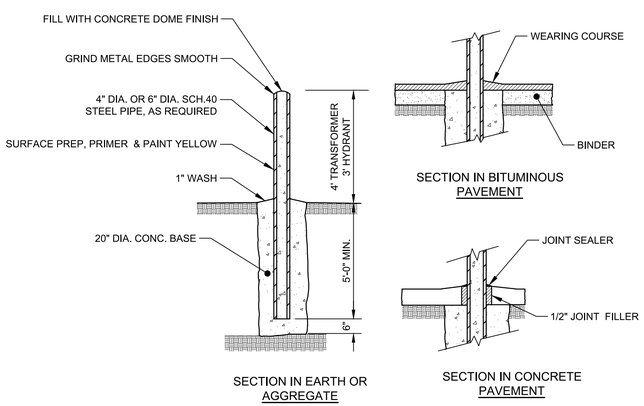



NOTES:
1. STEEL REINFORCING SHALL BE IN THE UPPER THIRD OF THE CONCRETE.
2. CONTROL JOINTS SHALL BE SPACED EVERY 10'.

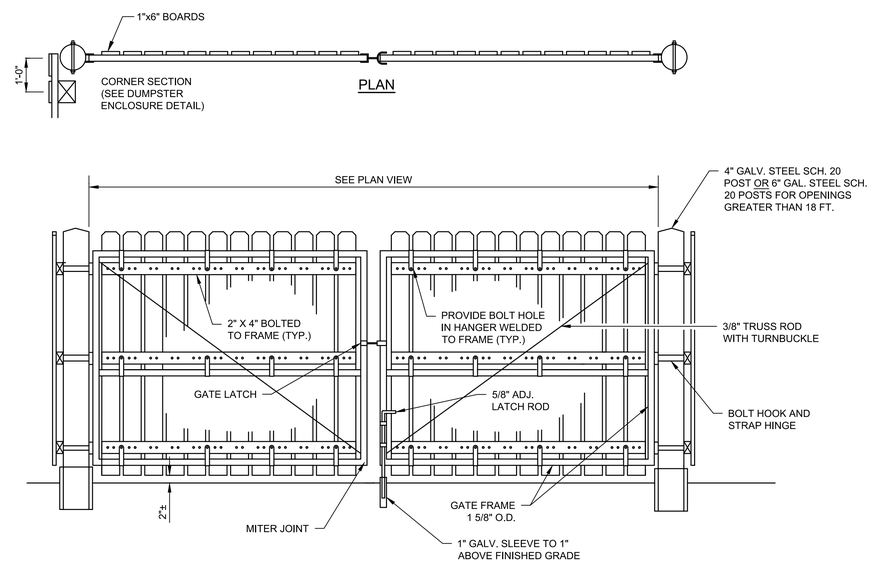
## CONCRETE DUMPSTER PAD DETAIL




## EXTERIOR LIGHT POLE BASE




## BOLLARD




NOTES:
1. ALL WOOD TO BE PRESSURE TREATED.

## DUMPSTER ENCLOSURE GATE DETAIL


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |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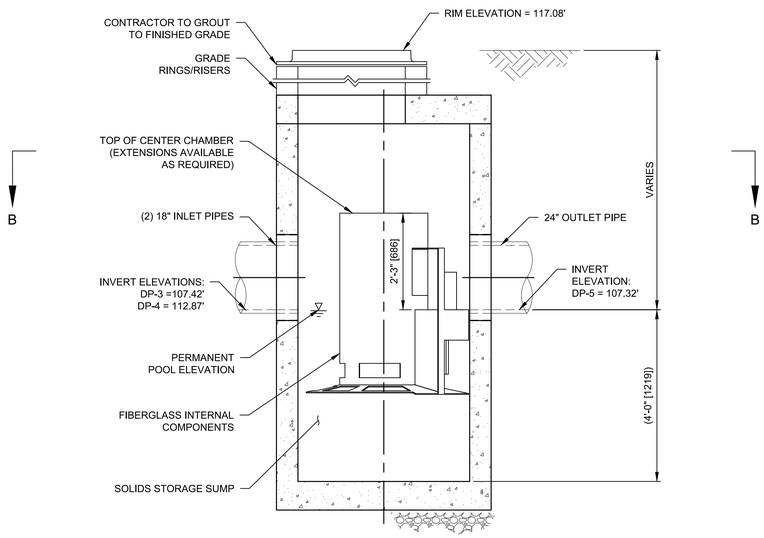
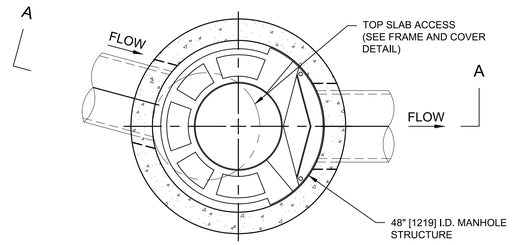
DRAWING TITLE
DETAILS

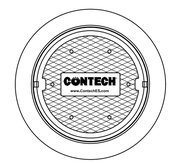
DRAWING NUMBER
DT-02




ELEVATION A-A




PLAN VIEW B-B



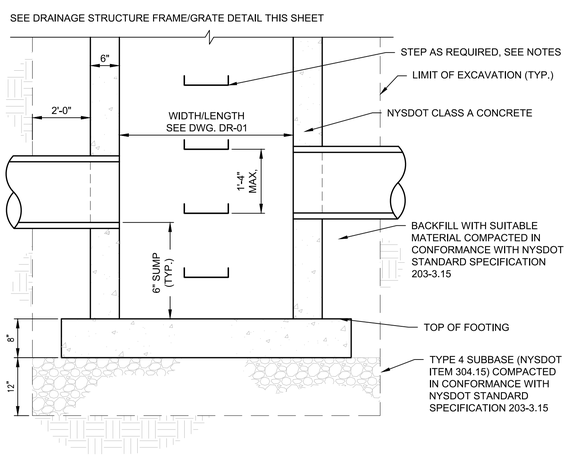

FRAME AND COVER
(DIAMETER VARIES)

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS, LLC REPRESENTATIVE. WWW.CONTECHES.COM
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATINGS, ASSUMING EARTH COVER OF 0' - 2'[610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES:
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

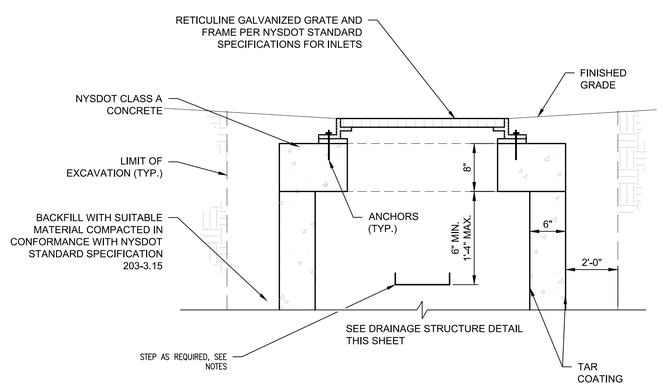
| SITE SPECIFIC DATA REQUIREMENTS | | | |
|---|---|---|---|
| STRUCTURE ID | | | D-4 |
| WATER QUALITY FLOW RATE (cfs [L/s]) | | | 3.30 CFS |
| PEAK FLOW RATE (cfs [L/s]) | | | |
| RETURN PERIOD OF PEAK FLOW (yrs) | | | |
| RIM ELEVATION | | | 117.08' |
| PIPE DATA: | INVERT | MATERIAL | DIAMETER |
| INLET PIPE 1 | 107.42' | HDPE | 18" |
| INLET PIPE 2 | 112.87' | HDPE | 18" |
| OUTLET PIPE | 107.32' | HDPE | 24" |
| NOTES / SPECIAL REQUIREMENTS: | | | |

VERTICAL THRUST BLOCK DETAILS




NOTES:
1. ALL SPECIFIED DRAINAGE STRUCTURE ITEMS SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS - SECTION 604, DRAINAGE STRUCTURES.
2. DRAINAGE STRUCTURES SHALL BE CAST IN PLACE (RECTANGULAR ONLY) OR PRECAST UNITS (RECTANGULAR OR ROUND).
3. THE CONTRACTOR MAY SUBSTITUTE ROUND, PRECAST STRUCTURES USING SIZES INDICATED ON NYSDOT STANDARD SHEET 604-02, DRAINAGE STRUCTURE DETAILS (SHEET 4 OF 4)
4. ALL DRAINAGE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
5. STEPS SHALL BE REQUIRED IN ALL STRUCTURES DEEPER THAN 4'-0".

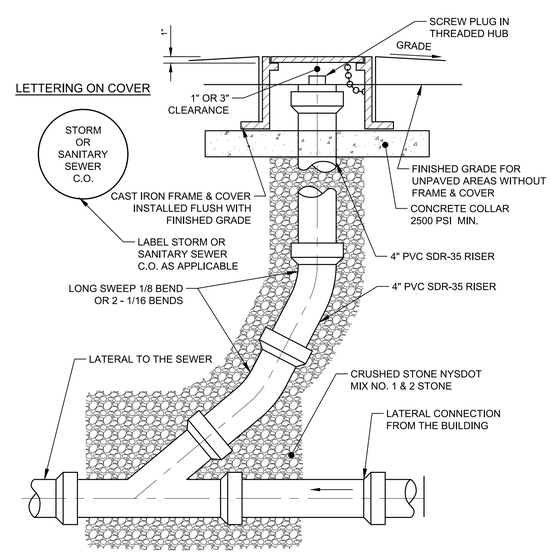
DRAINAGE STRUCTURE




NOTES:
1. ALL SPECIFIED STORM STRUCTURE ITEMS SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS - SECTION 604, DRAINAGE STRUCTURES.
2. ALL DRAINAGE STRUCTURES SHALL BE DESIGNED TO WITHSTAND H-20 LOADING.
3. STEPS SHALL BE REQUIRED IN ALL STRUCTURES DEEPER THAN 4'-0".

DRAINAGE STRUCTURE FRAME AND GRATE

LETTERING ON COVER




NOTES:
1. THIS DETAIL APPLIES TO BOTH SANITARY AND STORM SEWERS.

SEWER CLEANOUT DETAIL

McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com

PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

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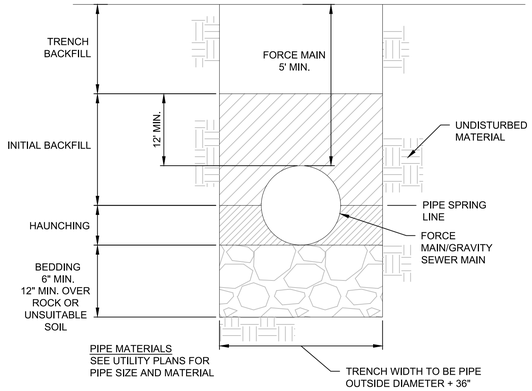
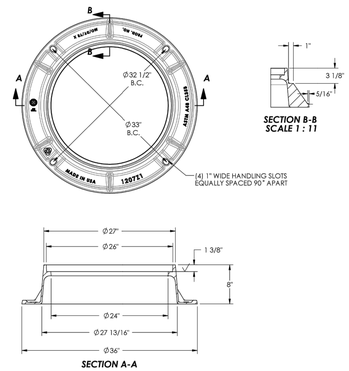
DRAWING TITLE
DETAILS

DRAWING NUMBER
DT-03



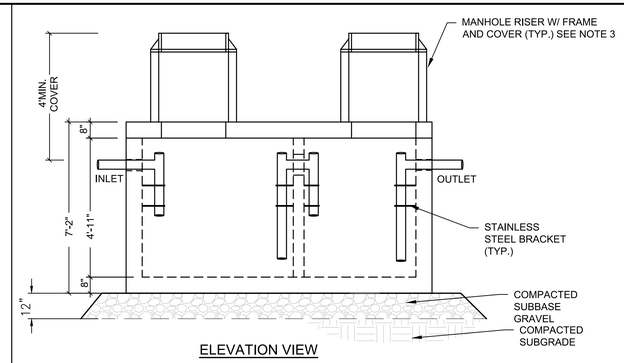

NOTES:
1. ALL TRENCHING TO BE IN ACCORDANCE WITH OSHA STANDARDS AND NYS DEPT. OF LABOR INDUSTRIAL CODE 23
2. BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL CONSIST OF #1 AND #2 CRUSHED STONE BEDDING PER NYSDOT SPECIFICATION 703-02
3. TRENCH BACKFILL - BACKFILL UNDER ROADS, DRIVES, SIDEWALKS, CURBS AND UTILITIES SHALL BE SELECT GRANULAR FILL PER NYSDOT SPECIFICATION 203-2.06, PLACED AND COMPACTED IN LIFTS NOT TO EXCEED 6". BACKFILL IN OTHER AREAS SHALL BE A SUITABLE EXCAVATED MATERIAL (NO STONES LARGER THAN 6"), PLACED AND COMPACTED IN LIFTS NO GREATER THAN 6" TO SAFETY COVER.

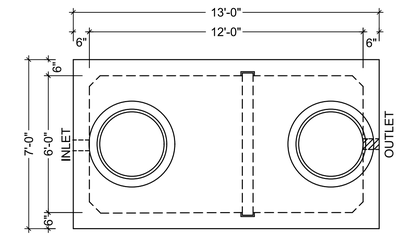
## GRAVITY SEWER MAIN TRENCH




NOTES:
1. MANHOLE COVER SHALL CONFORM WITH THE CITY OF PLATTSBURGH DPW. COVER SHALL BE EJ, PRODUCT NUMBER: 00120715.

## MANHOLE COVER



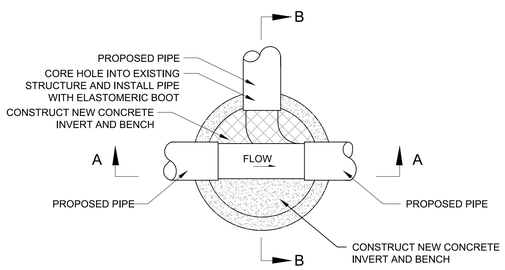




NOTES:
1. EXTERIOR SURFACES SHALL BE GIVEN TWO COATS OF BITUMINOUS WATER PROOFING MATERIAL.
2. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.
3. STANDARD 30" SEWER MANHOLE FRAME AND COVER SHALL BE LOCATED OVER TEES AND SET IN FULL MORTAR BED, ADJUST TO GRADE WITH SEWER BRICKS AND MORTAR (2 BRICK COURSES TYPICAL, 5 BRICK COURSES MAXIMUM).
4. PIPING SHALL BE PVC, INTERNAL PIPING SHALL BE SAME SIZE AS OUTLET PIPE.

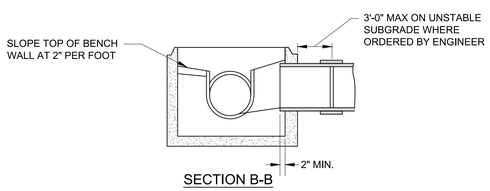
CONCRETE STRUCTURE SPECIFICATIONS:

| | |
|---|---|
| MODEL: | 2500 GAL. "K-SEP" GREASE INTERCEPTOR - TRAFFIC (OR APPROVED EQUAL) |
| MANUFACTURER: | KISTNER CONCRETE PRODUCTS INC. 8713 READ ROAD E. PEMBROKE, N.Y. |
| DESIGN CRITERIA: | 5000 PSI @ 28 DAYS |
| ENTRAINED AIR: | 5%-8% |
| DESIGN LOADING: | AASHTO HS-20 |
| REINFORCEMENT: | ASTM A496-A615 GR60-80 KSI |

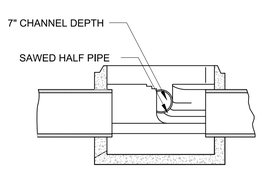
## GREASE TRAP DETAIL




PLAN



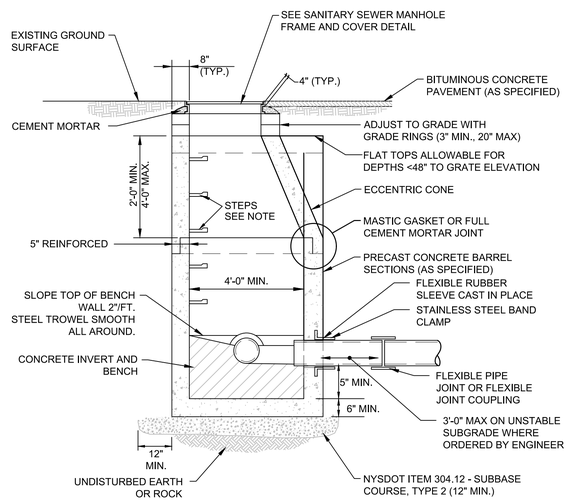

SECTION B-B




SECTION A-A

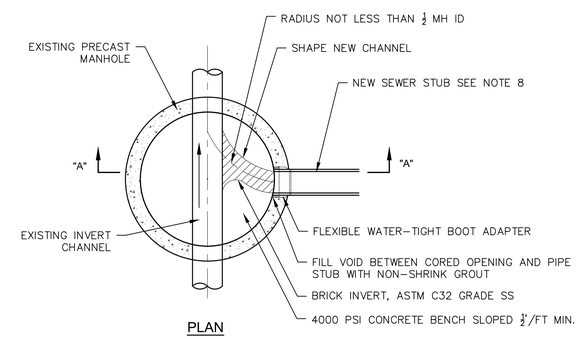
NOTES:
1. CARE SHALL BE TAKEN TO ENSURE THAT THE INVERTS ARE A SMOOTH CONTINUATION.
2. INVERT AND SHELF SHALL BE CAST-IN-PLACE CONCRETE 3000 PSI MIN. AND AIR ENTRAINED.

## SEWER BOTTOM WITH CHANNEL

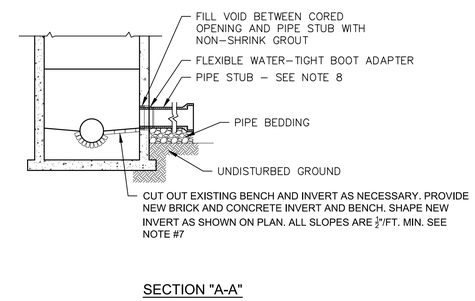



NOTES:
1. ALUMINUM OR PLASTIC MANHOLE STEPS SHALL BE INSTALLED AT 12" O.C. FOR THE FULL DEPTH OF THE STRUCTURE.
2. PRECAST REINFORCED CONCRETE MANHOLE SHALL CONFORM TO ASTM C478.
3. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, 5% AIR ENTRAINED, AND MEET AASHTO H-20 LOADING AS MANUFACTURED BY FORT MILLER CO. OR APPROVED EQUAL.
4. REINFORCING STEEL SHALL CONFORM TO ASTM A615 - A497.

## PRECAST CONCRETE GRAVITY SEWER MANHOLE



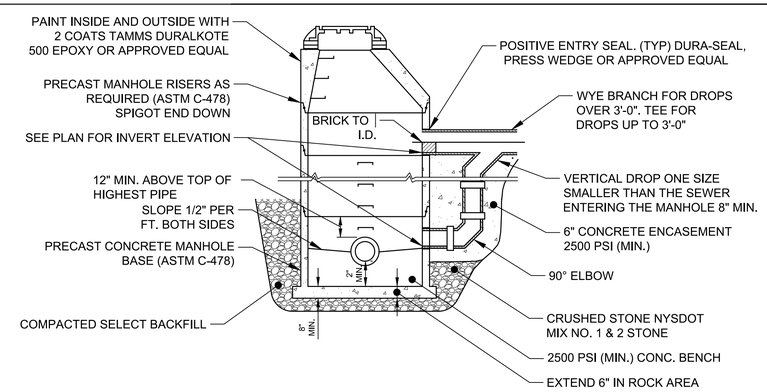

PLAN




SECTION "A-A"

NOTES:
1. THE DISTRICT MUST BE NOTIFIED 48 HOURS IN ADVANCE OF CONSTRUCTION FOR INSPECTION OF CONNECTION.
2. CONTRACTOR SHALL CORE A NEW OPENING IF REQUIRED. NO IMPACT DEVICES WILL BE ALLOWED TO BE USED FOR MAKING NEW HOLES IN EXISTING MANHOLES.
3. CORED OPENINGS IN MANHOLE RISER SECTIONS SHALL NOT BE LESS THAN 6" FROM A RISER JOINT.
4. EXISTING MANHOLE STRUCTURE SHALL BE SUFFICIENTLY BRACED AND PROTECTED TO PREVENT ANY SHIFTING OR DAMAGE TO THE MANHOLE.
5. THE CROWN OF THE NEW SEWER SHALL NOT BE CONSTRUCTED LOWER THAN THE CROWN OF THE EXISTING MAIN SEWER. THE INVERT OF THE NEW SEWER SHALL BE CONSTRUCTED AT LEAST 3" ABOVE THE EXISTING MAIN SEWER INVERT.
6. THE ALIGNMENT OF THE NEW CONNECTION AT MANHOLE SHALL NOT EXCEED 100 DEGREES FROM THE EXISTING UPSTREAM SEWER.
7. CONTRACTOR MUST COAT ALL DISTURBED AREAS OF MANHOLE WITH TWO (2) COATS OF SIKAGARD NO. 62 FOR INTERIOR OF BASE AND TWO (2) COATS OF SUPER SERVICE BLACK FOR ALL OTHER SURFACES.
8. STUBS 1' MIN, 3' MAX FROM OUTSIDE FACE.
9. PAYMENT TO BE MADE UNDER BID ITEM 603.98100804.

## NEW SEWER CONNECTION TO EXISTING MANHOLE




## SANITARY SEWER MANHOLE WITH OUTSIDE DROP FEATURE


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

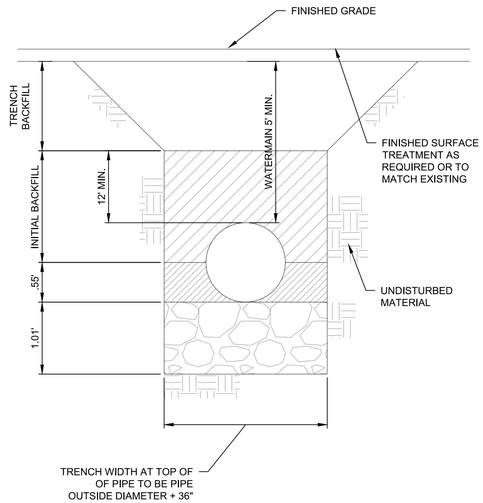
CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

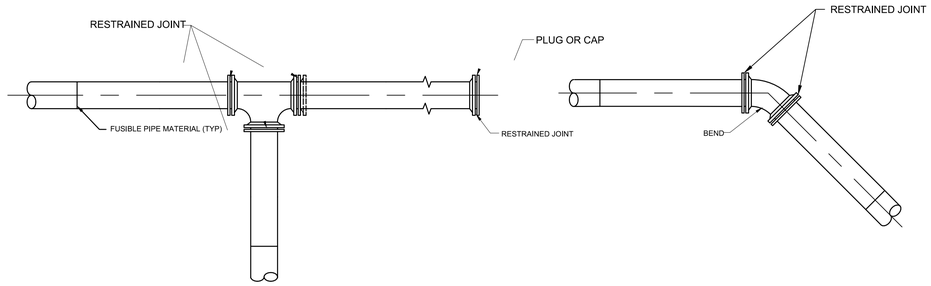

DRAWING TITLE
DETAILS

DRAWING NUMBER
DT-04



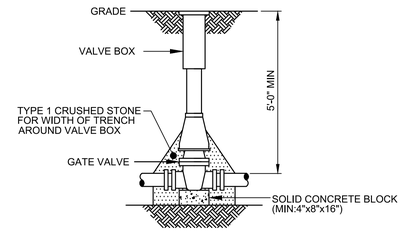

NOTES:
1. ALL TRENCHING TO BE IN ACCORDANCE WITH OSHA STANDARDS AND NYS DEPT. OF LABOR INDUSTRIAL CODE 23
2. BEDDING - CLASS I OR II MATERIAL; WASHED SAND, SEA GRAVEL OR CRUSHED STONE. COMPACT CLASS II MATERIAL TO 85% STANDARD PROCTOR DENSITY.
3. HAUNCHING AND INITIAL BACKFILL - CLASS II MATERIAL; COARSE SAND OR SELECT GRAVEL. PLACE IN LIFTS; TO PIPE SPRING LINE, TO TOP OF PIPE AND TO 12" MINIMUM OVER TOP OF PIPE. COMPACT EACH LIFT TO 85% STANDARD PROCTOR DENSITY.
4. TRENCH BACKFILL - APPROVED ON SITE OR IMPORTED MATERIAL. PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

## WATER MAIN TRENCH



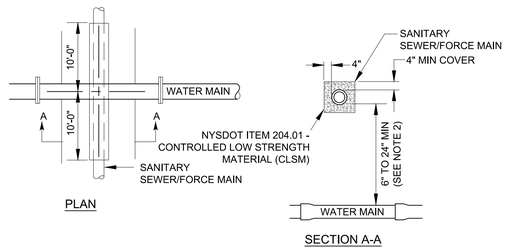

NOTES:
1. RESTRAINED JOINTS AND THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND DEAD ENDS.
2. PIPE TRENCH AND INSTALLATION SHALL BE AS SHOWN ON DETAILS.
3. RETAINER GLANDS SHALL BE MEGALUG SERIES 2000PV JOINT RESTRAINTS AS MANUFACTURED BY EBBA IRON, INC. OR APPROVED EQUAL.

## RESTRAINED JOINT DETAIL




NOTES:
1. VALVE BOX SHALL BE CENTERED ON VALVE AND SET ON COMPACTED BACKFILL.
2. VALVE SHALL NOT SUPPORT VALVE BOX.
3. ALL BODY AND BONNET BOLTS SHALL BE STAINLESS STEEL.
4. ALL VALVES SHALL BE OPEN LEFT EXCEPT VALVES 12" AND SMALLER (WHICH SHALL BE OPEN RIGHT).

## VALVE

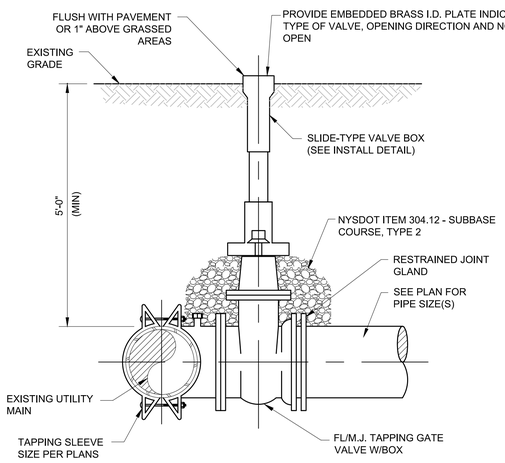



PLAN

SECTION A-A

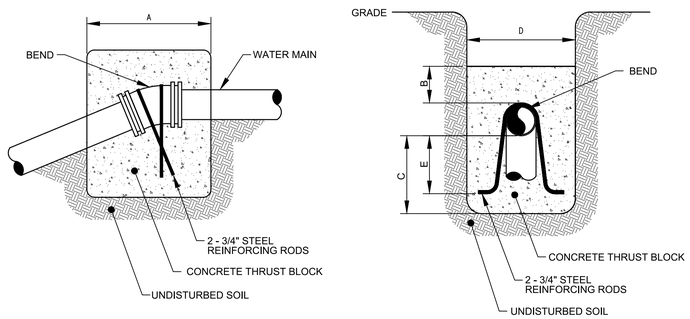
NOTES:
1. WHENEVER POSSIBLE WATER MAIN PIPE JOINTS SHALL BE STAGGERED SO AS NOT TO BE LOCATED AT THE POINT OF CROSSING.
2. CONCRETE ENCASEMENT NOT REQUIRED IF VERTICAL SEPARATION IS 24" OR GREATER

## WATER MAIN/SEWER CROSSING DETAIL




NOTES:
1. TAPPING VALVES SHALL BE IRON BODY, BRONZE MOUNTED, RESILIENT WEDGE CONFORMING TO AWWA C509 AND SHALL HAVE A MINIMUM OPERATING PRESSURE OF 200 PSI AND BE FACTORY TESTED AT 400 PSI. ALL TAPPING VALVES SHALL BE MODEL T-2360 AS MANUFACTURED BY MUELLER CO OR APPROVED EQUAL.
2. TAPPING SLEEVES SHALL BE JCM 412 OR APPROVED EQUAL. THE TOWN OF SCHODACK WATER AND SEWER DEPARTMENT SHALL APPROVE MODEL PRIOR TO INSTALLATION.
3. OTHER TYPES OF TAPPING SLEEVES MAY BE REQUIRED AS DIRECTED BY THE TOWN OF SCHODACK WATER AND SEWER DEPARTMENT ON A CASE-BY-CASE BASIS.

## WET TAP DETAIL



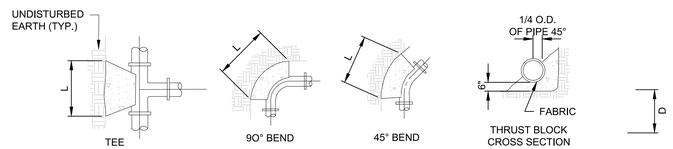

PLAN

ELEVATION

| BEND | MINIMUM VOLUME OF CONCRETE | MINIMUM ALLOWABLE DIMENSIONS FOR VERTICAL THRUST BLOCKS (IN FEET) | | | | |
|---|---|---|---|---|---|---|
| | DIMENSIONS | A | B | C | D | E |
| 6" x 11-1/4° | 1.00 CY | 3.0 | 1.0 | 1.3 | 3.0 | 1.0 |
| 6" x 22-1/2° | 1.50 CY | 4.0 | 1.0 | 1.8 | 3.0 | 1.5 |
| 6" x 45° | 2.00 CY | 6.0 | 1.5 | 2.0 | 3.0 | 1.7 |
| 8" x 11-1/4° | 1.00 CY | 3.0 | 1.0 | 1.3 | 3.0 | 1.0 |
| 8" x 22-1/2° | 1.50 CY | 4.0 | 1.0 | 1.8 | 3.0 | 1.5 |
| 8" x 45° | 2.50 CY | 6.0 | 1.5 | 2.0 | 3.0 | 1.7 |

NOTES:
1. CONCRETE FOR THRUST BLOCKS SHALL BE CONCRETE CLASS A (OR CLASS G IF UNDERWATER) IN ACCORDANCE WITH NYSDOT SECTION 501.
2. CONCRETE NOT TO OVERLAP ANY JOINT.

## VERTICAL THRUST BLOCK DETAILS




| REQUIRED BEARING AREAS & DIMENSIONS FOR CONCRETE THRUST BLOCKS (DIMENSIONS SHOWN IN FT) | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | TEE | | 90° BEND | | 45° BEND | | 22-1/2° BEND | | 11-1/4° BEND | |
| PIPE SIZE (IN) | AREA (SQFT) | DIM D X L | AREA (SQFT) | DIM D X L | AREA (SQFT) | DIM D X L | AREA (SQFT) | DIM D X L | AREA (SQFT) | DIM D X L |
| 6 | 3.2 | 1.5 X 2.5 | 4.5 | 2.0 X 2.5 | 2.4 | 1.5 X 2.0 | 1.2 | 1.0 X 1.5 | 0.6 | 0.5 X 1.5 |
| 8 | 5.7 | 2.0 X 3.0 | 8 | 2.0 X 4.0 | 4.3 | 2.0 X 2.5 | 2.2 | 1.5 X 1.5 | 1.1 | 1.0 X 1.5 |
| 12 | 12.7 | 3.5 X 3.5 | 18.0 | 4.0 X 4.5 | 9.7 | 2.5 X 4.0 | 5.0 | 2.0 X 2.5 | 2.5 | 1.5 X 2.0 |

NOTES:
1. CONCRETE FOR THRUST BLOCKS SHALL BE CONCRETE CLASS A (OR CLASS G IF UNDERWATER) IN ACCORDANCE WITH NYSDOT SECTION 501.
2. CONCRETE NOT TO OVERLAP ANY JOINT.
3. VALUES FOR TEE ALSO APPLY TO END PLUGS, CAPS, AND TAPPING SLEEVES.
4. REQUIRED BEARING AREAS ARE DUE TO THRUSTS CAUSED BY 150 PSI WORKING PRESSURE PLUS 50% (75 PSI) SURGE ALLOWANCE RESULTING IN 225 PSI TOTAL INTERNAL PRESSURE.
5. REQUIRED BEARING AREAS ARE BASED ON ALLOWABLE SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT FOR SAND. DUE TO OTHER SOIL CONDITIONS ENCOUNTERED, BEARING AREAS MAY BE MODIFIED BY THE ENGINEER BY MULTIPLYING THE AREA GIVEN IN THE TABLE FOR THE APPROPRIATE PIPE SIZE AND FITTING BY THE CORRECTION FACTORS LISTED BELOW.

| SOIL | ALLOWABLE SOIL PRESSURE (LBS/SQFT) | CORRECTION FACTOR |
|---|---|---|
| SOFT CLAY | 1,000 | 2.00 |
| SAND | 2,000 | 1.00 |
| SAND & GRAVEL | 3,000 | 0.67 |
| SAND AND GRAVEL CEMENTED WITH CLAY | 4,000 | 0.50 |
| HARD SHALE | 10,000 | 0.20 |

6. IN MUCK, PEAT, OR RECENTLY PLACED FILL ALL THRUST BLOCKS SHALL BE RESISTED BY PILES OF TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF SUFFICIENT STABILITY TO RESIST THE THRUSTS, ALL AS REQUIRED BY THE ENGINEER.

## HORIZONTAL THRUST BLOCK DETAILS


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |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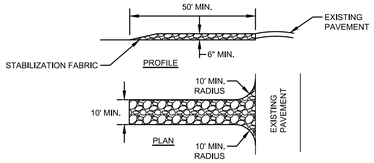
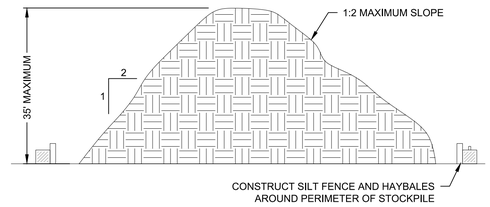
DRAWING TITLE
DETAILS

DRAWING NUMBER
DT-05



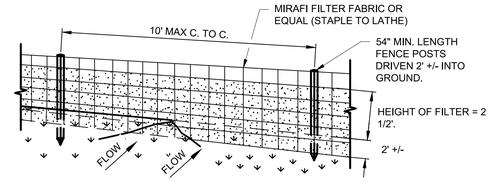

NOTES:
1. STONE SIZE - USE #3 CRUSHED STONE OR GRAVEL (PER NYSDOT SECTION 209).
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## STABILIZED CONSTRUCTION ENTRANCE

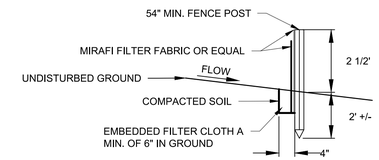



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. APPLICATION OF SOIL STABILIZATION MEASURES, I.E. SEEDING AND MULCH APPLICATION, SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATA SOIL ACTIVITY HAS CEASED.

## STOCK PILE DETAIL



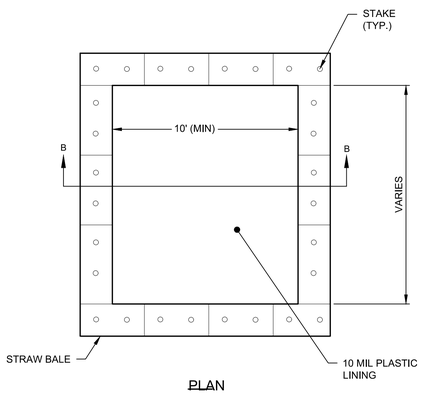

PERSPECTIVE VIEW



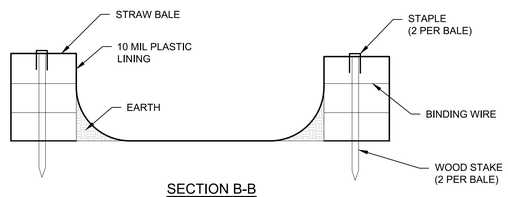

SECTION VIEW

NOTES:
1. MIRAFI FILTER FABRIC TO BE SECURED TO FENCE POSTS WITH STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

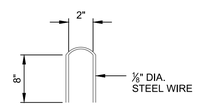
## SILT FENCE




PLAN




SECTION B-B

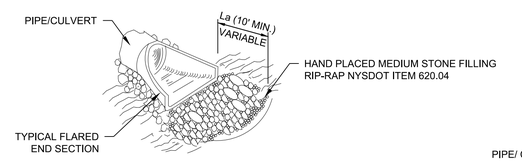



STAPLE DETAIL

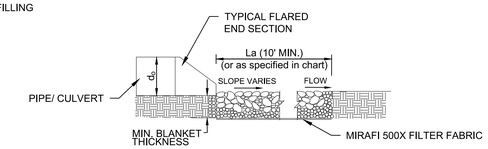
GENERAL NOTES:
1. ACTUAL SIZE TO BE DETERMINED IN FIELD. A MINIMUM OF 10' WIDE BY 10' LONG AND SIZED TO CONTAIN ALL LIQUID AND SOLID WASTE. A MINIMUM OF 12" FREEBOARD SHALL BE INCLUDED.
2. THE CONCRETE WASHOUT SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS.
3. EXCESS AND SLUMP TEST SOLIDS SHALL BE PLACED ON PLASTIC LINER UNTIL HARDENED. CONTRACTOR MAY CONSIDER INSTALLING WIRE OR REBAR HOOK FOR LATER PICKUP REMOVAL.
4. INSPECTORS SHALL USE THE WASHOUT FACILITY OR PLASTIC FOR CLEANING OF THEIR TOOLS.

MAINTENANCE NOTES:
1. CHECK ALL CONCRETE WASHOUT FACILITIES DAILY TO DETERMINE IF THEY HAVE BEEN FILLED TO 75% CAPACITY. THE FACILITY SHALL BE CLEANED OUT OR CHANGED WHEN 75% FULL.
2. INSPECT LINERS DAILY TO ENSURE THAT LINERS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACITIVITIES. LINERS SHALLBE REPLACED IF THERE ARE HOLES OR TEARS OBSERVED.
3. CONCRETE WASTE SHALL BE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN. THE HARDENED CONCRETE SHALL BE BROKEN UP AND DISPOSED OF OFFSITE PER APPLICABLE NYSDEC RULES AND REGULATIONS. LIQUIDS SHALL NOT BE DISCHARGED DIRECTLY INTO WATERWAYS, STORM DRAINS, SWALES OR DIRECTLY ONTO THE GROUND.
4. REMOVE LIQUIDS OR COVER STRUCTURE BEFORE PREDICTED STORMS TO PREVENT OVERFLOWS.
5. INSTALL A NEW PLASTIC LINER AFTER EVERY CLEANING.

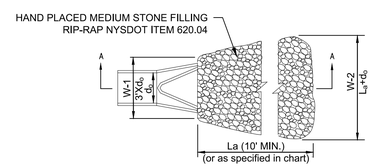
## CONCRETE TRUCK WASHOUT DETAIL




ISOMETRIC VIEW




SECTION A-A



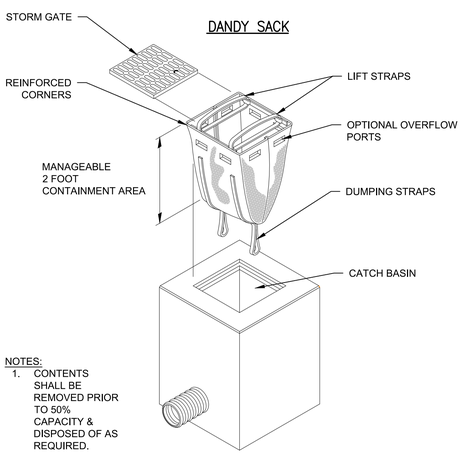

PLAN

| RIP RAP SIZING CHART | | | | | | |
|---|---|---|---|---|---|---|
| PIPE DIAMETER | W-1 MINIMUM | W-2 MINIMUM | $L_a$ MINIMUM | $D_{50}$ | $d_{max}$ | MIN. BLANKET THICKNESS |
| 24" | 6' | 13' | 11' | 5" | 7.5" | 11.25" |

$d_s$ = PIPE DIAMETER, SEE PLANS
$L_a$ = APRON LENGTH
W = APRON WIDTH ( CENTERED ON PIPE)
$D_{50}$ = ROCK SIZE THAT WHICH 50% SHALL BE LARGER THAN
$d_{max}$ = MAXIMUM ROCK DIAMETER

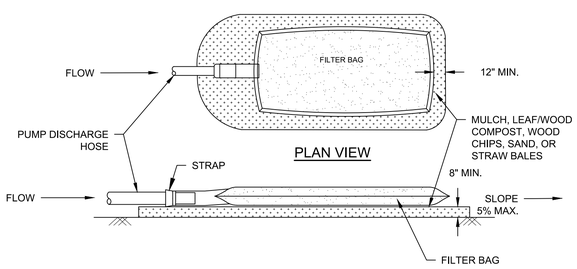
NOTES:
1. MINIMUM BLANKET THICKNESS IS 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NO LESS THAN 6".
2. INSTALL FILTER MIRAFI 500X OR APPROVED EQUAL FILTER FABRIC BETWEEN RIP-RAP AND SUBGRADE.

## OUTLET PROTECTION - RIP RAP APRON




NOTES:
1. CONTENTS SHALL BE REMOVED PRIOR TO 50% CAPACITY & DISPOSED OF AS REQUIRED.

## INLET PROTECTION

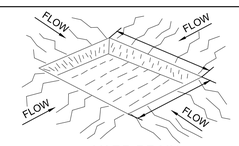



ELEVATION VIEW

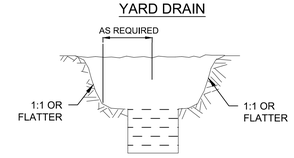
| | |
|---|---|
| MIN. GRAB TENSILE STRENGTH | 200 LBS. |
| MIN. GRAB TENSILE ELONGATION | 50% |
| MIN. TRAPEZOID TEAR STRENGTH | 80 LBS. |
| MULLEN BURST STRENGTH | 380 PSI |
| MIN. PUNCTURE STRENGTH | 130 LBS. |
| APPARENT OPENING SIZE | 40-80 US SIEVE |
| MIN. UV RESISTANCE | 70% |
| MIN. FLOW THRU RATE | 70 GPM/SQ FT |

NOTES:
1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G. GRAVEL, WOOD CHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO CONTROL EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED, UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

## SEDIMENT FILTER BAG DETAIL



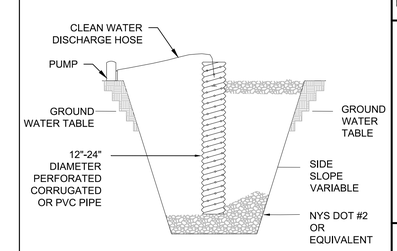

YARD DRAIN




CROSS SECTION

NOTES:
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ½ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 3,600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.
7. MAXIMUM DRAINAGE AREA IS 3 ACRES.

## SEDIMENT TRAP




NOTES:
1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF NYSDOT #2 OR EQUIVALENT AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH NYSDOT #2 OR EQUIVALENT AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTERCLOTH BEFORE INSTALLATION. IT IS RECOMMENDED THAT ¼" - ½" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTERCLOTH.

## DEWATERING SUMP PIT


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

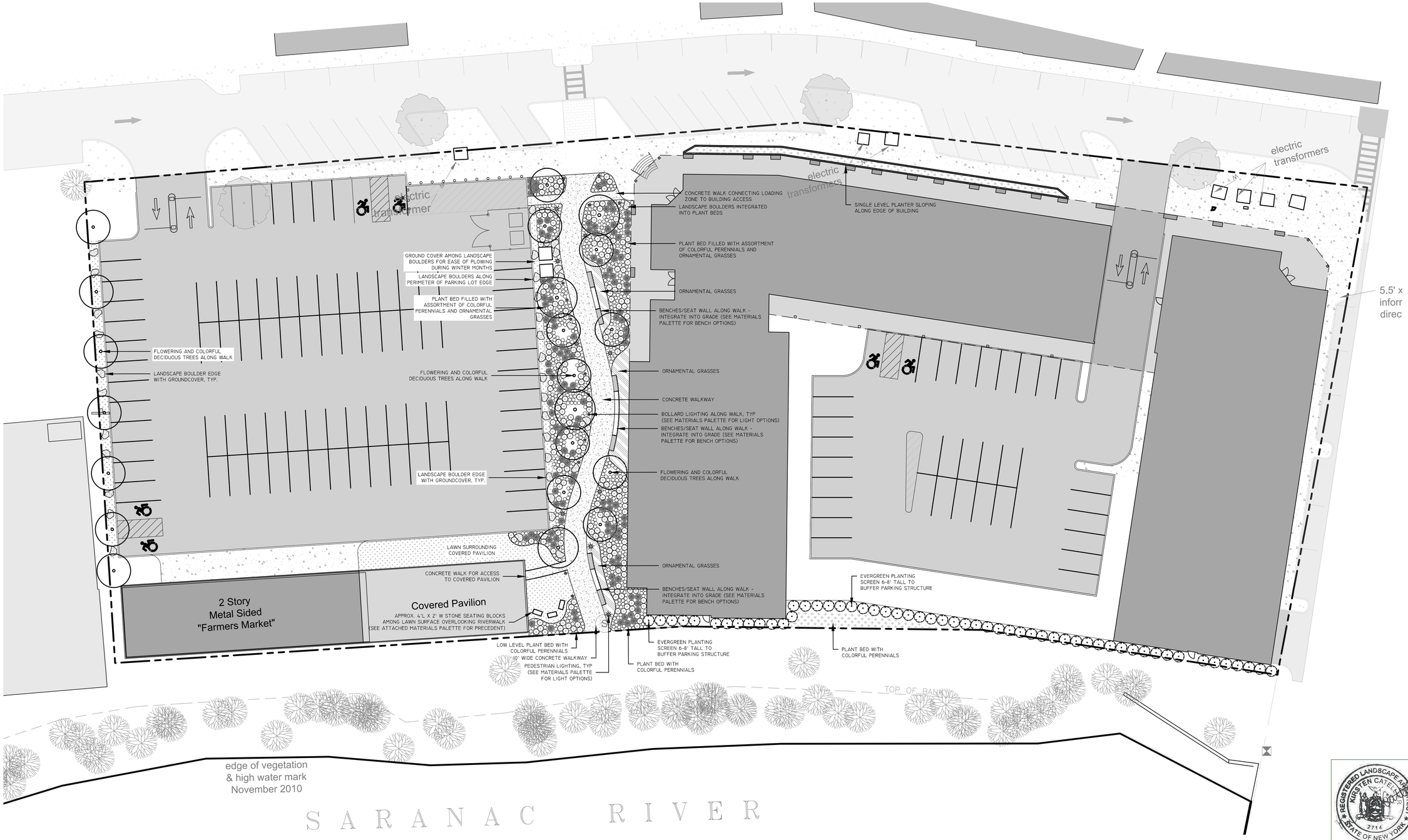
CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

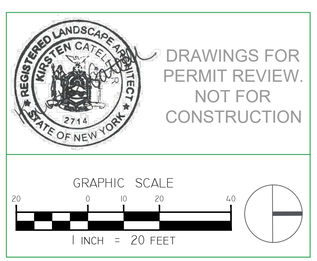
| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |


IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.


DRAWING TITLE
DETAILS

DRAWING NUMBER
DT-06




# Durkee Street Mixed Use

PLATTSBURGH NY

## Conceptual Site Plan

JAN 16 2020 · SA PROJECT NO. 19033

480 BROADWAY SUITE 324 · SARATOGA SPRINGS NY · 12866
P 518 832 4005 · STUDIOADPC.COM

studioA
Landscape Architecture + Engineering, DPC

McFarland Johnson
Innovative Solutions / Sustainable Results

60 Railroad Place • Suite 402 • Saratoga Springs, NY 12866
Phone: 518-580-9380 • Fax: 518-580-9383
www.mjinc.com

February 3, 2020

Chairman James Abdallah and
Members of the Planning Board
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901

Re: Prime Plattsburgh, LLC
Durkee Street Mixed Use Development
22 Durkee Street (SLB:207.20-7-15)
City of Plattsburgh, Clinton County, New York

Dear Chairman Abdallah and Members of the Planning Board:

We are in receipt of the Site Plan Sketch review comment letter sent via email dated December 23, 2019 prepared by the City of Plattsburgh Community Development Office. We respectfully submit the following responses to the comments related to the Site Plan.

**Site Plan Review Comments**

1. Please respond to the Site Plan Checklist, dated December 20, 2019 prepared by the City Planner.
   **See attached Site Plan Checklist.**

2. The project is required to obtain two (2) Special Use Permits from the ZBA to amend the previously approved PUD boundary and to allow for apartments on the first floor of a multistory building within a PUD.
   **Two Special Use Permits (SUP) are being undertaken by the City of Plattsburgh Community Development Office, to amend the boundary of the PUD and for a first-floor residential use of a multistory building within a PUD, and are not part of this site plan application. The applications have been submitted to the Zoning Board of Appeals.**

3. It is recommended the project update the zoning table to include a note for all deviations requested and approved in the associated City of Plattsburgh PUD subdivision.
   **The zoning table has been updated and is included in the Site Plan Drawing set on sheet GN-01.**

4. Please add the PUD subdivision map as part of the final plan set for review and reference.
   **The PUD and subdivision are being undertaken by the City of Plattsburgh Community Development Office and are not part of this site plan application. The PUD and subdivision applications have been submitted to the Planning Board and Zoning Board of Appeals respectively.**

5. Please provide a draft easement for public access connecting Durkee St. to the proposed riverfront walk.
   **The draft public access easements are under review by Prime and the City of Plattsburgh attorney.**

6. Please add notes to the plan referencing utility easements associated with the PUD subdivision.

**The draft utility easements are under review by Prime and the City of Plattsburgh attorney.**

7. Please provide a draft parking agreement for public access to the proposed off-street parking lot.
   **The draft parking agreement is under review by Prime and the City of Plattsburgh attorney.**

8. Please provide the estimated number of residential traffic trips accessing the underground parking garage at peak weekday and weekend hours.
   **The estimated number of residential traffic trips can be found in the attached Traffic Generation Letter of Findings prepared by McFarland Johnson Inc dated July 29, 2019.**

9. Please add dimensions to all existing and proposed buildings, parking areas, and public spaces (sidewalks and pedestrian corridor).
   **Dimensions have been added to the Site Plans and are shown on sheet C-01.**

10. Please show all required/provided setbacks.
    **Setbacks have been added to the Site Plans and are shown on sheet C-01.**

11. Please provide a stormwater management plan, which complies with NYSDEC stormwater regulations.
    **A full Stormwater Pollution Prevention Plan (SWPPP) has been prepared and is included with this submission.**

12. Please provide architectural details and type of construction materials and exterior color(s), height and other exterior features for all existing and proposed structures, properly dimensioned; and elevations of all views for all existing and proposed structures in accordance with Zoning Code Section 360-38. In addition, it is recommended the project provide a visual survey or similar study that ensures compatibility with community character. Consideration should be taken in regards to the downtown historic district.
    **An assessment of the visual impact of the project has been included in the GEIS. It includes architectural details as well as communication and review by SHPO. Included with this submission are photo simulations and building elevations of the project.**

13. Please provide a rear building (east) elevation incorporating the proposed Riverwalk.
    **Building elevation drawings form all directions are included with this submission.**

14. It is recommended the Applicant be required to show the water and sewer main AND lateral service for the proposed and adjacent parcels. Please also note any utility service laterals that may be abandoned.
    **Water and sewer mains and laterals for existing and proposed services are shown on Site Plan sheet UT-01.**

15. It is recommended the Applicant be required to show the location of existing and proposed fire and other emergency zones, including location of fire hydrants.
    **Existing fire hydrants are shown on Site Plan sheet SURV-01. Emergency response has been coordinated with the City of Plattsburgh Fire Department.**

16. Please provide a lumens plan with location, design and written specifications of all existing and proposed outdoor lighting facilities.
    **A lighting plan will be developed in coordination with a lighting supplier.**

17. Please provide a landscaping plan with location, design and written specifications of all materials to be used and planting schedule for the proposed project.
    **A landscaping plan is provided, see sheet LP-01.**

18. Please provide an erosion control plan.
    **Erosion control plans provided, see sheets EC-01 and EC-02.**

19. It is recommended that the Applicant be required to show proposed snow stockpile areas on the plan.
    **Snow stockpile areas have been provided and are shown on Site Plan sheet C-01.**

20. It is recommended the project provide a typical floor plan for each floor including the first floor with mixed commercial/residential use.
    **Typical floor plans are included with this submission.**

21. It is recommended the project provide a table outlining the number of units and bedroom sizes for each floor.
    **Typical unit floor plans are included with this submission.**

22. It is recommended the project provide additional detail in regards to the proposed use of the approximately 2,000 sq. ft. of civic space identified on the plan.
    **The Civic Space is being provided within the rehabilitated Farmers Market building. It will be the covered outdoor area of the building and is being provided as a public benefit above and beyond what is required by the project. It is meant to integrate with the pedestrian corridor and river walk to provide a pedestrian friendly outdoor space.**

23. Please provide additional information in regards to the proposed Durkee St improvements that may exist within the boundaries of Lot 2B.
    **Any improvements to Durkee Street itself are not part of the proposed project. Improvements to Durkee Street beyond the street curb line/edge of sidewalk will be designed and constructed by others.**

24. Please identify the location of on-site mail facilities
    **Mail will be delivered to individual residents within the proposed building.**

25. Please clarify and identify any on-site laundry facilities
    **Laundry facilities will be provided within each individual residential unit.**

26. Please clarify and identify any on-site resident storage facilities.
    **No separate storage facilities will be provided.**

27. Please provide additional information in regards to onsite residential and commercial handicapped accessibility compliance.
    **The site has been designed and will be constructed to be full ADA complaint. ADA parking and compliant routes to building entrances are shown in Site and Grading Plans.**

28. It is recommended the project provide additional detail in regards to the proposed on site “amenities” along the riverfront walk.
    **The amenities area is a private area for use by the residential tenants. The final design of the amenities area will be finalized with the building design.**

29. Please provide additional detail in regards to emergency access including fire and police access to gated areas of the property.
**A remote access gate opened activated from the emergency response vehicle by their radios will be provided by the project. The actual product will be coordinated with emergency response personnel.**

30. It is recommended the Applicant provide a truck turning plan demonstrating access for the largest emergency/delivery vehicle that may need to access the site.
**A truck turning plan is provided, see sheet C-02.**

31. Please provide a details sheet showing all on-site signage, landscaping, driveway and sidewalk details, etc.
**Details are provided, see sheets DT-01 through DT-06.**

32. Please identify any on-site playground amenities for residents.
**No on-site playground amenities are included.**

33. It is recommended the project provide two (2) bike racks for public use on site.
**Bike rack locations are shown on sheet C-01.**

34. Please provide additional information and note on the map any on site electric vehicle charging stations.
**Electric vehicle charging station locations are shown on sheet C-01.**

35. Please provide a phasing plan outlining the construction timeline. The phasing plan should demonstrate how existing parking will be managed during construction.
**Removal of the existing parking within the Durkee Street Lot will be managed by the City of Plattsburgh and is not included as part of this project.**

36. Please update the parking table to reflect each building's requirements for all proposed uses. i.e. Mixed-use building vs. proposed redeveloped Farmer's market.
**The parking table has been updated and includes all proposed uses for the project.**

37. The parking table states the project will provide 113 commercial parking spaces for related on-site uses. The proposed parking lot only provides 86 off street parking spaces. Please explain how the 27 deficient parking spaces will be accommodated on site.
**Commercial/retail/restaurant parking will be provided in the courtyard and surface parking lots.**

38. Please provide additional detail in regards to on-site resident visitor parking.
**No visitor parking is being proposed; Prime does not typically provide for visitor parking at its residential developments.**

39. 204 residential off-street parking spaces are required for the proposed use per zoning code Section 360-26. The project is proposing 173 off-street residential parking spaces. Please provide a narrative that includes reference to comparable developments supporting the requested parking deficiency.
**Alternative parking calculations have been requested through the PUD which brings the site's total parking demand to 226 spaces. The project is also providing 50 spaces available to the public for use by the City which brings the total project demand to 276. See the summary parking tables below.**

| Parking Demand Per City Code |
| --- |

| Use | Calculation | No. of Spaces |
|---|---|---|
| Residential | (2 per DU for first 10) x 10 + (1.75 per DU over 10) x 105 | 204 |
| Commercial | (1 Space per 250 sf) x 7,250 sf | 29 |
| Restaurant | | |
| Customer area | (1 per 50 sf) x 3,690 sf | 74 |
| Other Area | (1 per 250 sf) x 2,460 sf | 10 |
| Public Parking for City Use | - | 50 |
| | **Total Demand** | **367** |

| | Parking Demand Per PUD | |
|---|---|---|
| Use | Calculation | No. of Spaces |
| Residential | (1.5 per DU) x 115 | 173 |
| Commercial | (1 Space per 300 sf) x 13,400 sf | 45 |
| Employee Parking | (1/2 Space per employee) x 15 | 8 |
| Public Parking for City Use | - | 50 |
| | **Total Demand** | **276** |

| | |
|---|---|
| Total Required (per PUD) | 336 |
| Total Provided (On-site) | 286 |
| Total Provided (Overlay District) | 50 |
| **Total Provided** | **336** |

40. The project is located within the City's Special Assessment District (overlay parking district) and any off street parking requirements may be satisfied by public parking within the district. The project has proposed 50 off street "public" parking spaces and while the project's parking demand is not likely to be greater than the minimum number of spaces required in the underlying zone, the redevelopment of the former Plattsburgh Farmers' and Crafters' market building may require, at certain times, the use of all proposed on-site parking capacity to meet the parking demand created by the project's proposed residential and commercial spaces. Staggered hours of peak parking utilization between the various uses could reduce the percentage of the proposed on-site parking supply required at any one time, but additional details regarding the project's prospective commercial tenants would be necessary to make such a determination.

    As the existing parking capacity provided by the Durkee Street parking lot must be adequately replaced elsewhere in the downtown area to meet existing parking demand within the Special Assessment District (SAD), and the City had intended to use the proposed 50 off-street "public" parking spaces proposed within the project as a portion of that replacement capacity, the current excess parking supply within the SAD, both off-street and on-street, should be analyzed to determine whether sufficient excess parking capacity exists to accommodate those 50 spaces. Please coordinate with the City's Building Inspector to determine whether such excess capacity exists within the SAD.
    **A parking study is being conducted by the City of Plattsburgh and the overall analysis within the downtown area is included within the GEIS. This project will provide 50 parking spaces available to the**

**public for use by the City.**

**Department of Public Works**

1. All water and sewer relocation or new construction requires City of Plattsburgh Water and Sewer Permits and can be obtained from the City Building Inspector in coordination with DPW. After obtaining the necessary permits the project construction schedule shall be coordinated with DPW within 72 hours advance notice for all work.
   **Water and sewer design has been coordinated with the DPW; construction will also be coordinated with DPW.**

2. A City of Plattsburgh Highway permit will be required for any work in the ROW and can be obtained from the City Building Inspector in coordination with DPW. The developer is responsible for compliance with any permit conditions.
   **Any work within the ROW will be coordinated with DPW.**

3. Please note a City of Plattsburgh water main is located under the proposed pedestrian corridor. Please coordinate with the Department of Public works in regards to design and landscaping of the proposed connection.
   **The developer is in coordination with DPW for protection of all utilities to remain.**

4. Please add a note to the plan that references all required utility easements.
   **All utility easements are noted on the site plans.**

**Municipal Lighting**

1. All electrical relocation or new service requires City of Plattsburgh Permits and can be obtained from the Plattsburgh Municipal Lighting Department (PMLD). After obtaining the necessary permits the project construction schedule shall be coordinated with PMLD within 72 hours advance notice for all work.
   **All electrical work will be coordinated with PMLD.**

2. Please provide additional information in regards to relocation of the existing underground electric line identified on the plan.
   **The developer is in coordination with PMLD for all required work.**

3. Please add a note on the plan that references all required utility easements.
   **All utility easements are noted on the site plans.**

**STORMWATER MANAGEMENT**

1. A stormwater management plan is required which complies with NYSDEC stormwater regulations. The project is required appropriately respond to any third party Stormwater Management review and comply with the City Code Section 360-61.
   **A full SWPPP has been provided with this submission.**

**SPECIAL USE PERMIT**

1. The project is required to obtain two (2) Special Use Permits from the ZBA to amend the previously approved PUD boundary and to allow for apartments on the first floor of a multistory building within a PUD.
   **Two Special Use Permits (SUP) are being undertaken by the City of Plattsburgh Community Development Office, to amend the boundary of the PUD and for a first-floor residential use of a multistory building within a PUD, and are not part of this site plan application. The applications have been submitted to the Zoning Board of Appeals.**

**PLANNED UNIT DEVELOPMENT**

1. The project is associated with the City of Plattsburgh PUD subdivision and all project deviations must be approved prior to site plan approval.
   **The PUD and subdivision are being undertaken by the City of Plattsburgh Community Development Office and are not part of this site plan application. The PUD and subdivision applications have been submitted to the Planning Board and Zoning Board of Appeals respectively.**

**CLINTON COUNTY PLANNING BOARD 239-M REFERRAL**

1. The project is subject to NYS GML 239m for referral to Clinton County Planning Board for action within 500 feet of NYS Route 3(Cornelia St) and for action within 500 feet of County facilities, namely the County's Department of Social Services.
   **The developer will attend the Clinton County Planning Board meeting.**

**SEQRA**

1. Community Development Staff has reviewed the Part I SEQRA Long Form EAF submitted with the PUD site plan application, subdivision map and other documents associated with the project. The City of Plattsburgh Common Council is serving as lead agency for the City's Downtown Area Improvement Projects Generic Environmental Impact Statement (GEIS). A draft GEIS has been completed and accepted by the Common Council as sufficient for public review and comment. The Durkee Lot Mixed Use Development is one project evaluated as part of the GEIS and this PUD site plan action is a component piece of that project. The Planning Board and Community Development staff will utilize the draft GEIS, final GEIS, and the SEQRA findings statement to review the PUD site plan and make a determination as to whether any further SEQRA review of this action is required.
   **Duly noted.**

A full Site Plan Set will be submitted to your office in conjunction with this response letter to these scoping items.

Please do not hesitate to call should you require additional information or have any questions.

Sincerely yours,
McFARLAND-JOHNSON, INC.

Turner Bradford, PE
Project Engineer

# SITE PLAN REQUIRED INFORMATION

Durkee Street Mixed Use Development Site Plan 2019

## I. REQUIRED INFORMATION FOR SITE PLANS

An application for site plan approval shall be made in writing and shall be accompanied by a detailed site plan prepared by a professional engineer, land surveyor, or architect. Maps, as required, shall be drawn to a scale of not less than one (1) inch equals fifty (50) feet and shall include a North arrow and legend. The application, including the detailed site plan and fees shall be submitted to the Secretary of the Planning Board a minimum of ten (10) consecutive days prior to the scheduled Planning Board meeting at which the detailed site plan is to be reviewed. Said detailed site plan application packet shall contain all information as designated on the following checklist:

- ☑ 1. Location map delineating the location of the site with reference to surrounding areas (lot sizes and current use of lots) and existing street intersections within 200 feet. Identify all zoning district boundaries with 200 feet.

- ☑ 2. Boundary survey map of property prepared by licensed land surveyor with all distances and bearings or angles shown.

- ☑ 3. Existing and proposed easements and deed restrictions.

- ☑ 4. Indicate all porches, decks, drives and walks and show the location of all required off-street parking. (All curb cuts for new construction are to be by owner with depressed curbs provided).

- ☑ 5. Required zoning setback lines, lines of existing streets, lots and easements, restrictions and right-of-way.

- ☑ 6. Location of existing building on site, which shall remain, and all other structures such as walls, fences, culverts and bridges. Structures to be removed shall be indicated by dashed lines.

- ☑ 7. Location of significant natural features, such as rock outcrops, watercourses, ponds, marshes, wood areas, depressions and flood lines.

- ☑ 8. Show all City water and sewer facilities and elevations in street and indicate service laterals and estimated invert elevations.

- ☑ 9. Grading: Show existing and proposed grade by either contours or; spot elevations at building corners and other locations with swales or drainage patterns clearly indicated. Elevations shall be referenced to USGS-NGVD vertical datum with benchmark locations indicated.

- ☑ 10. Location of all storm drainage structures (existing and proposed) with elevations of rim, invert, pipe size, grade and directions of flow.

☑ 11. Schematic building floor plans indicating use of all spaces. Show proposed floor elevations of new structures (main floor, cellar and garage). For repetitive housing units, providing typical floor plans is acceptable providing the number and location of alternate floor plans is indicated.

☑ 12. Elevation plans of all existing and proposed or remodeled buildings indicating type of finish materials to be used.

☑ 13. Tabulation of parking calculations showing floor area and use or number of housing units with appropriate zoning factor for required number of spaces and spaces actually provided.

☑ 14. Location and dimension of off-street parking and/or loading areas. Indicate handicap-parking spaces where such spaces must be provided.

☑ 15. Proposed location and size of driveways, curb cuts, fire lanes and/or turnarounds, and any proposed traffic controls for vehicular ingress and egress.

☑ 16. Proposed location of walkways and other areas for safe pedestrian access and circulation.

☑ 17. Location, dimension and details of all proposed signs.

☑ 18. Existing and proposed screening, landscaping and plantings (indicate number, type, size and planting schedule for proposed plantings).

☑ 19. Tabulation of zoning area and bulk requirements. Indicate existing, proposed and required.

☑ 20. Specifications or details of all proposed site improvements (paving, walks, curbing, drainage structures, manholes, hydrants, parking barriers, fencing, retaining walls, etc.).

☑ 21. Existing and proposed utility lines (water, yard hydrants, sanitary sewer, storm sewer, electric – including properly dimensioned profiles, elevations, cross sections and location of any utility poles and pad mount transformers).

☑ 22. Existing and proposed outdoor lighting. Indicate size and type of fixture, mounting and aiming height, intensity of illumination and time of proposed outdoor lighting.

☑ 23. Location and type of refuse storage facilities.

☑ 24. Proposed building materials and architectural treatments.

☑ 25. Identification of each land use activity



Reset Form  Print Form

# STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

**For**

# DURKEE STREET MIXED USE DEVELOPMENT

**PREPARED FOR:**

Prime Plattsburgh, LLC
621 Columbia Street
Cohoes, NY 12047

**PREPARED BY:**

McFarland Johnson

60 Railroad Place, Suite 402
Saratoga Springs, NY 12866

**FINAL SITE PLAN SUBMISSION**

**JANUARY 2020**

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# APPENDIX LIST

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# 1. INTRODUCTION

A stormwater management assessment has been conducted for the proposed project in order to protect the waters of the State of New York from the adverse impacts of stormwater runoff. This report presents an analysis of the project in accordance with the *New York State Department of Environmental Conservation SPDES General Permit for Stormwater Discharges from Construction Activity Permit No. GP-0-15-002* and the *New York State Stormwater Management Design Manual* ("The Manual"). As required, the Stormwater Pollution Prevention Plan is designed, where appropriate, to incorporate green infrastructure techniques that preserve natural resources and utilize the existing hydrology of the site, provide runoff reduction practices, water quality treatment practices, apply volume and peak control practices for channel protection, overbank flood control, and extreme flood control as appropriate.

In accordance with Appendix B, Table 2 of the SPDES General Permit for Construction Activity, GP-0-15-002, multi-family residential developments; includes townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks that involve a soil disturbance of one or more acres require the preparation of a full SWPPP that includes post-construction stormwater management practices. In total, approximately 2.76 acres of soil disturbance is expected during the construction of this project. Therefore, this project includes the development of erosion and sediment controls, green infrastructure site planning techniques, runoff reduction volume practices and post-construction stormwater management practices.

The general contractor and subcontractors performing any activity that involves soil disturbance will be required to comply with the terms and conditions of the SWPPP for the project identified as a condition of authorization to discharge stormwater. The Contractor shall provide signed certifications (Form CONR 5) for itself and all applicable subcontractors at the preconstruction meeting. These signed certifications shall be included as part of the SWPPP. The SPDES General Permit and SWPPP must be kept on file at the Project Field Office.

As required by the conditions described in the SPDES general permit, the SWPPP shall be kept current and changes made to reflect changes in the design, construction, and operation or in the maintenance of the project.

The complete set of construction drawings and specifications are provided as separate documents; however, they should be considered an integral component of the SWPPP and are referenced throughout this document. The applicant must retain all documentation for 5 years after NYSDEC accepts the Notice of Termination (NOT).

## 1.1 Scope of the Project

The site is being developed in response to an RFP from the City of Plattsburgh entitled "Mixed-Use Development Opportunity for the Durkee Street Site in Downtown Plattsburgh". The proposed project includes the construction of a 5-story mixed-use building with basement parking and the redevelopment of the existing Farmers' Market building. The site will have 286 parking spaces and an open space pedestrian corridor.

## 1.2 Location of Project

The project site is the Durkee Street Public Parking Lot, located downtown in the City of Plattsburgh, Clinton County, New York. It is bound by Durkee Street the west, Bridge Street to the north, the Saranac

River to the east, and an existing office building to the south. Refer to the Location Map in Appendix A. The project is not located within a TMDL and does not discharge into a 303(d) listed waterbody.

***Table 1 - Location Table***

| Approximate Coordinate Position @ Center of Project | |
|---|---|
| Latitude | 44° 41’ 48.4”N |
| Longitude | 73° 27’ 7.0”W |

## 1.3 Project Type and Size

The project is a redevelopment construction project that has a disturbance area of approximately 2.76 acres and a reduction of impervious area.

## 1.4 Project Description

The Durkee Street Mixed Use Development project consists of one five story building with below grade parking and the redevelopment of the 5,800 sf Farmers' Market building, which includes 3,400 sf of commercial/restaurant space and 2,400 sf of civic space (the “Project”). The five story building will have 115 residential units (52 one-bedroom, 59 two-bedroom, 4 three-bedroom). Within the lot, there will be 286 parking spaces (86 in the surface lot, 35 spaces in the courtyard, and 165 spaces in the below grade lot beneath the building). The Project site, tax lot 207.20-7-15, is currently owned by the City of Plattsburgh.

In addition to the buildings, the project will provide on-grade parking as well as an open space corridor to connect Durkee Street to a new pedestrian Riverwalk (by others). The site is being developed in response to an RFP from the City of Plattsburgh entitled "Mixed-Use Development Opportunity for the Durkee Street Site in Downtown Plattsburgh". The City has commenced the SEQRA process by requiring that a Generic Environmental Impact Statement be prepared to assess the potential impacts of the Project and related improvements.

The existing property has 2.71 acres of impervious cover, 98.2% of the total site area. The proposed site redevelopment has 2.42 acres of impervious cover, 87.7% of the total site area. Therefore, through the redevelopment of the Durkee Street lot, there is a 10.5% reduction in impervious cover of the site.

## 1.5 Cultural Resources

A Draft Generic Environmental Impact Statement (DGEIS) is being developed as part of the SEQR process for all of the Downtown Plattsburgh Revitalization projects. A State Historic Preservation Office (SHPO) determination for the Durkee Street Lot will be made as part of this process.

## 1.6 On-site Wetlands

As part of the DGEIS, impact to aquatic resources, including wetlands, were evaluated. According to NYSDEC wetland and stream information available through GIS and the Environmental Resource Mapper, there are no mapped NYSDEC wetlands or adjacent areas or significant natural communities on or adjacent to the Durkee Street Lot.

# 2. PROJECT MAPS AND PLANS

## 2.1 Location Map

See Appendix A

## 2.2 Soil Maps

See Appendix B

## 2.3 Erosion and Sediment Control Plans

See Appendix C

## 2.4 Existing and Proposed Subcatchment Maps

See Appendix D

# 3. PROJECT SOILS

## 3.1 NRCS Soil Map

See Appendix B

## 3.2 Soil Types

The following soil type(s) and hydrologic group(s) are present within the project area of disturbance:

***Table 2 – Soil Types***

| Soil Symbol | Name | Hydrologic Group (HSG) |
|---|---|---|
| Un | Urban Land | - |

## 3.3 Discussion of Soil Characteristics and Soil Erosion Hazard Potential

The Project sites is anticipated to feature Urban Land soil types. This soil series varies and is made up of mostly gravel, sand, silt and clay, pieces of wood, brick, and cinders. The site has been consistently developed over the past hundred years, making up the variable soil type found in the area. This soil type has high runoff potential due to its unfavorable drainage and infiltration characteristics. Slopes range from 0 to 8 percent.

A geotechnical study was completed (see Appendix B), which revealed that the average depth to groundwater is approximately 20 feet, with the exception of an area(s) where groundwater was found to be perched above the glacial till layer approximately six feet below grade. The average depth to bedrock is approximately 25 feet. The topsoil on-site was confirmed to be an urban land soil type with alluvial sand and glacial till below. Half of the site features moderately well drained soils and half of the site features poorly drained soils. Slopes range from 0 to 10 percent.

# 4. CONSTRUCTION PHASING

## 4.1 Sequence of Construction Activities

The Contractor's work schedule and methods shall be consistent with the SWPPP or amended SWPPP. Once approved, the progress schedule shall become a part of the SWPPP.

The following list is a suggested sequence of major construction activities for the project to meet the NYSDEC Phase II erosion control requirements:

1. Clearly identify project work limits, identifying all areas where construction disturbance shall be permitted.
2. Install erosion control measures prior to commencing earthwork operations. Construct temporary earthen berms, diversion swales, sediment control dams and associated erosion control measures necessary to divert runoff from entering planned areas of disturbance and to protect the adjacent waterway.
3. Established temporary/permanent storm water management ponds/erosion control basins.
4. Remove and dispose of all removed vegetation off-site.
5. Strip and stockpile topsoil from proposed pavement, structural fill and cut areas. (stockpile locations as directed by owner's representative).
6. Establish mass grade elevations.
7. All temporary erosion and sediment control measures as well as stock piles are to be mulched and seeded for temporary vegetative cover immediately following grading.
8. Construct utility lines (water/electric/gas/communications/sanitary sewers/storm sewers), construct building and install infrastructure improvements.
9. Box out roadway and pavement areas and install concrete curbing.
10. Construct asphalt pavement section, up to binder course.
11. Fine grade and spread topsoil, install landscaping plantings and hardscapes, site amenities and permanent seeding.
12. Remove temporary erosion and sediment control features upon establishment of permanent ground cover and inspection/approval from a Town official or representative.
13. Notify owner's representative of completion of final site stabilization.
14. File Notice of Termination.

# 5. EROSION AND SEDIMENT CONSTROL MEASURES

## 5.1 Erosion Control Plan

An erosion control plan has been developed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control". The erosion control plan employs permanent and temporary erosion and sediment control methods including silt fence, erosion control matting, construction entrances, and other appropriate measures.

### *5.1.1 Temporary Surface Stabilization*

Areas within the project limits that may be disturbed more than once during the construction activities will be stabilized using temporary seed and mulch item or as directed by the Engineer. Areas remaining unpaved and undisturbed for more than seven (7) days during construction operations shall be stabilized temporarily. Other areas that might need to be stabilized temporarily will be at the discretion of the Engineer.

### *5.1.2 Drainage Pipe Inlet / Outlet Stabilization*

As part of the permanent erosion control measure, the inlet and outlet of the culvert pipes will be provided with either stone riprap apron or an apron consisting of erosion control product with vegetation to provide the required erosion control which blends in with the surrounding natural features and topography. The location and type of stabilization to be provided is shown on project plans.

### *5.1.3 De-watering*

If required, de-watering of miscellaneous areas within the site will be performed utilizing a pump and filter bag system. The filter bags should be made of non-woven geotextile material capable of trapping particles larger than 150 microns. Filter bags should be replaced when they are half full or a no longer functioning per the manufacturer's requirements. Filter bags should be located in a well vegetated/grassy area and discharge into stable erosions resistant areas. Where this is not possible a geotextile flow path should be established. Bags shall not be placed on slopes greater than 5%. The pump discharge hose shall be inserted into the bags in the manner specified by the manufacturer and securely clamped. Pumping rate shall not be greater than 750 GPM or ½ the maximum specified by the manufacturer, whichever is less. Pump intakes shall be floated and screened.

### *5.1.4 Construction Entrance*

As required, at least one (1) stabilized construction entrance will be constructed to access the Contractors Staging/Storage Area. This entrance/area shall conform to the details. See plans for location of construction entrance(s).

### *5.1.5 Concrete Truck Washout*

As required, a temporary excavated or above ground lined pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil shall be constructed. See plans for location of concrete washout.

### *5.1.6 Permanent Stabilization*

Stabilizing of the graded surfaces will be accomplished by using various seed mix for vegetation.

#### *5.1.7 Dust Control*

The contractor will be required to minimize dust generation during the construction activities. Provisions such as watering, the use of cover materials, and the application of calcium chloride have proven effective in dust control and can be approved by the Engineer for use in the affected areas.

#### *5.1.8 Silt Fence*

Silt fence will be placed per the Erosion and Sediment Control Plans, down slope of all disturbed areas, soil stockpiles, and spoil areas. The purpose of the silt fence is to remove sediment from sheet flow in these areas. Silt fence shall remain in place and functional until the contributing area has been permanently stabilized. Sediment socks may be used in lieu of silt fence.

#### *5.1.9 Weekly Inspections*

A qualified inspector shall conduct site inspections at least once every seven (7) calendar days. The qualified inspector shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved final stabilization, all points of discharge to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site, and all points of discharge from the construction site. The qualified construction inspector shall also prepare an inspection report subsequent to every inspection. Complete inspection and maintenance requirements can be found in Part IV of the SPDES General Permit GP-0-15-002 (Appendix G).

#### *5.1.10 Final Inspection*

Prior to the project being finally accepted, it shall be inspected for any evidence of erosion or slope failure. If any such condition becomes apparent upon final inspection, temporary soil erosion and sediment controls shall be installed immediately as directed by the Engineer. The situation shall be corrected per a schedule agreed to by the NYSDEC, Owner, and the Contractor.

The Erosion Control Plans are included in Appendix C.

## 5.2 Permanent Erosion and Sediment Control Measures

***Table 3 – List of Permanent Erosion & Sediment Control Measures***

| Permanent Feature | Converted Temporary Practice? | Location: ESC Plan | Receiving Waterbody Protected (where applicable) |
|---|---|---|---|
| Riprap outlet protection | Yes | See Plans | Saranac River |
| Soil Stabilization | Yes | See Plans | Saranac River |

## 5.3 Installation Sequence

See the intended sequence of construction activities noted in Section 4 above.

## 5.4 Maintenance Schedule

The Contractor is required to inspect all E&SC devices in their active work area daily and repair any deficiencies in accordance with the SPDES permit.

## 5.5 SWPPP Implementation Responsibilities

Implementation of all E&SC devices will be by the Contractor as indicated in the contract documents.

# 6. POLLUTION PREVENTION MEASURES

## 6.1 Material Management Practices

All waste materials, including construction debris and trash that occur onsite shall be handled and disposed of in a manner that is in accordance with state and local regulations. No waste material shall be buried on site.

- An effort will be made to store only enough products required for the project.
- All materials stored within the site will be stored in a neat orderly manner in their appropriate containers and if possible, an enclosed area.
- Products shall be kept in their original containers with the original manufacturer's labels. Manufacturer's recommendations for proper use and disposal shall be followed.
- Hazardous materials shall be disposed of in accordance with State and Local regulations.
- Sanitary waste will be collected from portable units as required.

The following materials are expected to be on-site during construction:

- Concrete
- Asphalt
- Masonry Block
- Wood
- Paints (Enamel and Latex)
- Petroleum based products
- Fertilizers
- Metal Studs
- Detergents
- Cleaning Solvents
- Roofing Materials
- Tar

These materials and other materials used during construction with the potential to impact stormwater will be stored, managed, used, and disposed of in a manner that minimizes the potential for releases to the environment and especially into stormwater.

Emergency contacts for the project will be posted at the project office and are included at the end of this section.

## 6.2 Spill Control Practices

The contractor will be responsible for preparing a project area specific spill control plan in accordance with Local and NYSDEC regulations. At a minimum, this plan shall:

1. Reduce stormwater contact if there is a spill.
2. Contain the spill.
3. Stop the source of the spill.
4. Dispose of contaminated material in accordance with manufacturer's procedures and NYSDEC regulations.
5. Identify responsible trained personnel.
6. Ensure spill area is well ventilated.

## 6.3 General Material Handling Practices

The following general practices will be used throughout the project to reduce the potential for spills:

1. Potential pollutants will be stored and used in a manner consistent with the manufacturer's instructions in a secure location. To the extent practicable, material storage areas should not be located near storm drain inlets and should be equipped with covers, roofs, or secondary containment as needed to prevent stormwater from contacting stored materials. Chemicals that are not compatible shall be stored in segregated areas so that spilled materials cannot combine and react.
2. Materials disposal will be in accordance with manufacturer's instructions and applicable local state and federal regulations.
3. Materials no longer required for construction will be removed from the site as soon as practicable.
4. Adequate garbage, construction waste, and sanitary waste handling and disposal facilities will be provided to the extent necessary to keep the site clear of obstruction and BMPs clear and functional.

## 6.4 Product Specific Practices

The following product specific practices will be followed within the project area.

### *6.4.1 Petroleum Products*

All project related vehicles shall be monitored for leaks and receive regular preventative maintenance to reduce chance of leakage. Petroleum products shall be stored in tightly sealed containers, which are clearly labeled. Any asphalt substances used during construction shall be applied according to manufacturer's recommendations.

### *6.4.2 Fertilizers*

Fertilizers used shall be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked into the soil to limit exposure to stormwater. Fertilizers shall be stored in covered or other contained areas.

### *6.4.3 Paints*

All containers shall be tightly sealed and stored when not required for use. Excess paint shall not be discharged into the storm sewer system but shall be disposed of according to manufacturer's instructions or State regulations.

### *6.4.4 Concrete Trucks*

Concrete Trucks shall be allowed to wash out within project areas provided that the contractor provides an area which collects and contains any concrete / slurry material washed from trucks for recovery and disposal at a later time. No concrete or slurry shall be discharged from the property at any time of construction. The concrete washout area shall conform to the detail found on sheet DT-05 (Appendix C).

## 6.5 Spill Response

The primary objective in responding to a spill is to quickly contain the material(s) and prevent or minimize their migration into stormwater runoff or conveyance systems. If the release has impacted on-site stormwater, it is critical to contain the released material on-site and prevent their release into receiving waters.

If a spill of pollutants threatens stormwater on-site, the spill response procedures outlines below must be

implemented in a timely manner to prevent release of the pollutant:

1. The site superintendent will be notified immediately when a spill or the threat of a spill is observed. The superintendent will assess the situation and determine the appropriate response.
2. If spills represent an imminent threat of escaping ESC facilities and entering the receiving waters, facility personnel will respond immediately to contain the release and notify the superintendent after the situation has been stabilized.
3. Spill kits containing materials and equipment for spill response and clean-up will be maintained onsite. Each spill kit may contain:
    - Oil absorbent pads (one bale)
    - Oil absorbent booms (40 feet)
    - 55-gallon drums (2)
    - 9-mil plastic bags (10)
    - Personal protective equipment including gloves and goggles
4. If an oil sheen is observed on surface water, absorbent pads and/or booms will be applied to contain and remove the oil. The source of the oil sheen will also be identified and removed or repaired as necessary to prevent further releases.
5. The site superintendent, or their designee, will be responsible for completing a spill reporting form to the appropriate state or local agency.
6. Spill response equipment will be inspected and maintained as necessary to replace any materials used in spill response activities.

## 6.6 Notification

In the event of a spill, make the appropriate notification(s) consistent with the following procedures:

1. Any spill of oil which a) violates water quality standards, b) produces a sheen on a surface water, c) causes a sludge or emulsion must be reported immediately by telephone to the National Response Center Hotline at (800) 424-8802.
2. Any oil, hazardous substance, or hazardous waste release which exceeds the reportable quantity must be reported immediately by telephone to the National Response Center Hotline at (800) 424-8802.
3. Any spill of oil or hazardous substance to waters of the state must be reported immediately by telephone to the NYSDEC.
4. Any release of hazardous substance that may be a threat to human health or the environment must be reported to the NYSDEC immediately upon discovery.

# 7. EXISTING SITE CONDITIONS

The existing site is the Durkee Street Public Parking Lot. The majority of the site is asphalt impervious cover. There is also an existing 5,800 sf building located on the southeast corner of the site.

## 7.1 Existing Watershed Information

The project area is located in close proximity to the Saranac River, which is the receiving waterbody for runoff from the current site. Catchment area 1A is 0.60 acres and is made up of the southern portion of the parking lot. Stormwater runoff is collected in a catch basin which is connected to a stormwater system on the adjacent property to the south. The runoff is routed directly to the Saranac River, without treatment.

Catchment area 1B is 2.11 acres and consists of the northern portion of the parking lot. Runoff flows across the parking lot and is collected in an onsite drainage pipe which drains directly to the Saranac River. No stormwater quality measures are currently in place.

Catchment area 1C is 0.64 acres and contains a portion of the roof runoff from the existing building as well as the bank adjacent to the east end of the project site. Stormwater runoff from this area flows via sheet flow directly into the Saranac River. Refer to Appendix D for HydroCAD analysis reports and subcatchment maps.

## 7.2 Table of Receiving Waterbodies

***Table 4: Receiving Waterbodies***

| *Stormwater Structure* | *Receiving Waterbody* | *NYSDEC Regulated* |
|---|---|---|
| 18” Site Outlet Pipe | Saranac River | Yes – Class C (TS) |

# 8. STORMWATER MANAGEMENT ASSESSMENT

This project falls under Chapter 9 of the Manual, "Redevelopment Activity". Chapter 9 provides the provision of stormwater practices during a redevelopment. This approach balances maximizing improvements in site design that can reduce the impacts to stormwater runoff and providing a maximum level of on-site treatment that is feasible given the site constraints present where the redevelopment activities are occurring.

## 8.1 Methodology

To analyze the hydrologic impacts of the proposed development, a storm water management model was developed in accordance with the Manual. HydroCAD™, by HydroCAD Software Solutions LLC was used to model both the existing and proposed conditions: soil data from the NRCS Web Soil Survey was entered into the software; land coverage areas were estimated using aerial photography and site visits; watershed areas were developed using the surveyed topography; time of concentrations were estimated using USDA, Urban Hydrology for Small Watersheds, TR-55 (TR-55) methodology; and finally runoff and routing calculations were performed using the SCS Unit Hydrograph method.

Green Infrastructure practices were evaluated in accordance with the Manual using the NYSDEC Runoff Reduction Worksheets available through the NYSDEC's Construction Stormwater Toolbox, available on their website.

The following general steps are followed when conducting a stormwater design:

1. **Site Planning:** The existing natural resource areas and drainage patterns including wetlands, waterways, floodplains, and soils are identified. Conservation of natural resources are maximized given the proposed site.
2. **Pre and Post-Development Conditions Analysis:** The pre and post-development stormwater runoff conditions for the 1, 10, and 100-year storm events are determined using HydroCAD (detailed HydroCAD reports for this project can be found in Appendix D).
3. **Water Quality:** The Water Quality Volume and Runoff Reduction Volume are calculated using Chapter 4 of the Manual and Green Infrastructure Worksheets (provided in Appendix D).
4. **Water Quantity:** Peak runoff and stormwater retention/detention are evaluated using the Manual.

### *8.1.1 Water Quality Volume (WQv) / Runoff Reduction Volume (RRv)*

Section 4.2 of the Manual states that Water Quality Volume (WQv) is intended to improve the water quality by capturing and treating runoff from small, frequent storm events that contain higher pollutant levels created through the increase of impervious surfaces. Impervious surfaces accumulate pollutants that quickly wash off and rapidly enter downstream waters as well as prevent natural groundwater recharge.

The WQv required for the proposed site is based upon the 90% rainfall event number, percent of impervious cover, and the total site area. WQv treatment by an Alternative practice requires the alternative SMP to treat a percentage of the WQv from the disturbed, impervious area as well as any additional runoff from tributary areas that are not within the disturbed, impervious area. The percentage of WQv required to be treated is based on the percentage of impervious cover reduction, percentage of water quality treated through standard practice and percentage of runoff reduction. The calculations for determining the required WQv can be found in Appendix D. The total WQv required to be treated is 3,838 cubic feet.

Runoff Reduction Volume (RRv) is the reduction of the total WQv by application of green infrastructure techniques and stormwater management practices to more closely replicate pre-development hydrology. The intent of RRv is to recognize the water quality benefits of certain site design practices to address flow as a pollutant of concern. Although encouraged, meeting the RRv sizing criteria is not required due to the reduced impervious area of the redevelopment project.

### *8.1.2 Channel Protection Volume (CPv)*

Stream Channel Protection Volume Requirements (CPv) are designed to protect stream channels from erosion. The Manual was used to determine the water quantity requirements of CPv; specifically, providing 24-hour extended detention for the 1-year storm event or discharging directly to tidal waters. According to Section 4.4, Stream Channel Protection Volume Requirements (CPv) of the Manual the CPv requirement does not apply when the site discharges to a fifth order waterbody.

The CPv requirement does not apply in certain conditions, including the following:

- Reduction of the entire CPv is achieved at a site through green infrastructure of infiltration systems.
- The site discharges directly into tidal waters or fifth order (fifth downstream) or larger streams.

The Saranac River, adjacent to the project site, is classified as a fifth order stream. Therefore, the project site discharges directly to a fifth order stream in both the existing and proposed conditions and 24-hour extended detention of the 1-year storm event is not required for this project.

### *8.1.3 Overbank Flood Control (Qp)*

The primary purpose of the overbank flood control sizing criterion is to prevent an increase in the frequency and magnitude of out-of-bank flooding generated by urban development. The Manual was used to determine the water quantity requirements of Qp; specifically, providing sufficient retention volume to discharge all runoff from the proposed 10-year storm event at a rate equal to or less than the existing peak 10-year runoff rate or discharging directly to tidal waters.

According to Section 4.5, Overbank Flood Control Criteria (Qp) of the Manual the Qp requirement does not apply when the site discharges to a fifth order stream.

The Qp requirement does not apply in certain conditions, including:

- The site discharges directly into tidal waters or fifth order (fifth downstream) or larger streams.

### *8.1.4 Extreme Flood Control (Qf)*

The intent of the extreme flood criteria is to prevent the increased risk of flood damage from large storm events, maintain the boundaries of the predevelopment 100-year floodplain, and protect the physical integrity of stormwater management practices. The Manual was used to determine the water quantity requirements of Qf; specifically, providing sufficient retention volume to discharge all runoff from the proposed 100-year storm event at a rate equal to or less than the existing peak 100-year runoff rate or discharging directly to tidal waters.

According to Section 4.6, Extreme Flood Control Criteria (Qf) the Manual the Qf requirement does not apply when the site discharges to a fifth order stream.

The 100-year storm control requirement can be waived if:

- The site discharges directly into tidal waters or fifth order (fifth downstream) or larger streams.

## 8.2 Evaluation of Green Infrastructure

According to Section 9.2 of the Manual, meeting the RRv (through green infrastructure) is not required for a redevelopment project. However, green infrastructure practices were evaluated for the potential use on the project site.

### *8.2.1 Conservation of Natural Areas*

The existing site is an already developed parking lot in an urban environment. The added development maintains the existing hydrologic and water quality characteristics.

### *8.2.2 Sheetflow to Riparian Buffers and Filter Strips*

Sheetflow is not used as there is too much sheet length to meet the criteria, while the vegetated areas would not meet the Riparian and/or Filter Strip requirement.

### *8.2.3 Vegetated Swales*

The developed site does not have sufficient room for vegetated swales.

### *8.2.4 Tree Planting / Tree Pits*

New landscaping will complement the existing environment. No credit has been applied for proposed tree planting.

### *8.2.5 Disconnection of Rooftop Runoff*

Rooftop disconnection was not considered for this project, as the buildings are located within large paved areas.

### *8.2.6 Stream Daylighting*

Stream daylighting is not available for the proposed project.

### *8.2.7 Rain Gardens / Bioretention*

The developed site does not have sufficient room for Rain Gardens or Bioretention.

### *8.2.8 Green Roofs*

Green roofs were not considered to be feasible for this project.

### *8.2.9 Stormwater Planter*

Stormwater Planters were not considered due to the poor soils and rooftop runoff volume.

### *8.2.10 Rain Barrels and Cisterns*

Rain barrels and cisterns were not considered for this project due to the commercial nature of the use.

### *8.2.11 Porous Pavement*

Porous pavement was not considered due to the poor soils.

### *8.2.12 Infiltration System*

An infiltration system was not considered due to the poor soils not meeting the minimum infiltration rate.

# 9. POST CONSTRUCTION STORMWATER CONTROL PRACTICES

## 9.1 Table of Post Construction Practices

See Table 4 above.

## 9.2 Post Construction Practices Plan

See Table 4 for location of Post Construction Practices and Appendix C for Erosion & Sediment Control Plans and Details.

In order to control the post-development runoff conditions to match the existing conditions, stormwater management facilities will be constructed to collect and treat runoff. Stormwater on the project site will be treated through a hydrodynamic separation device (CS-6 Cascade Separator), which is an alternative stormwater management practice. This device moves water in a circular, centrifugal manner to accelerate the separation and deposition of sediment while also capturing hydrocarbons, trash and debris from the water.

The hydrodynamic separation device (S1) will be located on the southwest side of the site, within the surface parking lot. The catchment area routed to this device is broken up into two parts, 1A and 1B. Catchment area 1A is 0.8 acres and consists of the surface parking lot as well as the Farmers' Market building. This area has a coverage value of 98. Stormwater runoff from 1A will be collected in three catch basins that connect to the hydrodynamic separation device. After being treated, the water is discharged into the Saranac River.

Catchment area 1B is 1.35 acres and consists of the stormwater collected from the roof of the mixed-use building and courtyard parking lot. This area has a coverage value of 98 as it is entirely impervious. Stormwater runoff from 1B will be collected in a series of roof drains to be funneled through a gutter system. All of the runoff collected will be piped to the hydrodynamic separation device, treated and discharged into the Saranac River.

Catchment area 1C is 1.10 acres and is made up of the walkway area as well as the bank adjacent to the east side of the project site. Stormwater runoff from this area is not collected and will flow via sheet flow into the Saranac River.

For the 90% storm event, the water quality flow rate through the treatment system is 3.30 cubic feet per second (cfs). The structure provides 7,675 cubic feet (cf) of water quality volume, which exceeds the requirement of 3,838 cf.

## 9.3 Hydraulic Analysis of Pre- and Post-Development Conditions

In analyzing pre- and post-construction stormwater conditions, the Saranac River was used as the comparison point. Both the pre- and post-construction stormwater is discharged into the River. Using Chapter 9 of the Manual for redevelopment, the project meets all stormwater requirements.

The below table summarizes the impervious cover of the pre- and post-development conditions.

***Table 6 – Impervious Cover***

| | Pre-Development | Post-Development |
|---|---|---|
| Impervious Area | 2.71 ac | 2.42 ac |
| % Impervious Cover | 98.2% | 87.7% |
| % IC Reduction | **10.50%** | |

The existing site has no water quality treatment measures, and all stormwater runoff is directly discharged into the Saranac River. Per Chapter 9 of the Manual, redevelopment projects are required to provide water quality treatment and ensure the project runoff flow does not exceed the current condition. The table below summarizes the stormwater management plan.

***Table 7 - Stormwater Management Plan Summary***

| Storm Event | Pre-Development | Post-Development |
|---|---|---|
| 1-yr Discharge | 7.54 cfs | 6.64 cfs |
| 10-yr Discharge | 13.29 cfs | 12.15 cfs |
| 100-yr Discharge | 23.25 cfs | 21.80 cfs |
| Area of soil disturbance | 2.76 ac | |
| WQv Target | 3,838 cf | |
| WQv Provided | **7,675 cf** | |

## 9.4 Maintenance Schedule of Post-Construction Stormwater Control Practices

***Table 6 – Maintenance Schedule of Post-Construction Stormwater Management Facilities***

| Maintained by | Name of entity |
|---|---|
| Name, Address, Phone of Responsible Party | Prime Plattsburgh, LLC<br>621 Columbia Street<br>Cohoes, NY 12047<br>(518) 785-9000 x126 |
| Facilities to be Maintained | CS-6 Cascade Separator |
| Description of Maintenance Activity for each Facility and Frequency | See Appendix F for maintenance guidelines, as recommended by the manufacturer. |
| Description of Applicable Easements | An easement for the outlets of the stormwater devices will be needed. |
| Access and safety issues | Maintenance forces have access to all drainage facilities within the site. |
| Local and non-local permits | Article 15: Protection of Waters Permit |
| Legal agreements | N/A |

The Cascade Separator Inspection and Maintenance Guide can be found in Appendix F.

## 9.5 Drainage Structure Catchment Areas

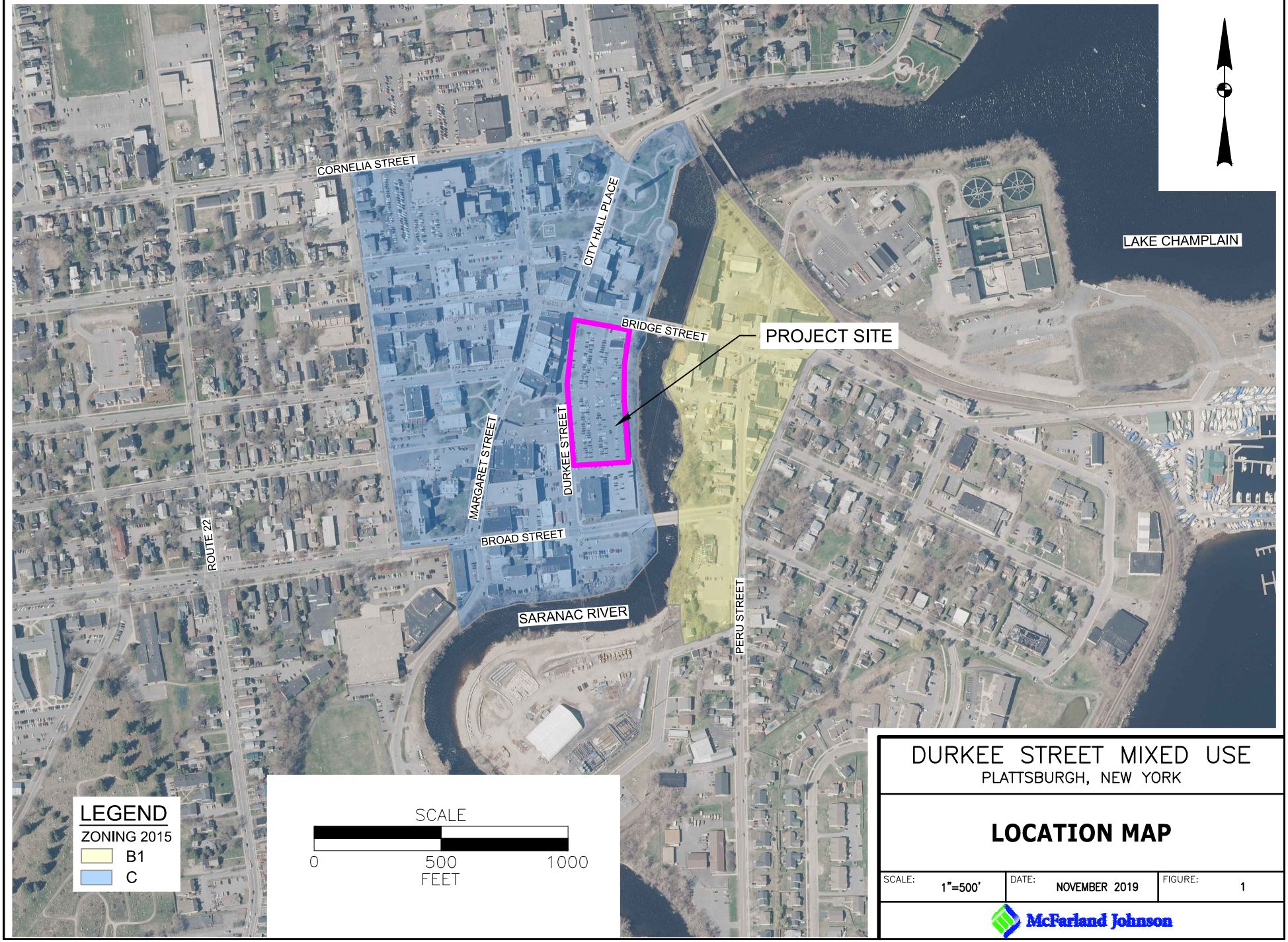
See Drainage Structure Area Figure in Appendix D.

## 9.6 Hydraulic Analysis of Stormwater Sewer System

See the storm sewer profiles with the hydraulic grade lines for the 10-year storm event. The profiles were created in AutoCAD Civil 3D which incorporates the rational method and Manning's Equation to iteratively calculate the hydraulic capacity, grade lines, and inlet spreads. Printouts are provided in Appendix D.

# APPENDIX A

## LOCATION MAP




# DURKEE STREET MIXED USE

PLATTSBURGH, NEW YORK

## LOCATION MAP

| SCALE: | DATE: | FIGURE: |
|---|---|---|
| 1"=500' | NOVEMBER 2019 | 1 |

McFarland Johnson

# APPENDIX B

## NRCS SOILS MAP

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Clinton County, New York

September 18, 2019

# Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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# Contents

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Soil Map.....6
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Map Unit Descriptions..... 8
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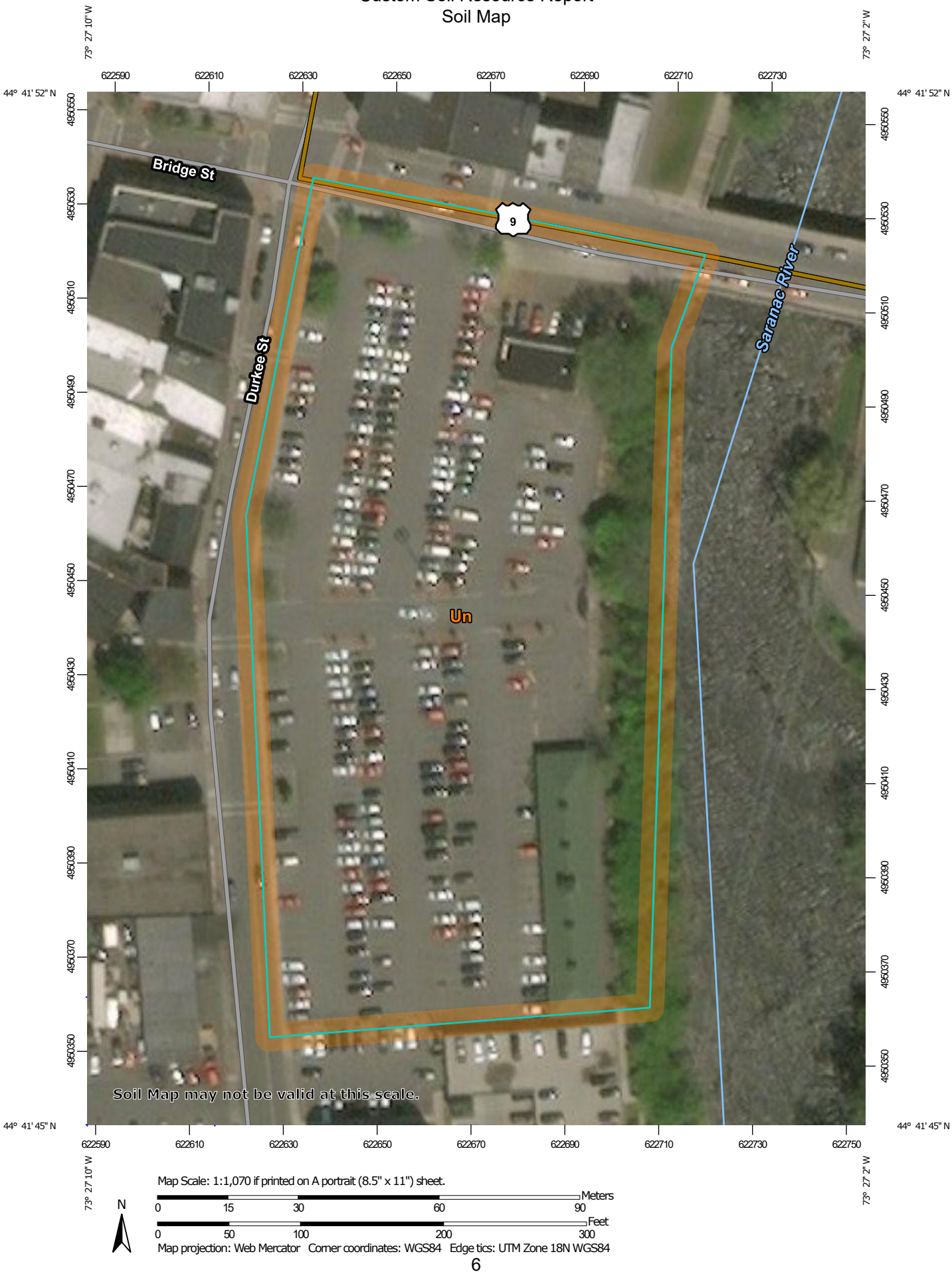
Un—Urban land.....10
**References**..... 11

# Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report
## Soil Map



## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

**Special Point Features**

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clinton County, New York
Survey Area Data: Version 19, Mar 7, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 28, 2012—Oct 13, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| Un | Urban land | 3.6 | 100.0% |
| **Totals for Area of Interest** | | **3.6** | **100.0%** |

# Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

# Clinton County, New York

## Un—Urban land

### Map Unit Setting

*National map unit symbol:* 9r0w
*Mean annual precipitation:* 31 to 42 inches
*Mean annual air temperature:* 39 to 45 degrees F
*Frost-free period:* 105 to 165 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Urban land:* 90 percent
*Minor components:* 10 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Urban Land

#### Typical profile

*H1 - 0 to 6 inches:* variable

### Minor Components

#### Udipsamments

*Percent of map unit:* 3 percent
*Hydric soil rating:* No

#### Udorthents

*Percent of map unit:* 3 percent
*Hydric soil rating:* No

#### Deerfield

*Percent of map unit:* 1 percent
*Hydric soil rating:* No

#### Covert

*Percent of map unit:* 1 percent
*Hydric soil rating:* No

#### Grattan

*Percent of map unit:* 1 percent
*Hydric soil rating:* No

#### Plainfield

*Percent of map unit:* 1 percent
*Hydric soil rating:* No

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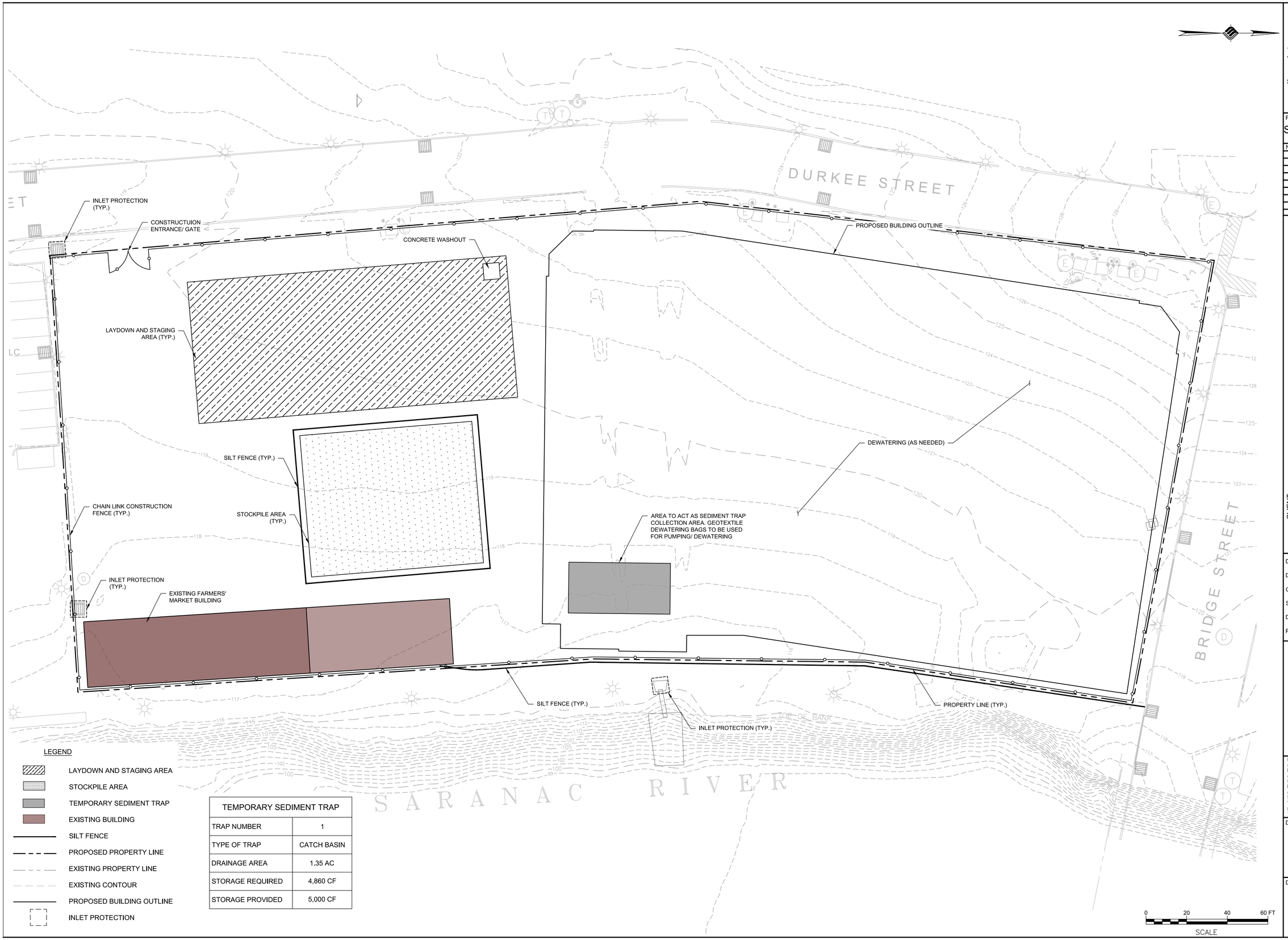
# APPENDIX C

## EROSION & SEDIMENT CONTROL PLANS, DETAILS & NOTES




LEGEND

- LAYDOWN AND STAGING AREA
- STOCKPILE AREA
- TEMPORARY SEDIMENT TRAP
- EXISTING BUILDING
- SILT FENCE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED BUILDING OUTLINE
- INLET PROTECTION

| TEMPORARY SEDIMENT TRAP | |
|---|---|
| TRAP NUMBER | 1 |
| TYPE OF TRAP | CATCH BASIN |
| DRAINAGE AREA | 1.35 AC |
| STORAGE REQUIRED | 4,860 CF |
| STORAGE PROVIDED | 5,000 CF |


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

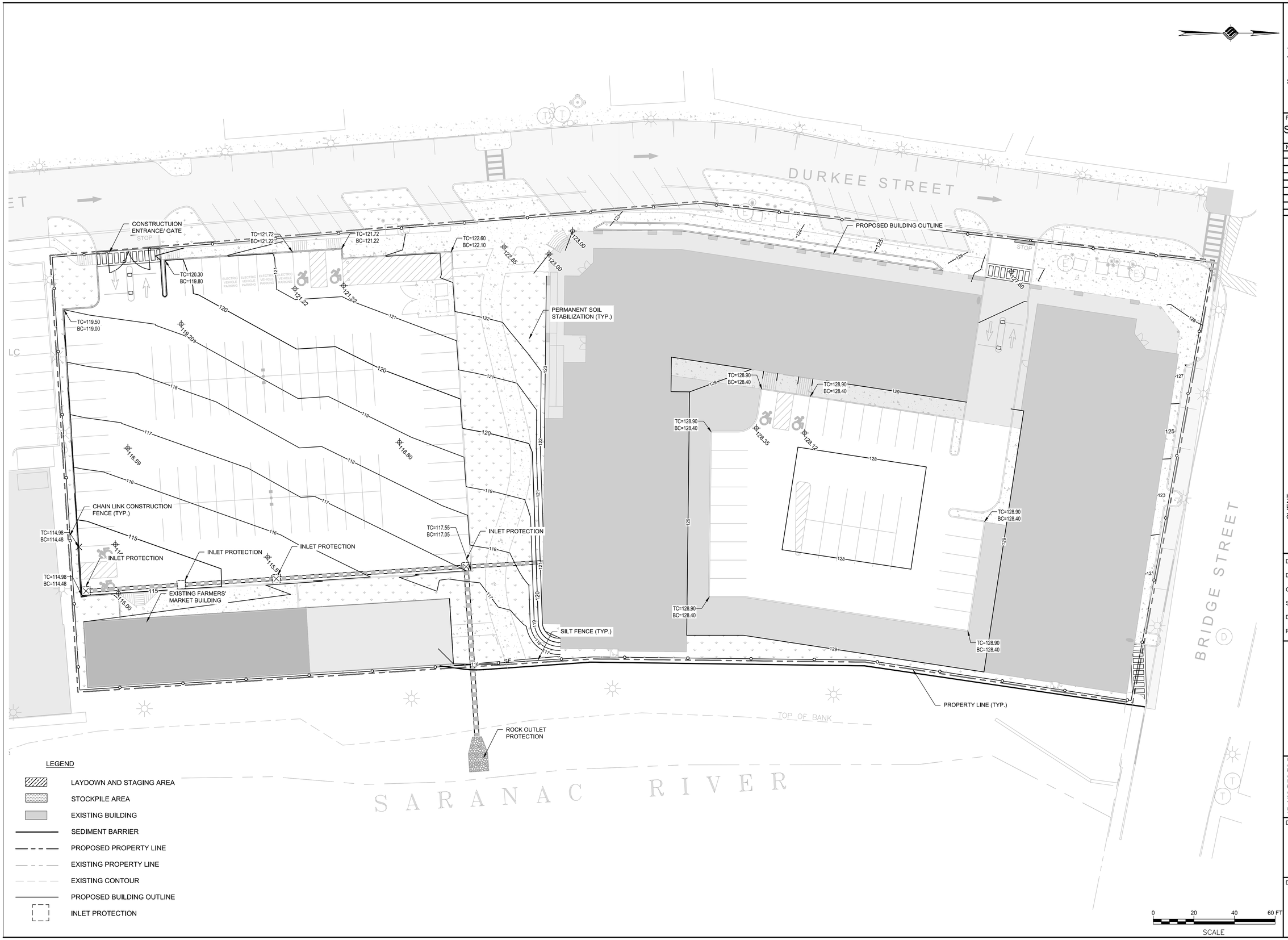

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.


DRAWING TITLE

EROSION AND SEDIMENT CONTROL PLAN PHASE I

DRAWING NUMBER

EC-01





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mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

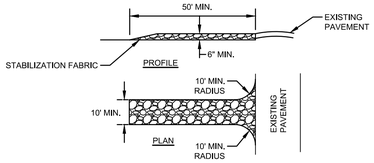

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.


DRAWING TITLE

# EROSION AND SEDIMENT CONTROL PLAN PHASE II

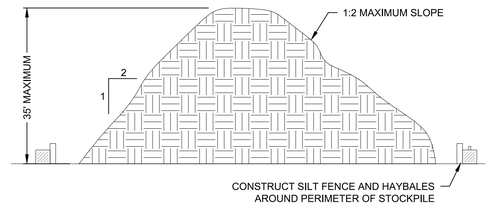
DRAWING NUMBER

EC-02



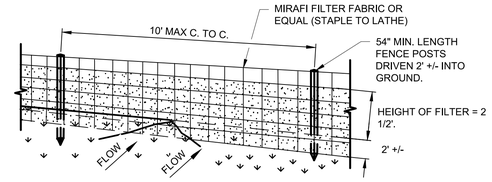

NOTES:
1. STONE SIZE - USE #3 CRUSHED STONE OR GRAVEL (PER NYSDOT SECTION 209).
2. LENGTH - NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

## STABILIZED CONSTRUCTION ENTRANCE

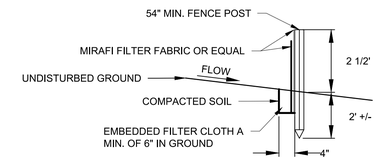



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
4. APPLICATION OF SOIL STABILIZATION MEASURES, I.E. SEEDING AND MULCH APPLICATION, SHALL BE COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATA SOIL ACTIVITY HAS CEASED.

## STOCK PILE DETAIL



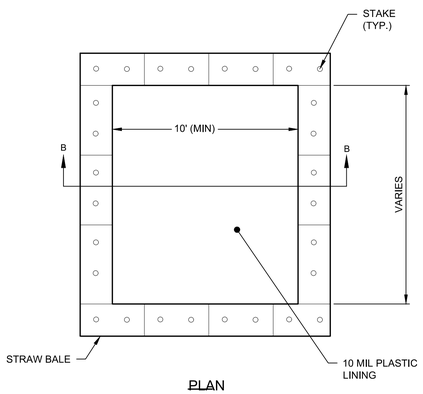

PERSPECTIVE VIEW



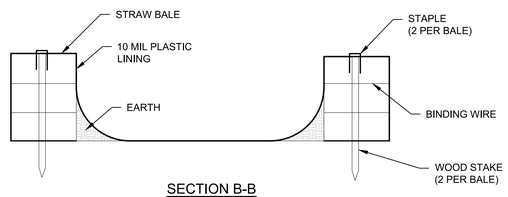

SECTION VIEW

NOTES:
1. MIRAFI FILTER FABRIC TO BE SECURED TO FENCE POSTS WITH STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

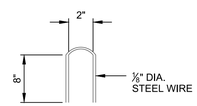
## SILT FENCE




PLAN




SECTION B-B

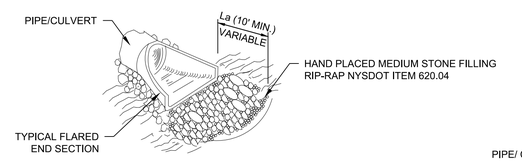



STAPLE DETAIL

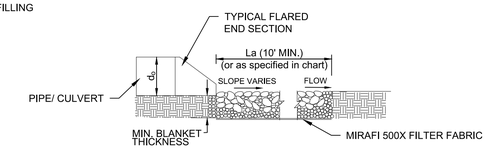
GENERAL NOTES:
1. ACTUAL SIZE TO BE DETERMINED IN FIELD. A MINIMUM OF 10' WIDE BY 10' LONG AND SIZED TO CONTAIN ALL LIQUID AND SOLID WASTE. A MINIMUM OF 12" FREEBOARD SHALL BE INCLUDED.
2. THE CONCRETE WASHOUT SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS.
3. EXCESS AND SLUMP TEST SOLIDS SHALL BE PLACED ON PLASTIC LINER UNTIL HARDENED. CONTRACTOR MAY CONSIDER INSTALLING WIRE OR REBAR HOOK FOR LATER PICKUP REMOVAL.
4. INSPECTORS SHALL USE THE WASHOUT FACILITY OR PLASTIC FOR CLEANING OF THEIR TOOLS.

MAINTENANCE NOTES:
1. CHECK ALL CONCRETE WASHOUT FACILITIES DAILY TO DETERMINE IF THEY HAVE BEEN FILLED TO 75% CAPACITY. THE FACILITY SHALL BE CLEANED OUT OR CHANGED WHEN 75% FULL.
2. INSPECT LINERS DAILY TO ENSURE THAT LINERS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACITIVITIES. LINERS SHALLBE REPLACED IF THERE ARE HOLES OR TEARS OBSERVED.
3. CONCRETE WASTE SHALL BE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN. THE HARDENED CONCRETE SHALL BE BROKEN UP AND DISPOSED OF OFFSITE PER APPLICABLE NYSDEC RULES AND REGULATIONS. LIQUIDS SHALL NOT BE DISCHARGED DIRECTLY INTO WATERWAYS, STORM DRAINS, SWALES OR DIRECTLY ONTO THE GROUND.
4. REMOVE LIQUIDS OR COVER STRUCTURE BEFORE PREDICTED STORMS TO PREVENT OVERFLOWS.
5. INSTALL A NEW PLASTIC LINER AFTER EVERY CLEANING.

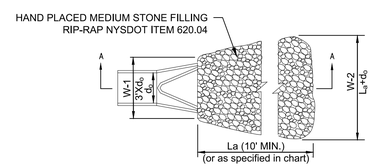
## CONCRETE TRUCK WASHOUT DETAIL




ISOMETRIC VIEW




SECTION A-A



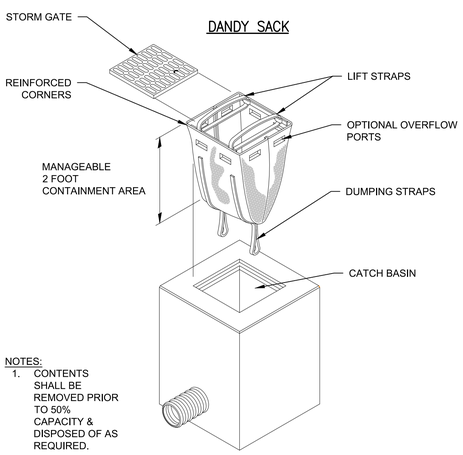

PLAN

| RIP RAP SIZING CHART | | | | | | |
|---|---|---|---|---|---|---|
| PIPE DIAMETER | W-1 MINIMUM | W-2 MINIMUM | $L_a$ MINIMUM | $D_{50}$ | $d_{max}$ | MIN. BLANKET THICKNESS |
| 24" | 6' | 13' | 11' | 5" | 7.5" | 11.25" |

$d_s$ = PIPE DIAMETER, SEE PLANS
$L_a$ = APRON LENGTH
W = APRON WIDTH ( CENTERED ON PIPE)
$D_{50}$ = ROCK SIZE THAT WHICH 50% SHALL BE LARGER THAN
$d_{max}$ = MAXIMUM ROCK DIAMETER

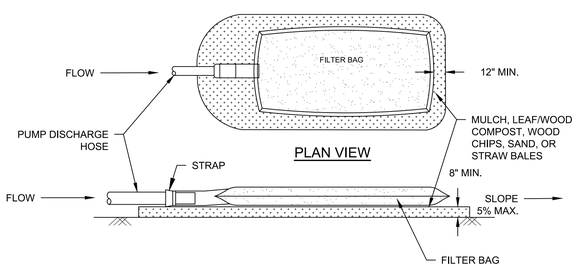
NOTES:
1. MINIMUM BLANKET THICKNESS IS 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NO LESS THAN 6".
2. INSTALL FILTER MIRAFI 500X OR APPROVED EQUAL FILTER FABRIC BETWEEN RIP-RAP AND SUBGRADE.

## OUTLET PROTECTION - RIP RAP APRON




NOTES:
1. CONTENTS SHALL BE REMOVED PRIOR TO 50% CAPACITY & DISPOSED OF AS REQUIRED.

## INLET PROTECTION

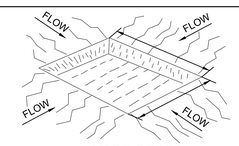



ELEVATION VIEW

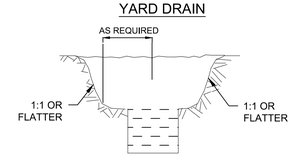
| | |
|---|---|
| MIN. GRAB TENSILE STRENGTH | 200 LBS. |
| MIN. GRAB TENSILE ELONGATION | 50% |
| MIN. TRAPEZOID TEAR STRENGTH | 80 LBS. |
| MULLEN BURST STRENGTH | 380 PSI |
| MIN. PUNCTURE STRENGTH | 130 LBS. |
| APPARENT OPENING SIZE | 40-80 US SIEVE |
| MIN. UV RESISTANCE | 70% |
| MIN. FLOW THRU RATE | 70 GPM/SQ FT |

NOTES:
1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G. GRAVEL, WOOD CHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA. EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO CONTROL EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED, UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

## SEDIMENT FILTER BAG DETAIL



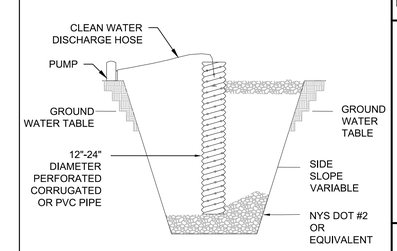

YARD DRAIN




CROSS SECTION

NOTES:
1. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ½ THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
2. THE VOLUME OF SEDIMENT STORAGE SHALL BE 3,600 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
3. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
4. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
5. THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
6. ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.
7. MAXIMUM DRAINAGE AREA IS 3 ACRES.

## SEDIMENT TRAP




NOTES:
1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF NYSDOT #2 OR EQUIVALENT AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH NYSDOT #2 OR EQUIVALENT AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTERCLOTH BEFORE INSTALLATION. IT IS RECOMMENDED THAT ¼" - ½" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTERCLOTH.

## DEWATERING SUMP PIT


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE
SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC
CITY OF PLATTSBURGH, NEW YORK
PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | N.T.S. |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

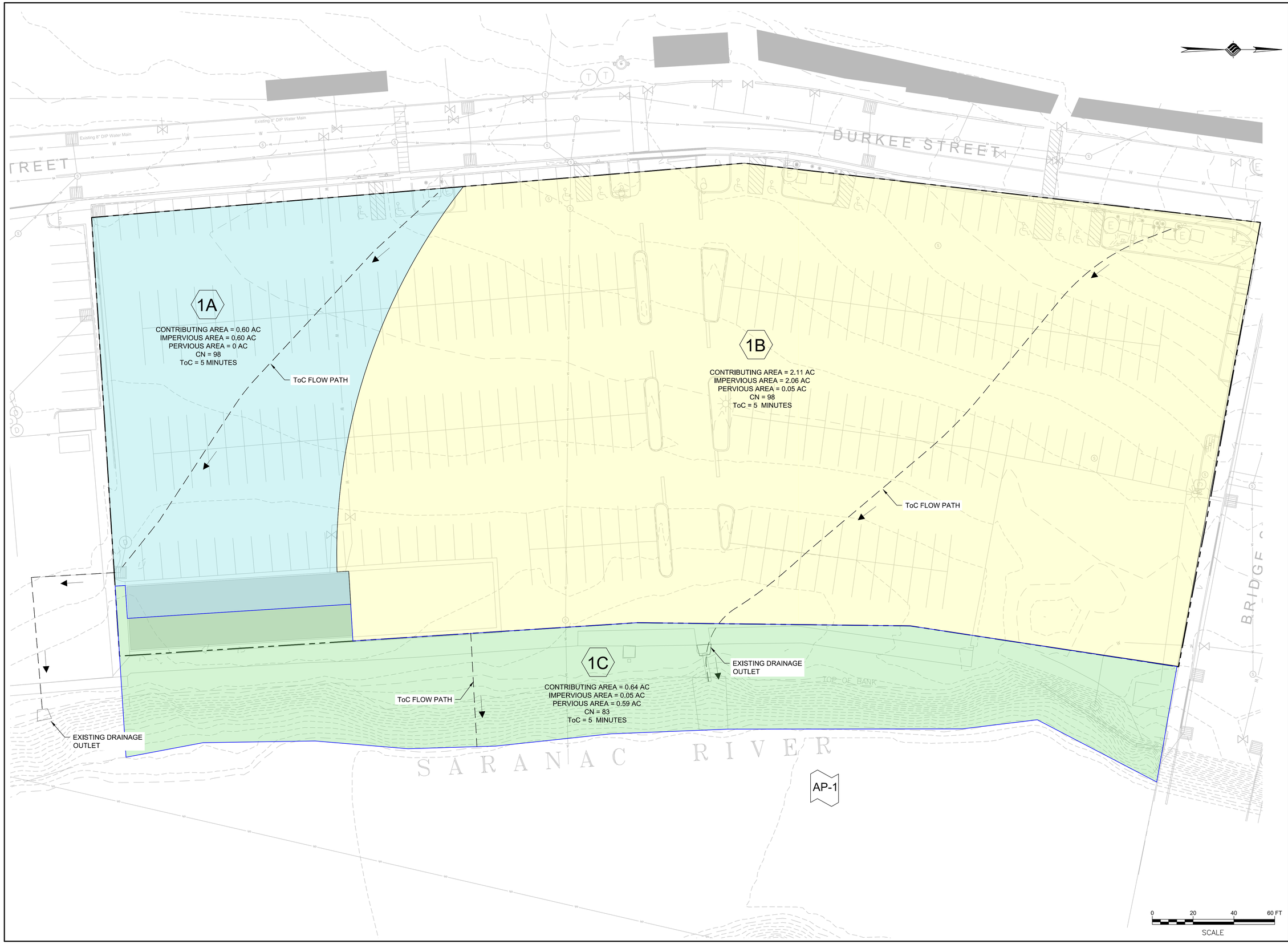

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.


DRAWING TITLE
DETAILS

DRAWING NUMBER
DT-06

# APPENDIX D

## STORMWATER MANAGEMENT, HYDROLOGIC ANALYSIS & SUBCATCHMENT MAPS





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60 RAILROAD PLACE
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SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

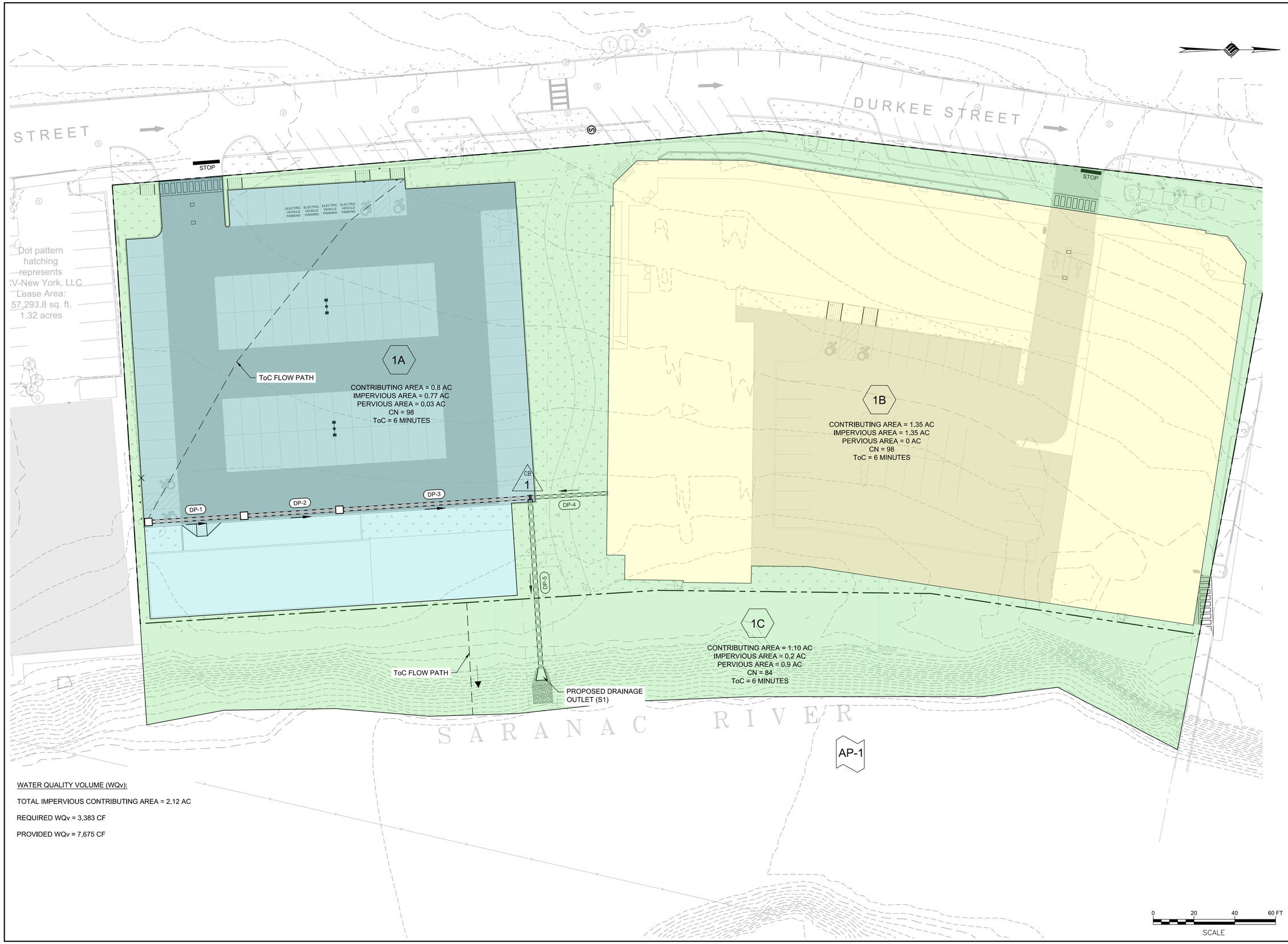

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.


DRAWING TITLE

EXISTING DRAINAGE FIGURE

DRAWING NUMBER

SWPPP-01




WATER QUALITY VOLUME (WQv):

TOTAL IMPERVIOUS CONTRIBUTING AREA = 2.12 AC

REQUIRED WQv = 3,383 CF

PROVIDED WQv = 7,675 CF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mjinc.com


PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=20' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |

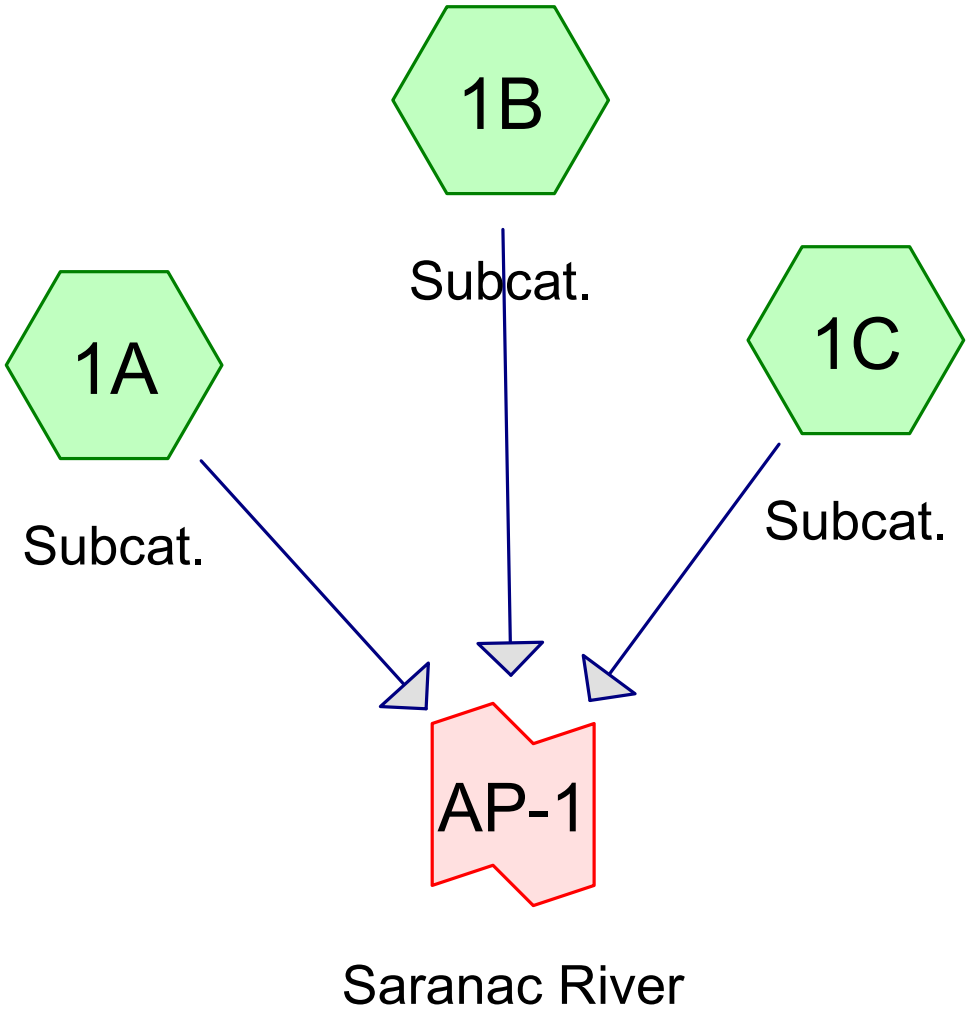

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECT DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

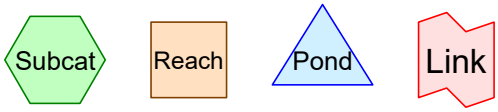

DRAWING TITLE

PROPOSED DRAINAGE FIGURE

DRAWING NUMBER

SWPPP-02




**Routing Diagram for EXISTING**
Prepared by McFarland Johnson, Printed 1/31/2020
HydroCAD® 10.00-25 s/n 03550 © 2019 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.050 | 80 | >75% Grass cover, Good, HSG D (1B) |
| 2.710 | 98 | Asphalt (1A, 1B) |
| 0.050 | 98 | Paved parking, HSG D (1C) |
| 0.590 | 82 | Woods/grass comb., Fair, HSG D (1C) |
| **3.400** | **95** | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.050 | 0.000 | 0.050 | >75% Grass cover, Good | 1B |
| 0.000 | 0.000 | 0.000 | 0.000 | 2.710 | 2.710 | Asphalt | 1A, 1B |
| 0.000 | 0.000 | 0.000 | 0.050 | 0.000 | 0.050 | Paved parking | 1C |
| 0.000 | 0.000 | 0.000 | 0.590 | 0.000 | 0.590 | Woods/grass comb., Fair | 1C |
| **0.000** | **0.000** | **0.000** | **0.690** | **2.710** | **3.400** | **TOTAL AREA** | |

## Summary for Subcatchment 1A: Subcat.

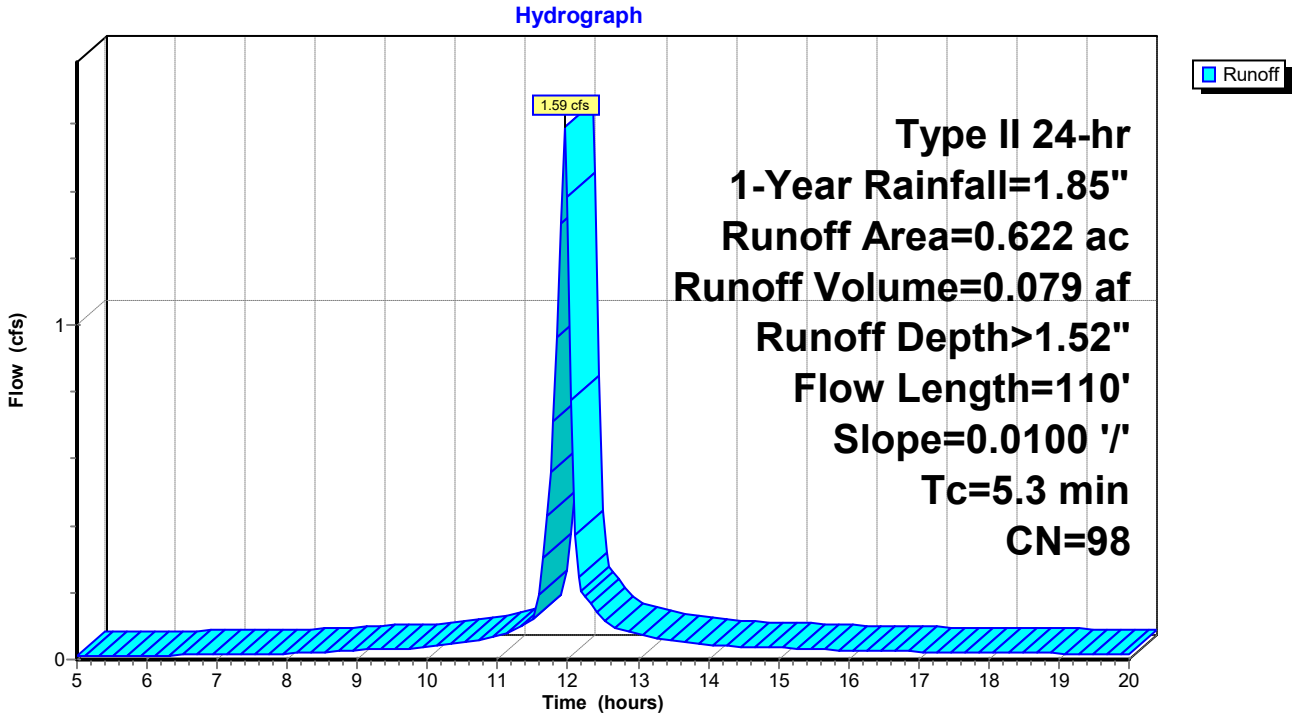
Runoff = 1.59 cfs @ 11.95 hrs, Volume= 0.079 af, Depth> 1.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.85"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 0.622 | 98 | Asphalt |
| | 0.622 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, Min TOC** |
| 0.3 | 110 | 0.0100 | 5.90 | 4.63 | **Pipe Channel, Drainage Pipe Flow**<br>12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25'<br>n= 0.010 PVC, smooth interior |
| 5.3 | 110 | Total | | | |

## Subcatchment 1A: Subcat.



## Summary for Subcatchment 1B: Subcat.

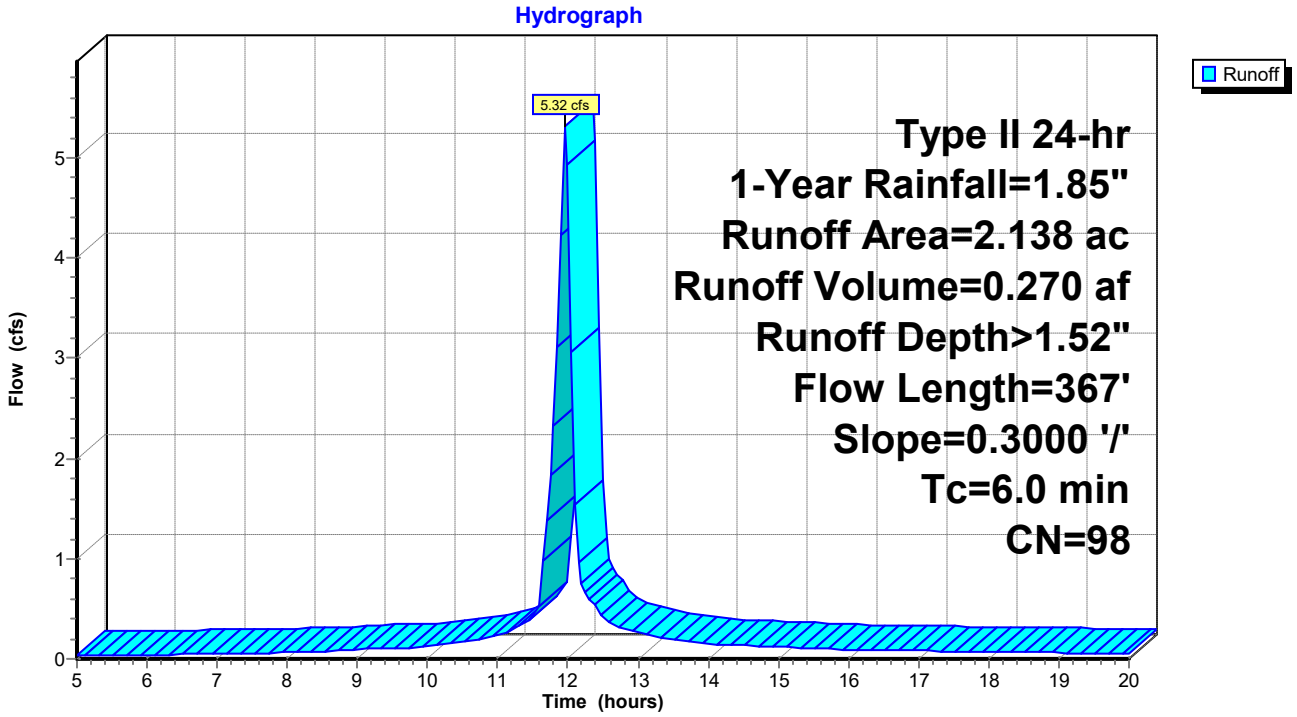
Runoff = 5.32 cfs @ 11.96 hrs, Volume= 0.270 af, Depth> 1.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.85"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 2.088 | 98 | Asphalt |
| | 0.050 | 80 | >75% Grass cover, Good, HSG D |
| | 2.138 | 98 | Weighted Average |
| | 0.050 | | 2.34% Pervious Area |
| | 2.088 | | 97.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | 353 | | 0.98 | | **Direct Entry, MINIMUM** |
| 0.0 | 14 | 0.3000 | 51.27 | 161.08 | **Pipe Channel, Pipe**<br>24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50'<br>n= 0.010 PVC, smooth interior |
| 6.0 | 367 | Total | | | |

## Subcatchment 1B: Subcat.



## Summary for Subcatchment 1C: Subcat.

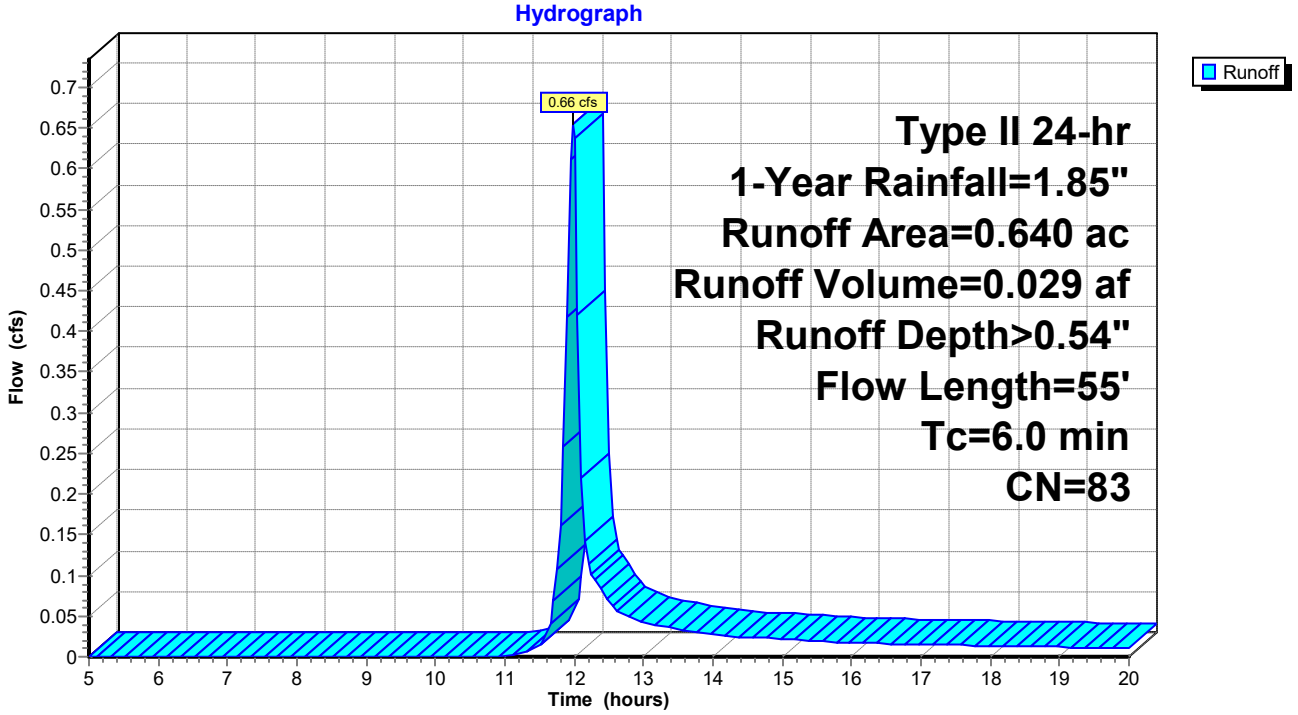
Runoff = 0.66 cfs @ 11.98 hrs, Volume= 0.029 af, Depth> 0.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.85"

| Area (ac) | CN | Description |
|---|---|---|
| 0.050 | 98 | Paved parking, HSG D |
| 0.590 | 82 | Woods/grass comb., Fair, HSG D |
| 0.640 | 83 | Weighted Average |
| 0.590 | | 92.19% Pervious Area |
| 0.050 | | 7.81% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | 55 | | 0.15 | | **Direct Entry, Sheet Flow** |

### Subcatchment 1C: Subcat.

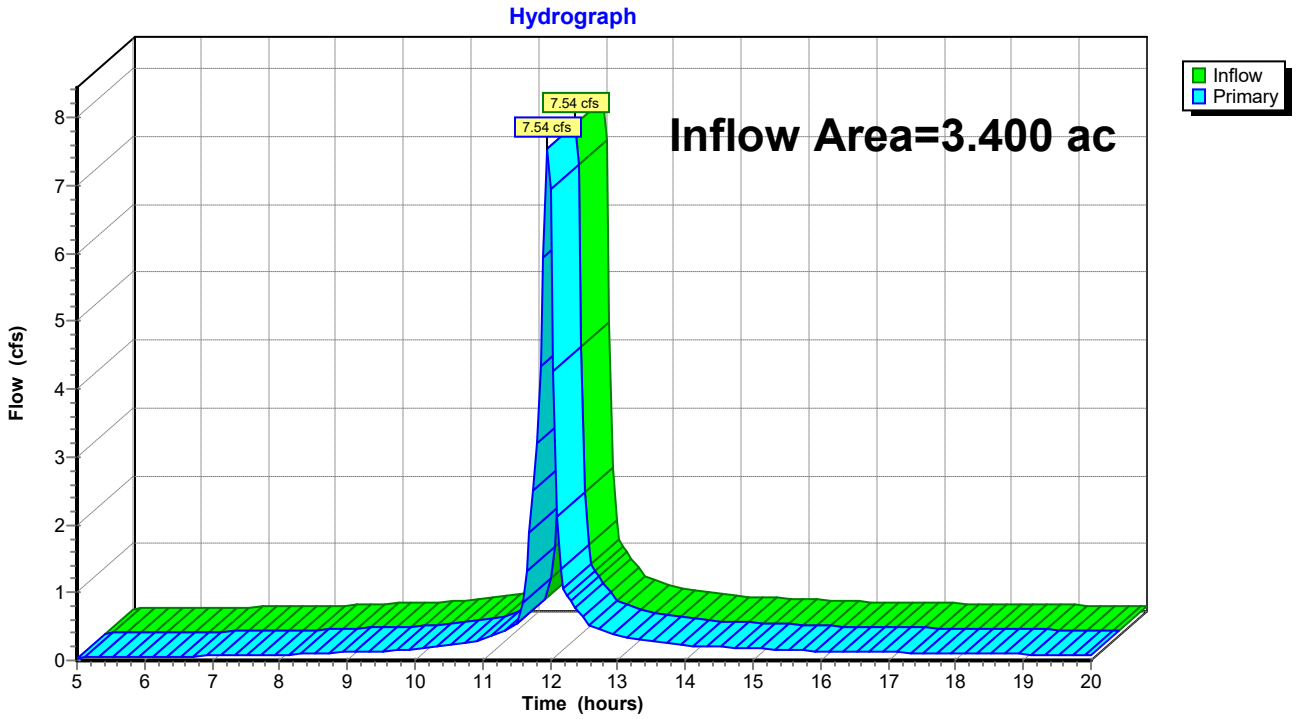


## Summary for Link AP-1: Saranac River

Inflow Area = 3.400 ac, 81.18% Impervious, Inflow Depth > 1.33" for 1-Year event
Inflow = 7.54 cfs @ 11.96 hrs, Volume= 0.378 af
Primary = 7.54 cfs @ 11.96 hrs, Volume= 0.378 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Link AP-1: Saranac River



## Summary for Subcatchment 1A: Subcat.

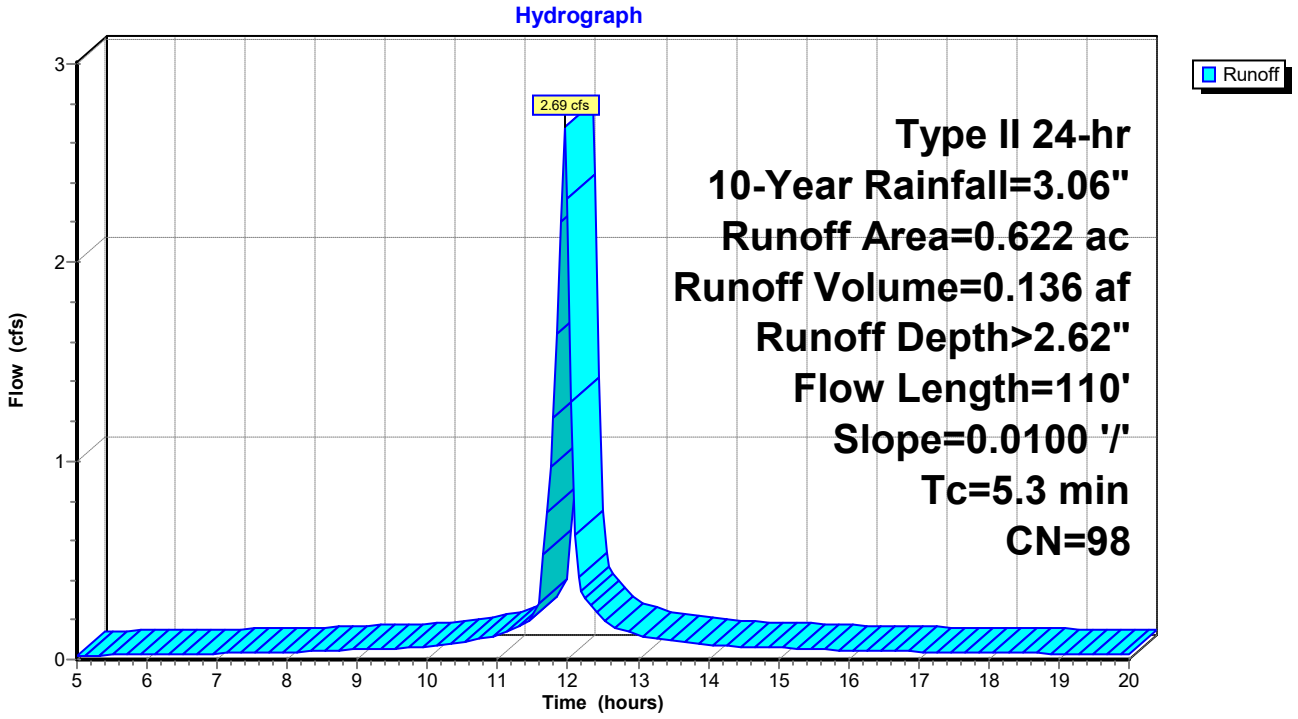
Runoff = 2.69 cfs @ 11.95 hrs, Volume= 0.136 af, Depth> 2.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.06"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 0.622 | 98 | Asphalt |
| | 0.622 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, Min TOC** |
| 0.3 | 110 | 0.0100 | 5.90 | 4.63 | **Pipe Channel, Drainage Pipe Flow**<br>12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25'<br>n= 0.010 PVC, smooth interior |
| 5.3 | 110 | Total | | | |

## Subcatchment 1A: Subcat.



## Summary for Subcatchment 1B: Subcat.

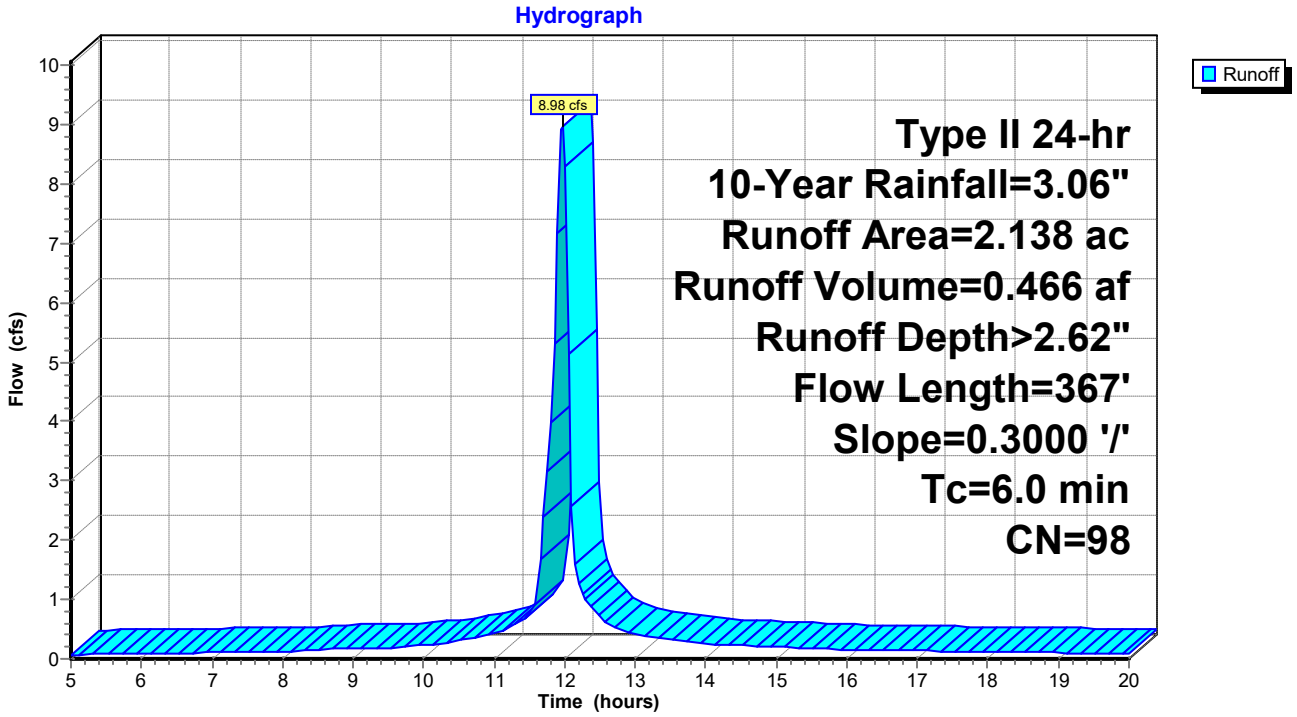
Runoff = 8.98 cfs @ 11.96 hrs, Volume= 0.466 af, Depth> 2.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.06"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 2.088 | 98 | Asphalt |
| | 0.050 | 80 | >75% Grass cover, Good, HSG D |
| | 2.138 | 98 | Weighted Average |
| | 0.050 | | 2.34% Pervious Area |
| | 2.088 | | 97.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | 353 | | 0.98 | | **Direct Entry, MINIMUM** |
| 0.0 | 14 | 0.3000 | 51.27 | 161.08 | **Pipe Channel, Pipe**<br>24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50'<br>n= 0.010 PVC, smooth interior |
| 6.0 | 367 | Total | | | |

## Subcatchment 1B: Subcat.



## Summary for Subcatchment 1C: Subcat.

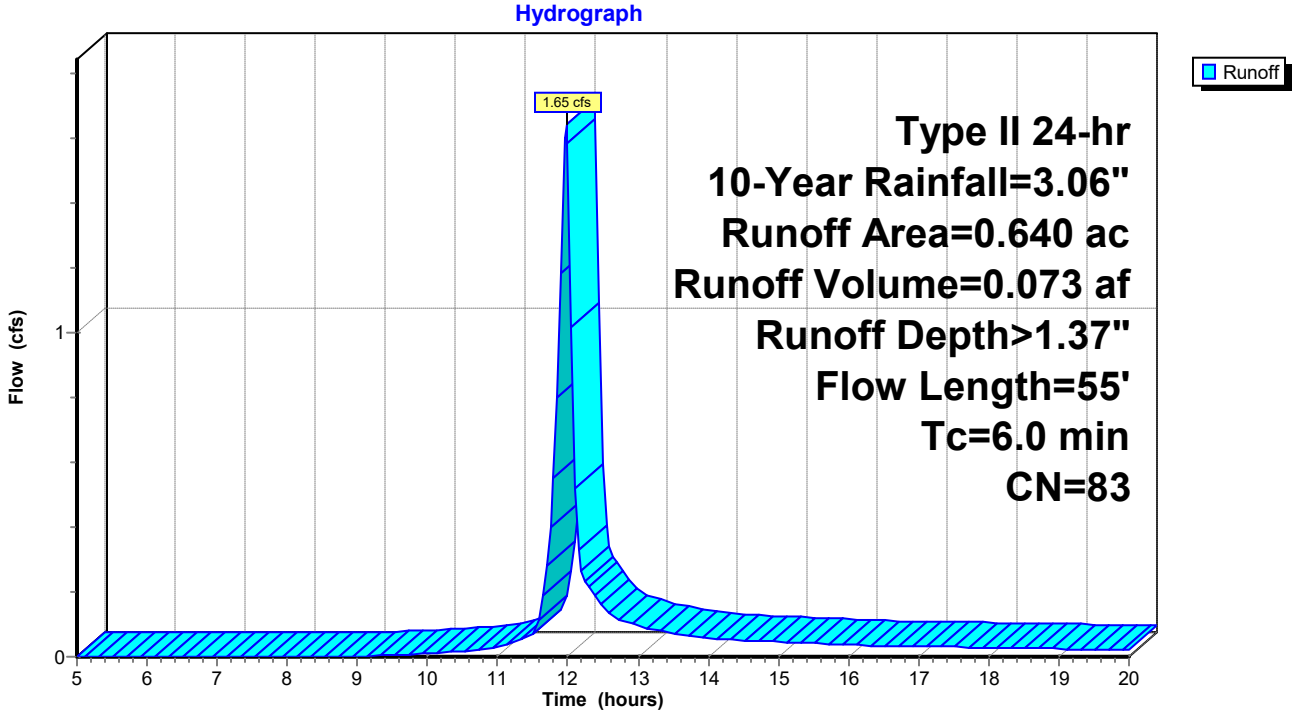
Runoff = 1.65 cfs @ 11.97 hrs, Volume= 0.073 af, Depth> 1.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.06"

| Area (ac) | CN | Description |
|---|---|---|
| 0.050 | 98 | Paved parking, HSG D |
| 0.590 | 82 | Woods/grass comb., Fair, HSG D |
| 0.640 | 83 | Weighted Average |
| 0.590 | | 92.19% Pervious Area |
| 0.050 | | 7.81% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | 55 | | 0.15 | | **Direct Entry, Sheet Flow** |

### Subcatchment 1C: Subcat.

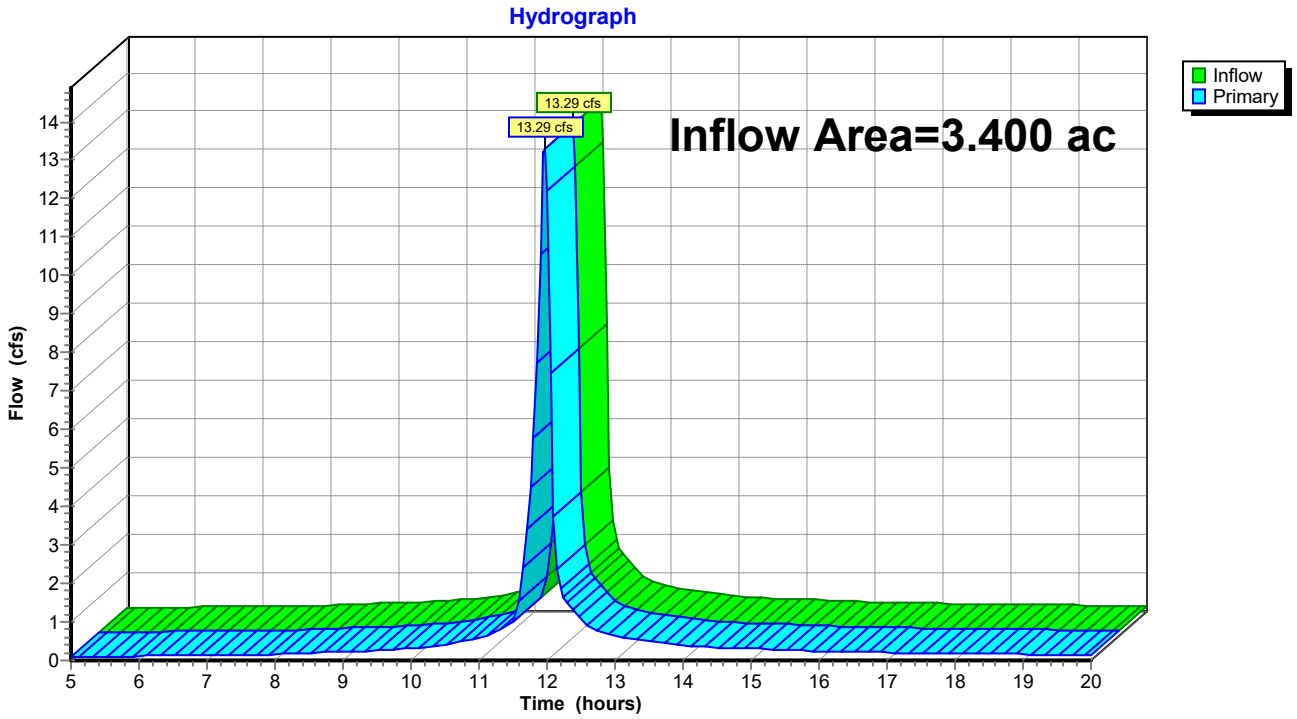


## Summary for Link AP-1: Saranac River

Inflow Area = 3.400 ac, 81.18% Impervious, Inflow Depth > 2.38" for 10-Year event
Inflow = 13.29 cfs @ 11.96 hrs, Volume= 0.675 af
Primary = 13.29 cfs @ 11.96 hrs, Volume= 0.675 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Link AP-1: Saranac River



## Summary for Subcatchment 1A: Subcat.

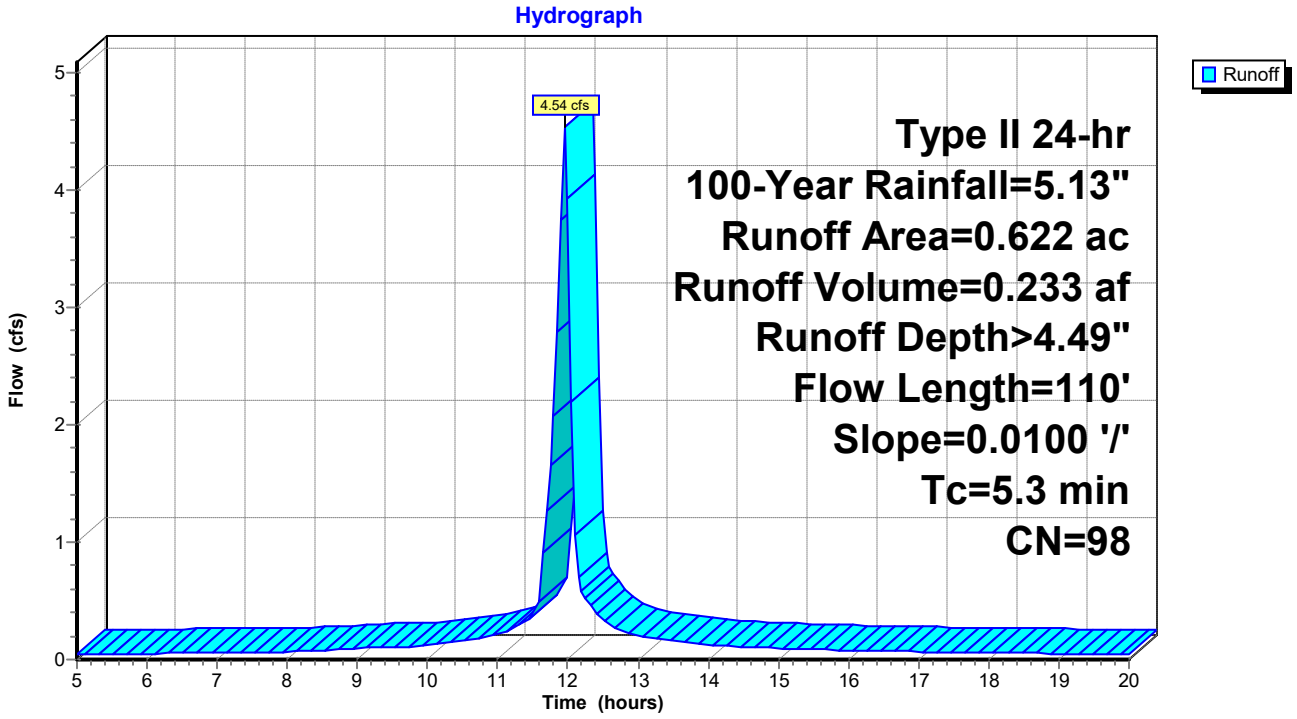
Runoff = 4.54 cfs @ 11.95 hrs, Volume= 0.233 af, Depth> 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.13"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 0.622 | 98 | Asphalt |
| | 0.622 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, Min TOC** |
| 0.3 | 110 | 0.0100 | 5.90 | 4.63 | **Pipe Channel, Drainage Pipe Flow**<br>12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25'<br>n= 0.010 PVC, smooth interior |
| 5.3 | 110 | Total | | | |

## Subcatchment 1A: Subcat.



## Summary for Subcatchment 1B: Subcat.

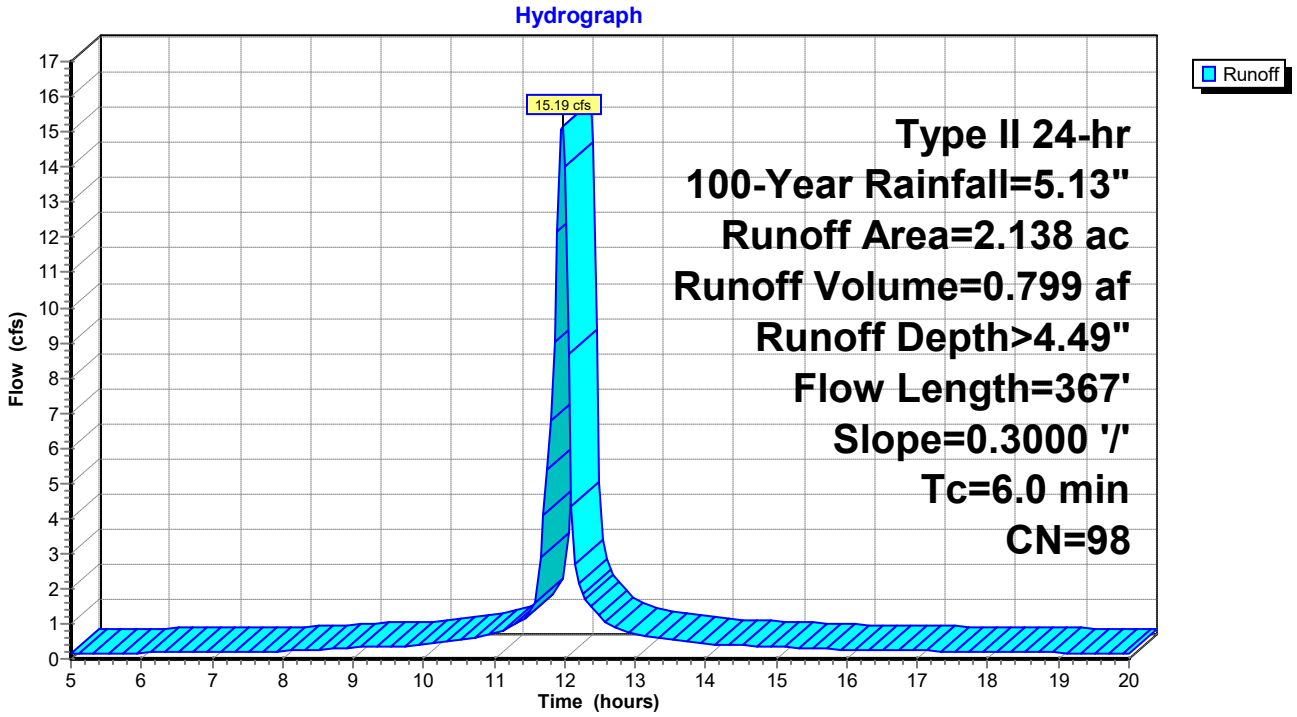
Runoff = 15.19 cfs @ 11.96 hrs, Volume= 0.799 af, Depth> 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.13"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 2.088 | 98 | Asphalt |
| | 0.050 | 80 | >75% Grass cover, Good, HSG D |
| | 2.138 | 98 | Weighted Average |
| | 0.050 | | 2.34% Pervious Area |
| | 2.088 | | 97.66% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | 353 | | 0.98 | | **Direct Entry, MINIMUM** |
| 0.0 | 14 | 0.3000 | 51.27 | 161.08 | **Pipe Channel, Pipe**<br>24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50'<br>n= 0.010 PVC, smooth interior |
| 6.0 | 367 | Total | | | |

## Subcatchment 1B: Subcat.



## Summary for Subcatchment 1C: Subcat.

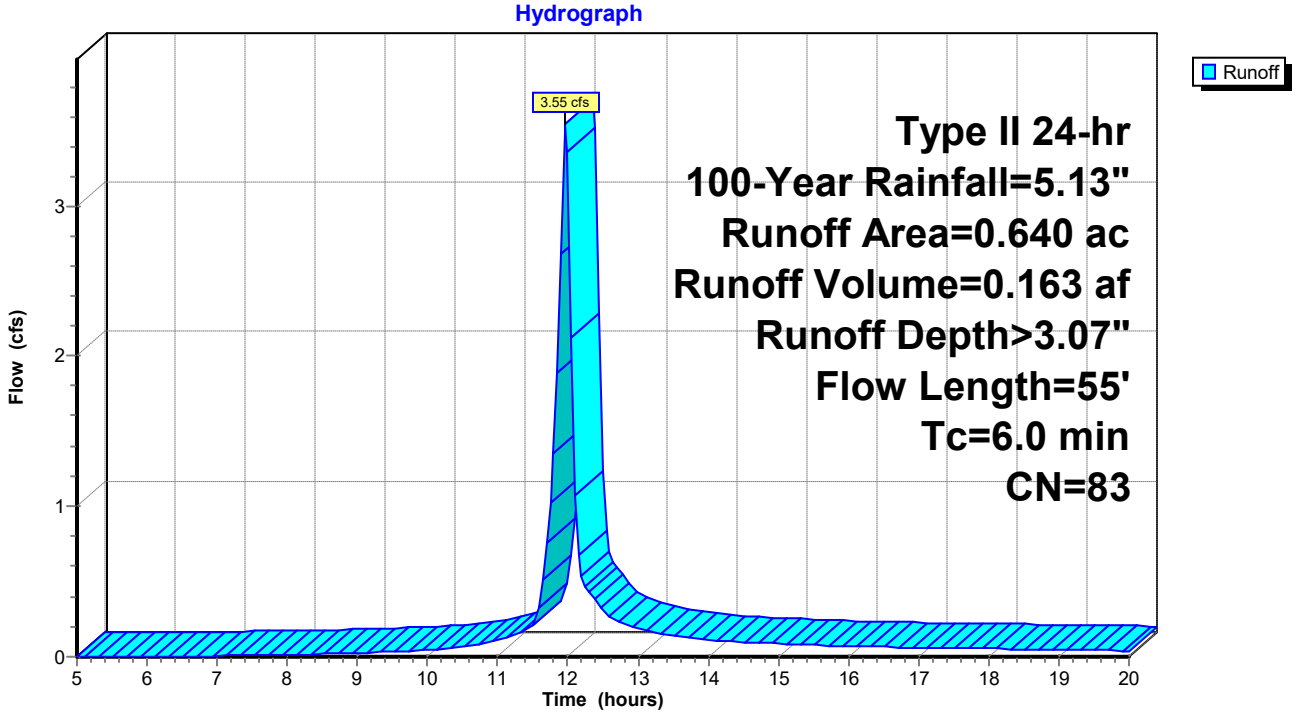
Runoff = 3.55 cfs @ 11.97 hrs, Volume= 0.163 af, Depth> 3.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.13"

| Area (ac) | CN | Description |
|---|---|---|
| 0.050 | 98 | Paved parking, HSG D |
| 0.590 | 82 | Woods/grass comb., Fair, HSG D |
| 0.640 | 83 | Weighted Average |
| 0.590 | | 92.19% Pervious Area |
| 0.050 | | 7.81% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | 55 | | 0.15 | | **Direct Entry, Sheet Flow** |

### Subcatchment 1C: Subcat.

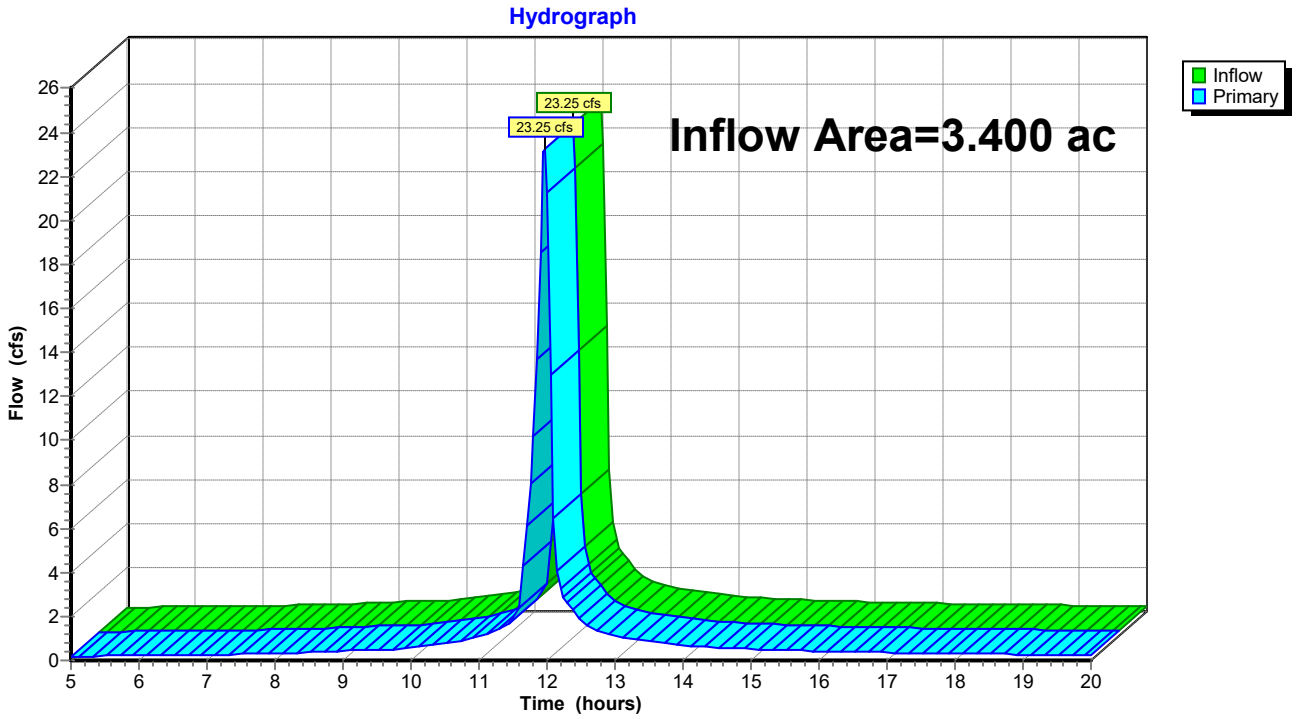


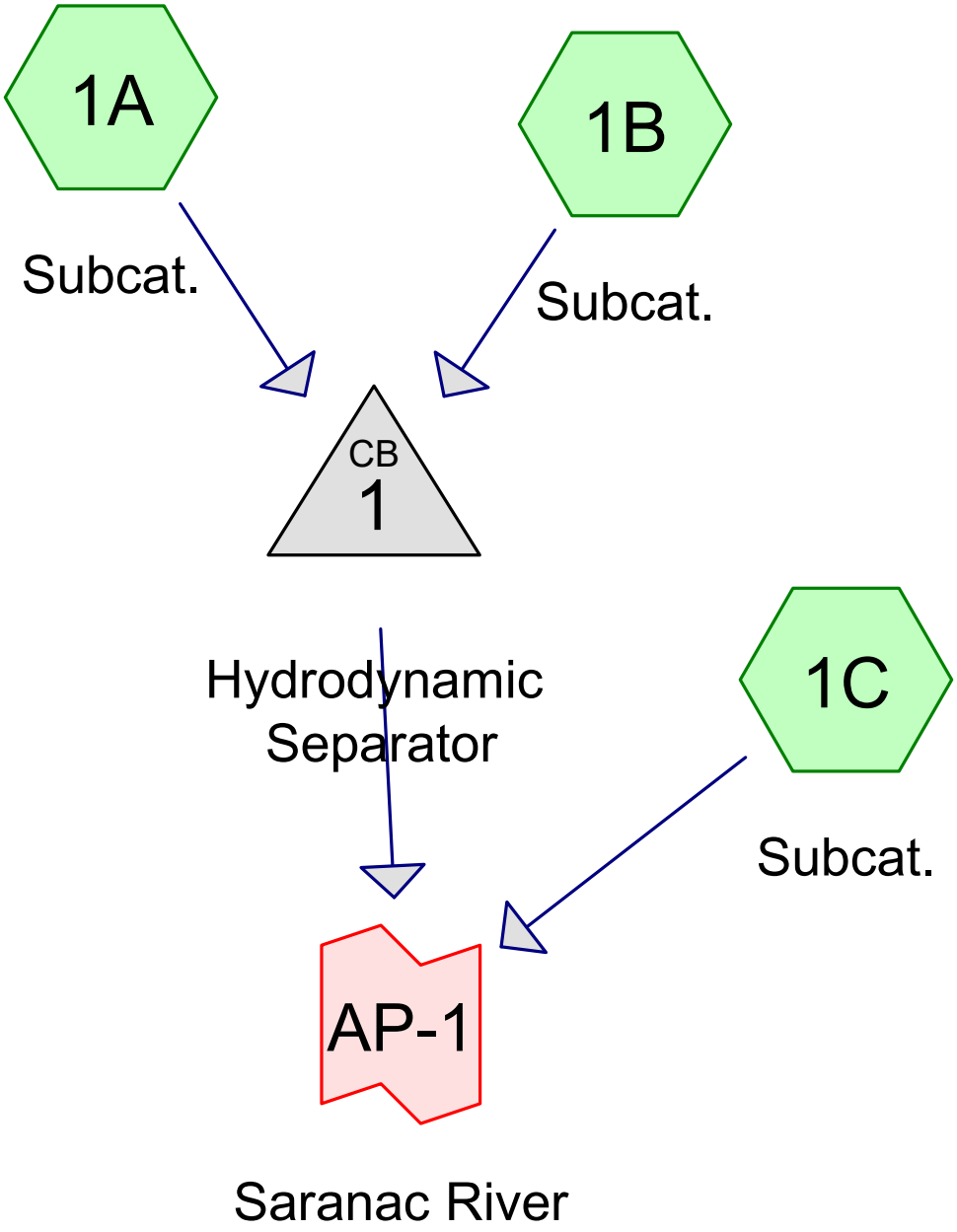
## Summary for Link AP-1: Saranac River

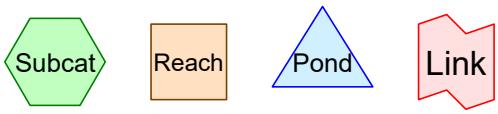
Inflow Area = 3.400 ac, 81.18% Impervious, Inflow Depth > 4.22" for 100-Year event
Inflow = 23.25 cfs @ 11.96 hrs, Volume= 1.195 af
Primary = 23.25 cfs @ 11.96 hrs, Volume= 1.195 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Link AP-1: Saranac River






**Routing Diagram for PROPOSED**
Prepared by McFarland Johnson, Printed 1/31/2020
HydroCAD® 10.00-25 s/n 03550 © 2019 HydroCAD Software Solutions LLC

## Area Listing (all nodes)

| Area (acres) | CN | Description (subcatchment-numbers) |
|---|---|---|
| 0.340 | 80 | >75% Grass cover, Good, HSG D (1B, 1C) |
| 1.520 | 98 | Paved parking, HSG D (1B, 1C) |
| 0.590 | 82 | Woods/grass comb., Fair, HSG D (1C) |
| 0.800 | 98 | asphalt (1A) |
| **3.250** | **93** | **TOTAL AREA** |

## Ground Covers (all nodes)

| HSG-A (acres) | HSG-B (acres) | HSG-C (acres) | HSG-D (acres) | Other (acres) | Total (acres) | Ground Cover | Subcatchment Numbers |
|---|---|---|---|---|---|---|---|
| 0.000 | 0.000 | 0.000 | 0.340 | 0.000 | 0.340 | >75% Grass cover, Good | 1B, 1C |
| 0.000 | 0.000 | 0.000 | 1.520 | 0.000 | 1.520 | Paved parking | 1B, 1C |
| 0.000 | 0.000 | 0.000 | 0.590 | 0.000 | 0.590 | Woods/grass comb., Fair | 1C |
| 0.000 | 0.000 | 0.000 | 0.000 | 0.800 | 0.800 | asphalt | 1A |
| **0.000** | **0.000** | **0.000** | **2.450** | **0.800** | **3.250** | **TOTAL AREA** | |

## Summary for Subcatchment 1A: Subcat.

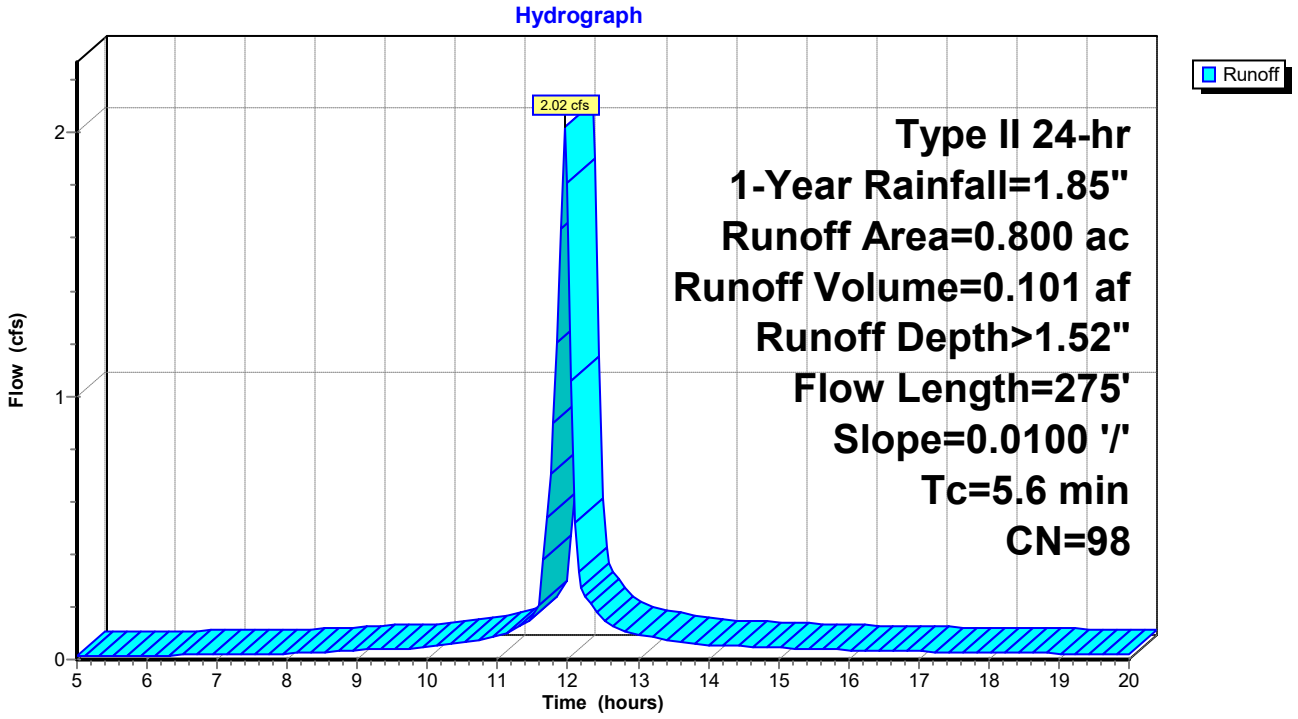
Runoff = 2.02 cfs @ 11.96 hrs, Volume= 0.101 af, Depth> 1.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.85"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 0.800 | 98 | asphalt |
| | 0.800 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, min** |
| 0.6 | 275 | 0.0100 | 7.73 | 13.66 | **Pipe Channel, Pipe Flow**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.010 PVC, smooth interior |
| 5.6 | 275 | Total | | | |

## Subcatchment 1A: Subcat.



## Summary for Subcatchment 1B: Subcat.

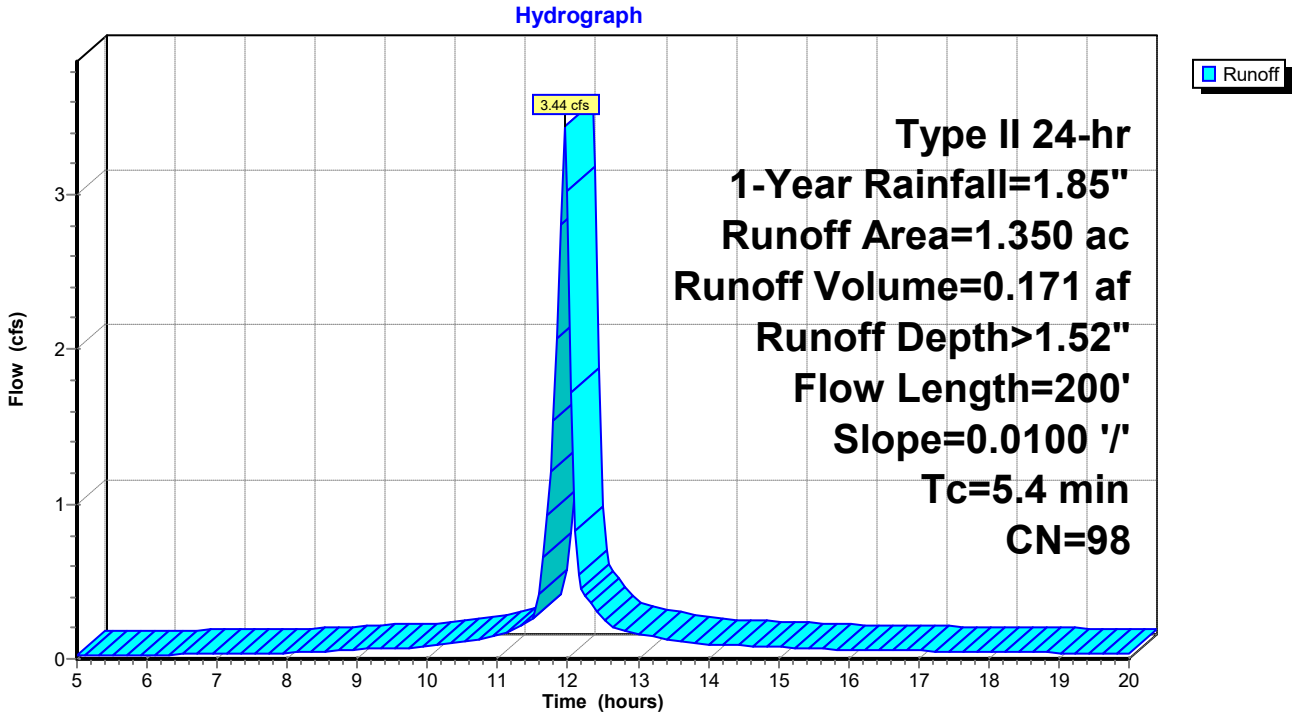
Runoff = 3.44 cfs @ 11.95 hrs, Volume= 0.171 af, Depth> 1.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.85"

| Area (ac) | CN | Description |
|---|---|---|
| 1.320 | 98 | Paved parking, HSG D |
| 0.030 | 80 | >75% Grass cover, Good, HSG D |
| 1.350 | 98 | Weighted Average |
| 0.030 | | 2.22% Pervious Area |
| 1.320 | | 97.78% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, Minimum** |
| 0.4 | 200 | 0.0100 | 7.73 | 13.66 | **Pipe Channel, Storm Pipe Flow**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.010 PVC, smooth interior |
| 5.4 | 200 | Total | | | |

## Subcatchment 1B: Subcat.



## Summary for Subcatchment 1C: Subcat.

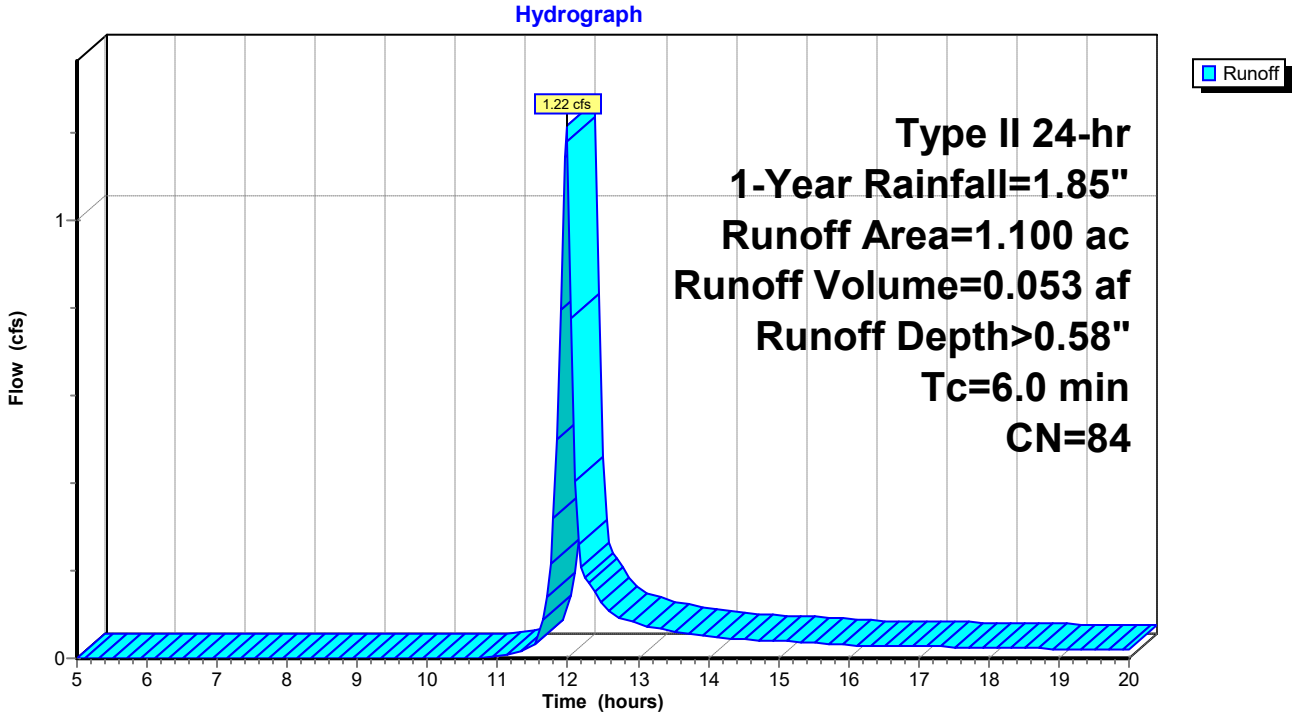
Runoff = 1.22 cfs @ 11.98 hrs, Volume= 0.053 af, Depth> 0.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=1.85"

| Area (ac) | CN | Description |
|---|---|---|
| 0.200 | 98 | Paved parking, HSG D |
| 0.590 | 82 | Woods/grass comb., Fair, HSG D |
| 0.310 | 80 | >75% Grass cover, Good, HSG D |
| 1.100 | 84 | Weighted Average |
| 0.900 | | 81.82% Pervious Area |
| 0.200 | | 18.18% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Sheet Flow** |

### Subcatchment 1C: Subcat.



## Summary for Pond 1: Hydrodynamic Separator

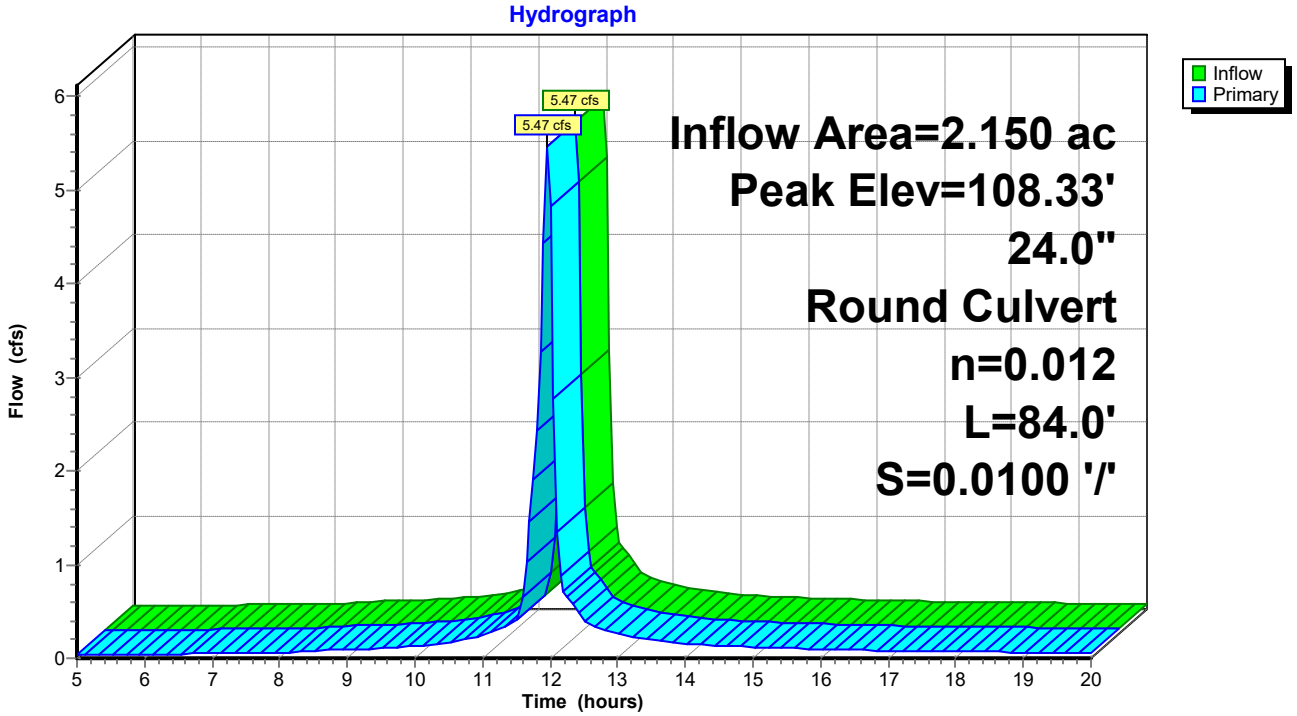
Inflow Area = 2.150 ac, 98.60% Impervious, Inflow Depth > 1.52" for 1-Year event
Inflow = 5.47 cfs @ 11.96 hrs, Volume= 0.272 af
Outflow = 5.47 cfs @ 11.96 hrs, Volume= 0.272 af, Atten= 0%, Lag= 0.0 min
Primary = 5.47 cfs @ 11.96 hrs, Volume= 0.272 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.33' @ 11.96 hrs

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 107.32' | **24.0" Round Culvert** L= 84.0' Ke= 0.500<br>Inlet / Outlet Invert= 107.32' / 106.48' S= 0.0100 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 3.14 sf |

**Primary OutFlow** Max=5.38 cfs @ 11.96 hrs HW=108.32' (Free Discharge)
└**1=Culvert** (Inlet Controls 5.38 cfs @ 3.41 fps)

### Pond 1: Hydrodynamic Separator

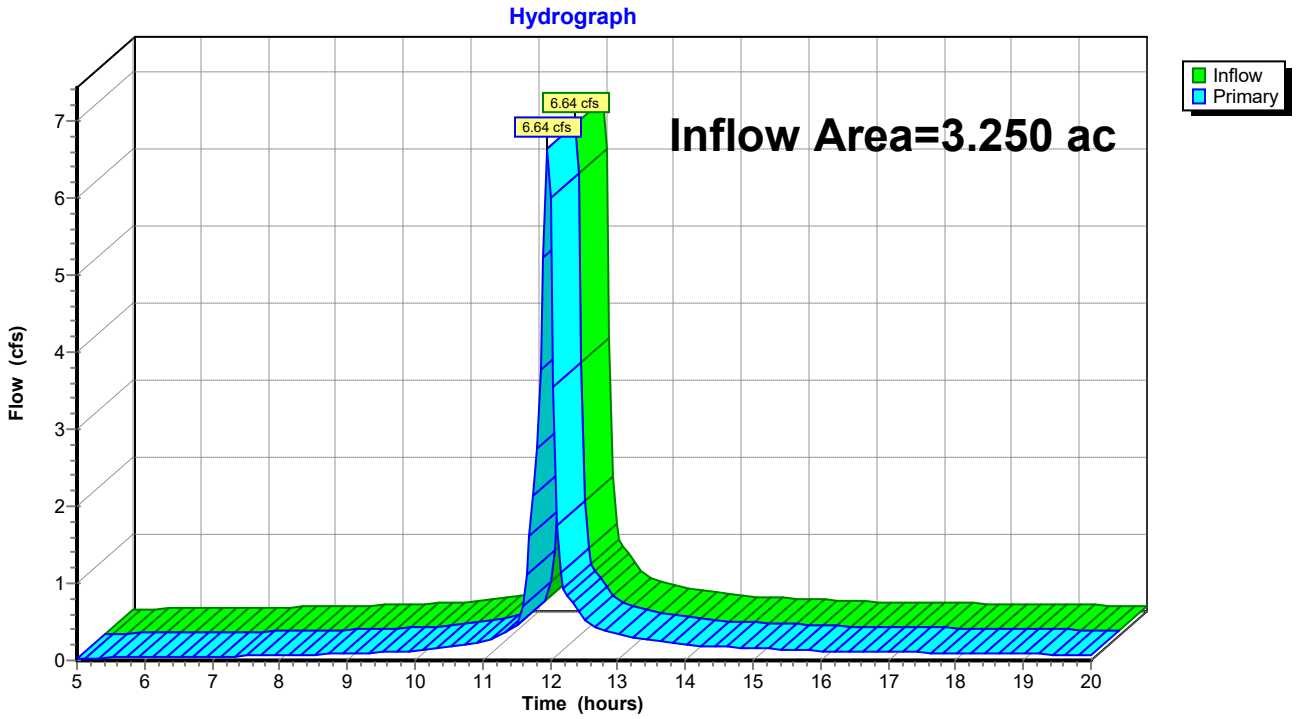


## Summary for Link AP-1: Saranac River

Inflow Area = 3.250 ac, 71.38% Impervious, Inflow Depth > 1.20" for 1-Year event
Inflow = 6.64 cfs @ 11.96 hrs, Volume= 0.325 af
Primary = 6.64 cfs @ 11.96 hrs, Volume= 0.325 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Link AP-1: Saranac River



## Summary for Subcatchment 1A: Subcat.

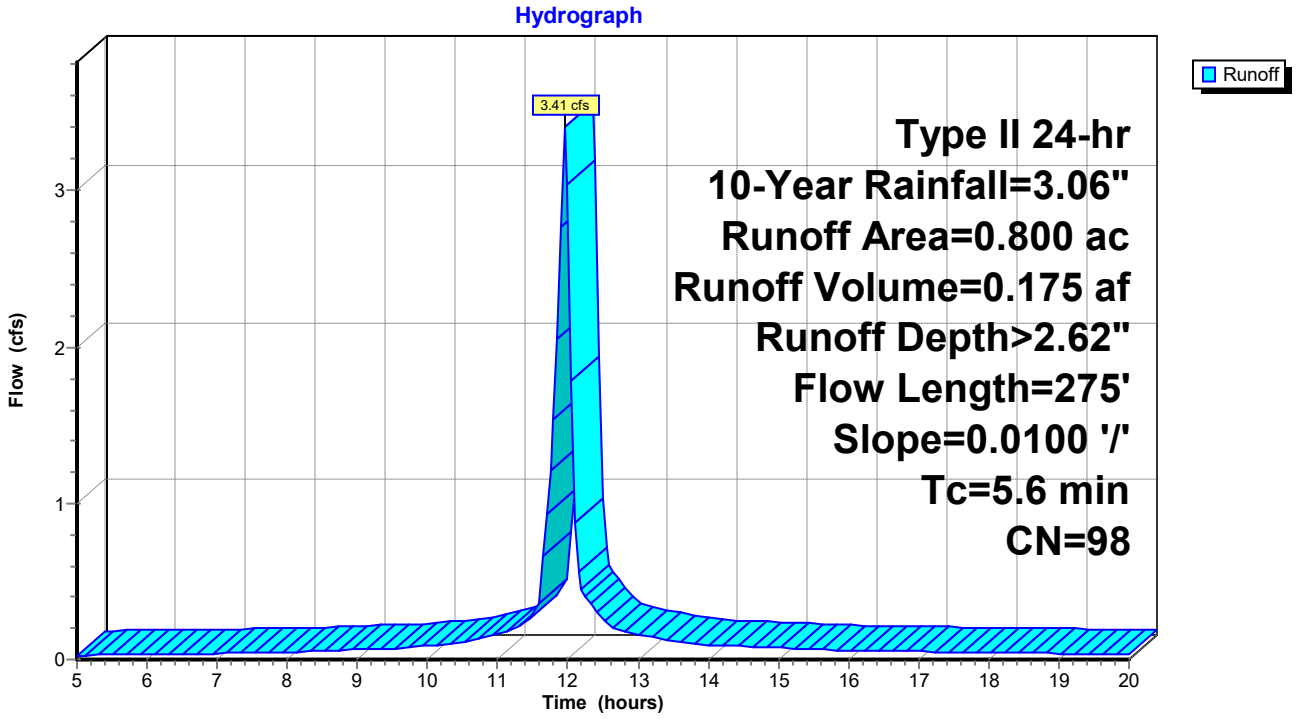
Runoff = 3.41 cfs @ 11.96 hrs, Volume= 0.175 af, Depth> 2.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.06"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 0.800 | 98 | asphalt |
| | 0.800 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, min** |
| 0.6 | 275 | 0.0100 | 7.73 | 13.66 | **Pipe Channel, Pipe Flow**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.010 PVC, smooth interior |
| 5.6 | 275 | Total | | | |

## Subcatchment 1A: Subcat.



## Summary for Subcatchment 1B: Subcat.

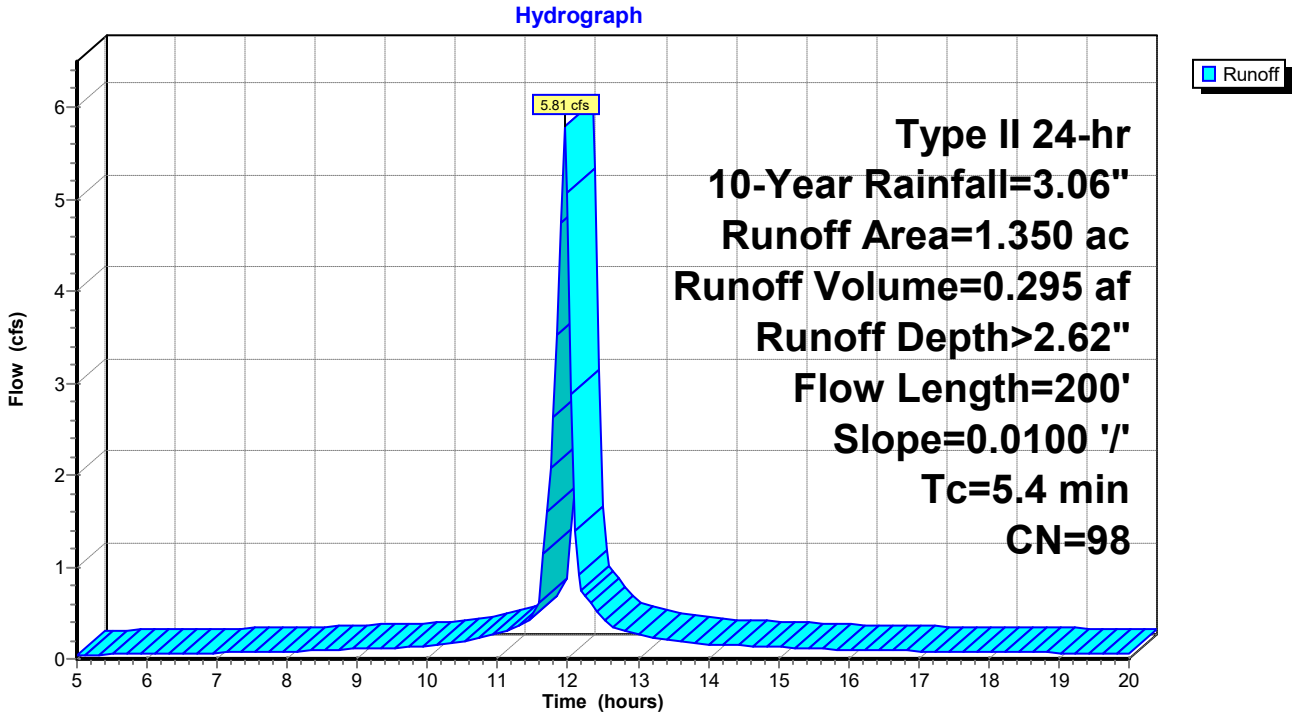
Runoff = 5.81 cfs @ 11.95 hrs, Volume= 0.295 af, Depth> 2.62"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.06"

| Area (ac) | CN | Description |
|---|---|---|
| 1.320 | 98 | Paved parking, HSG D |
| 0.030 | 80 | >75% Grass cover, Good, HSG D |
| 1.350 | 98 | Weighted Average |
| 0.030 | | 2.22% Pervious Area |
| 1.320 | | 97.78% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, Minimum** |
| 0.4 | 200 | 0.0100 | 7.73 | 13.66 | **Pipe Channel, Storm Pipe Flow**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.010 PVC, smooth interior |
| 5.4 | 200 | Total | | | |

## Subcatchment 1B: Subcat.



## Summary for Subcatchment 1C: Subcat.

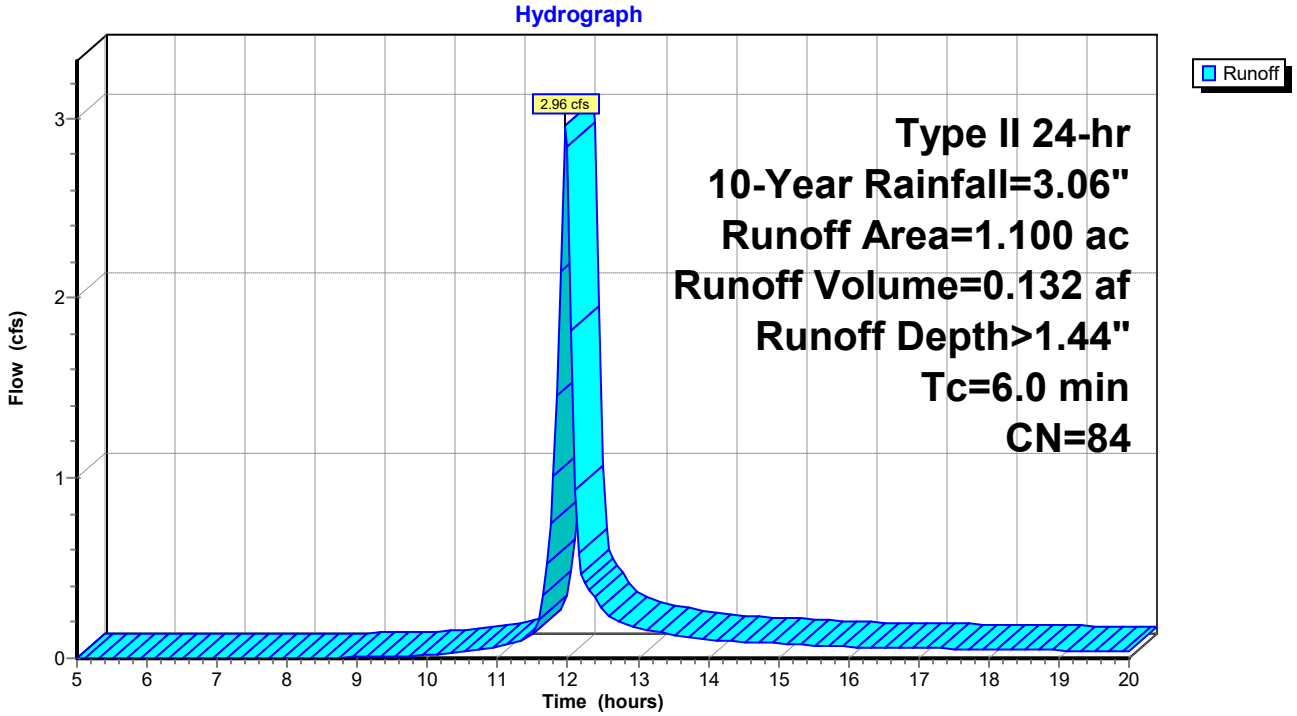
Runoff = 2.96 cfs @ 11.97 hrs, Volume= 0.132 af, Depth> 1.44"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.06"

| Area (ac) | CN | Description |
|---|---|---|
| 0.200 | 98 | Paved parking, HSG D |
| 0.590 | 82 | Woods/grass comb., Fair, HSG D |
| 0.310 | 80 | >75% Grass cover, Good, HSG D |
| 1.100 | 84 | Weighted Average |
| 0.900 | | 81.82% Pervious Area |
| 0.200 | | 18.18% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Sheet Flow** |

### Subcatchment 1C: Subcat.



## Summary for Pond 1: Hydrodynamic Separator

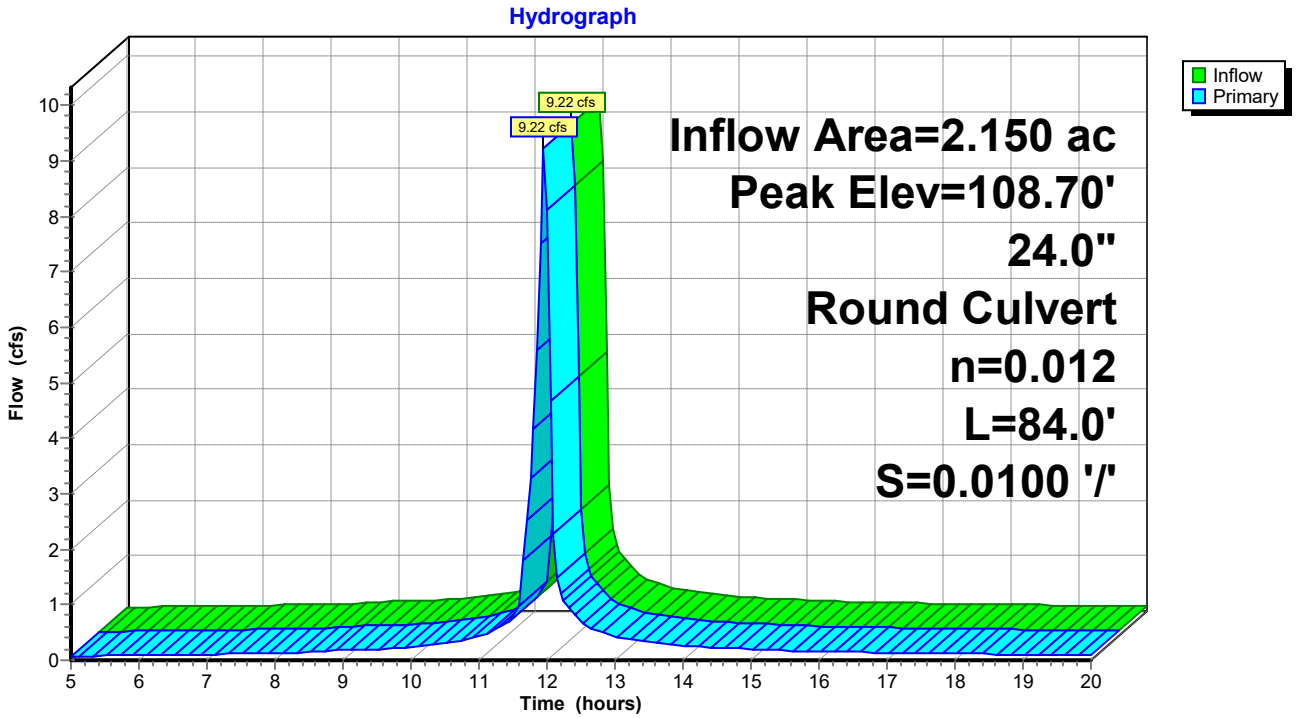
Inflow Area = 2.150 ac, 98.60% Impervious, Inflow Depth > 2.62" for 10-Year event
Inflow = 9.22 cfs @ 11.96 hrs, Volume= 0.469 af
Outflow = 9.22 cfs @ 11.96 hrs, Volume= 0.469 af, Atten= 0%, Lag= 0.0 min
Primary = 9.22 cfs @ 11.96 hrs, Volume= 0.469 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 108.70' @ 11.96 hrs

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 107.32' | **24.0" Round Culvert** L= 84.0' Ke= 0.500<br>Inlet / Outlet Invert= 107.32' / 106.48' S= 0.0100 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 3.14 sf |

**Primary OutFlow** Max=9.09 cfs @ 11.96 hrs HW=108.68' (Free Discharge)
└**1=Culvert** (Inlet Controls 9.09 cfs @ 3.98 fps)

### Pond 1: Hydrodynamic Separator

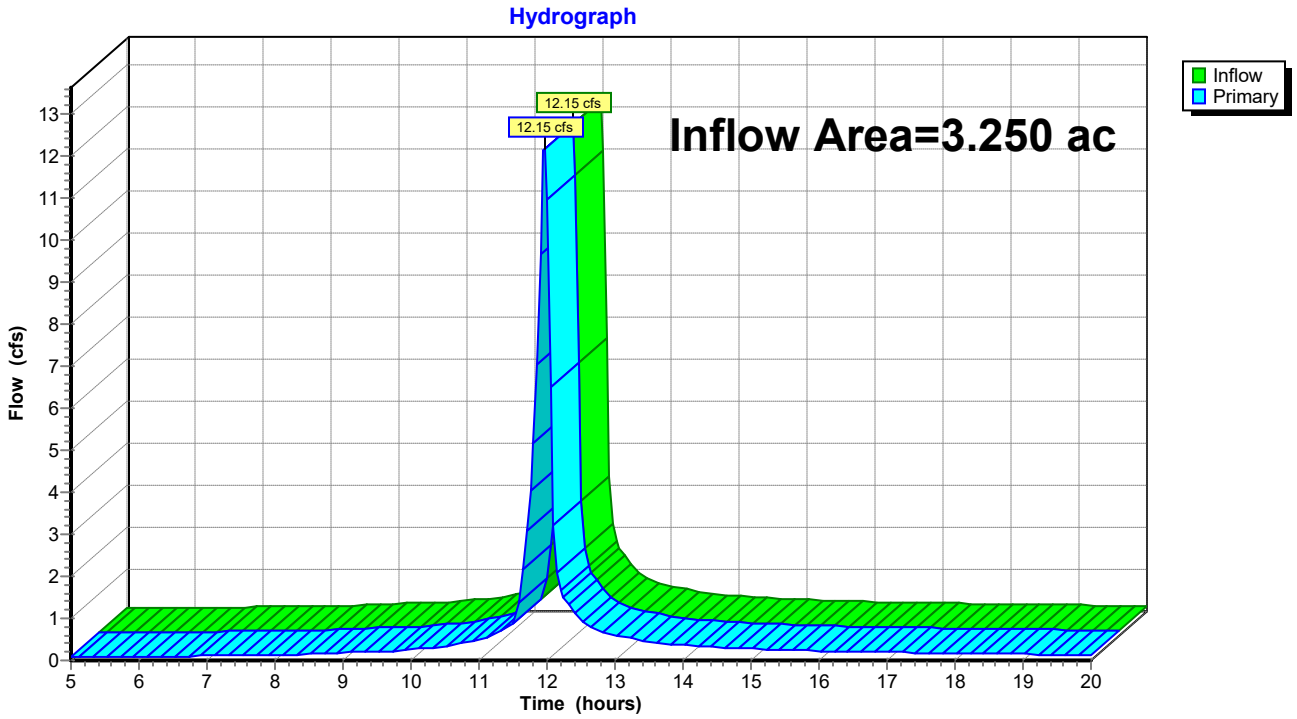


## Summary for Link AP-1: Saranac River

Inflow Area = 3.250 ac, 71.38% Impervious, Inflow Depth > 2.22" for 10-Year event
Inflow = 12.15 cfs @ 11.96 hrs, Volume= 0.601 af
Primary = 12.15 cfs @ 11.96 hrs, Volume= 0.601 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Link AP-1: Saranac River



## Summary for Subcatchment 1A: Subcat.

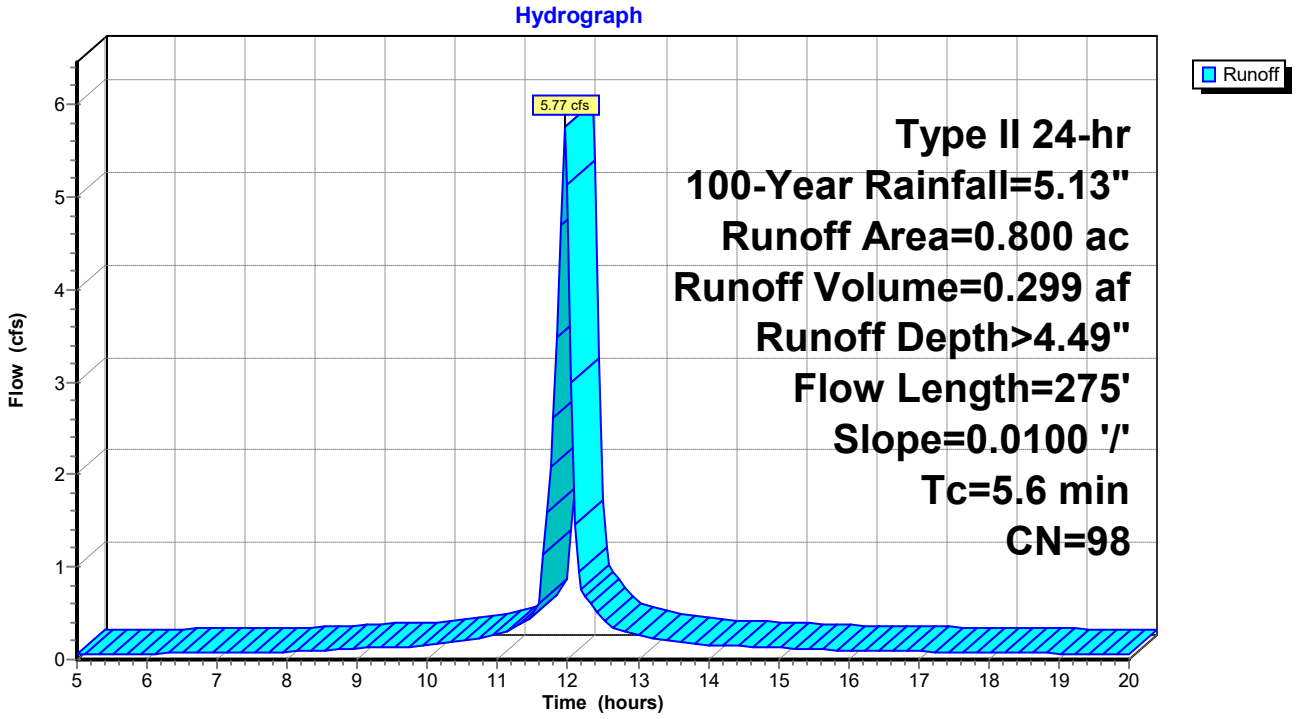
Runoff = 5.77 cfs @ 11.96 hrs, Volume= 0.299 af, Depth> 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.13"

| | Area (ac) | CN | Description |
|---|---|---|---|
| * | 0.800 | 98 | asphalt |
| | 0.800 | | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, min** |
| 0.6 | 275 | 0.0100 | 7.73 | 13.66 | **Pipe Channel, Pipe Flow**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.010 PVC, smooth interior |
| 5.6 | 275 | Total | | | |

## Subcatchment 1A: Subcat.



## Summary for Subcatchment 1B: Subcat.

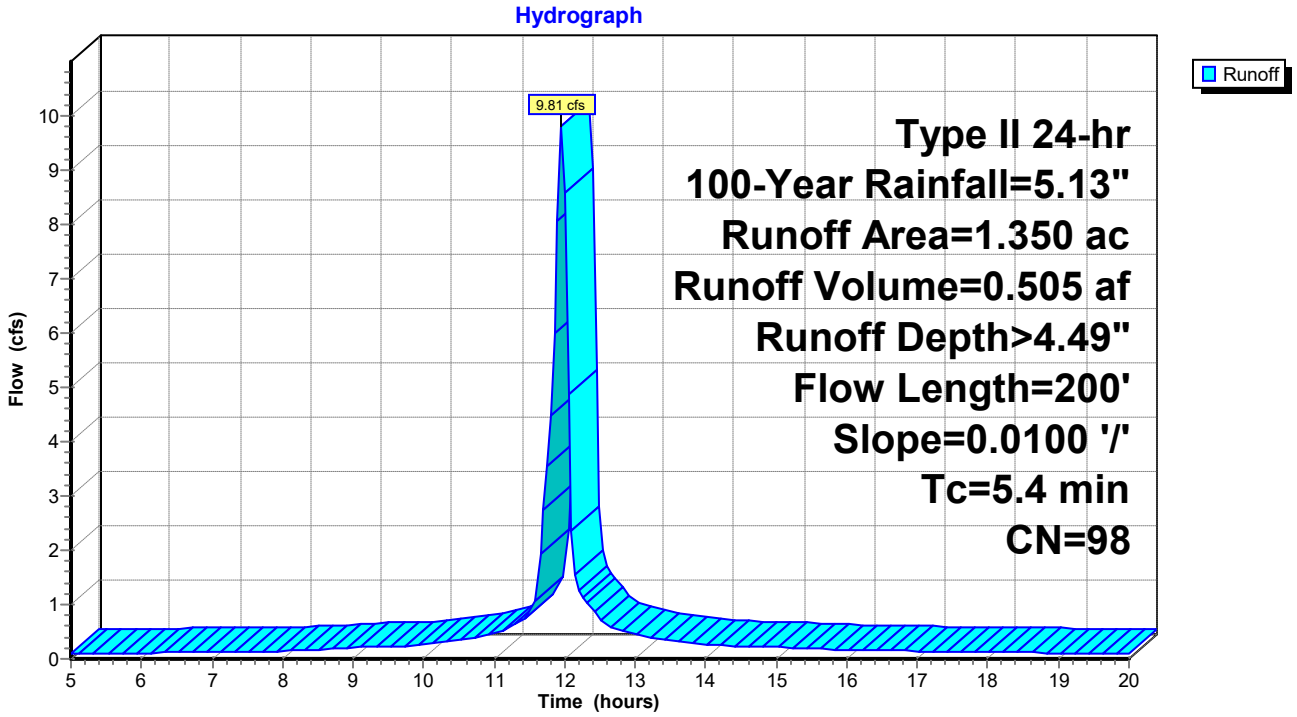
Runoff = 9.81 cfs @ 11.95 hrs, Volume= 0.505 af, Depth> 4.49"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.13"

| Area (ac) | CN | Description |
|---|---|---|
| 1.320 | 98 | Paved parking, HSG D |
| 0.030 | 80 | >75% Grass cover, Good, HSG D |
| 1.350 | 98 | Weighted Average |
| 0.030 | | 2.22% Pervious Area |
| 1.320 | | 97.78% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 5.0 | | | | | **Direct Entry, Minimum** |
| 0.4 | 200 | 0.0100 | 7.73 | 13.66 | **Pipe Channel, Storm Pipe Flow**<br>18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38'<br>n= 0.010 PVC, smooth interior |
| 5.4 | 200 | Total | | | |

## Subcatchment 1B: Subcat.



## Summary for Subcatchment 1C: Subcat.

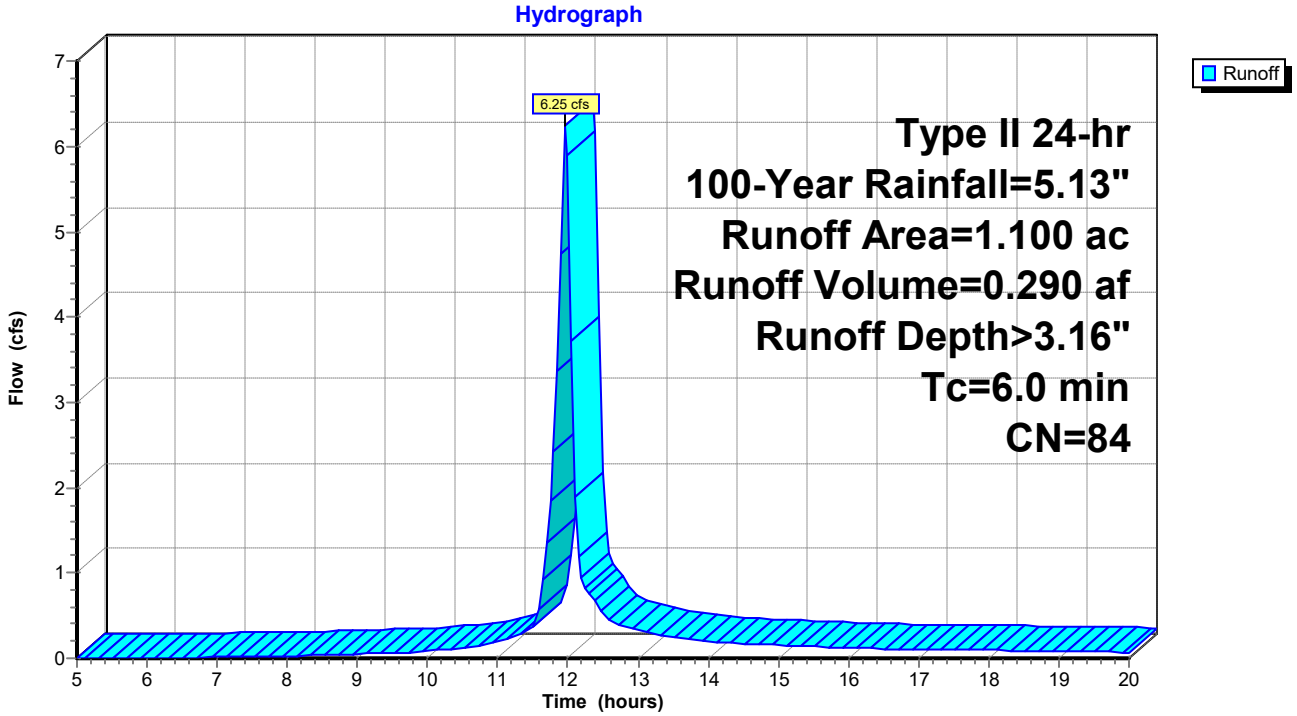
Runoff = 6.25 cfs @ 11.97 hrs, Volume= 0.290 af, Depth> 3.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.13"

| Area (ac) | CN | Description |
|---|---|---|
| 0.200 | 98 | Paved parking, HSG D |
| 0.590 | 82 | Woods/grass comb., Fair, HSG D |
| 0.310 | 80 | >75% Grass cover, Good, HSG D |
| 1.100 | 84 | Weighted Average |
| 0.900 | | 81.82% Pervious Area |
| 0.200 | | 18.18% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|---|---|---|---|---|---|
| 6.0 | | | | | **Direct Entry, Sheet Flow** |

### Subcatchment 1C: Subcat.



## Summary for Pond 1: Hydrodynamic Separator

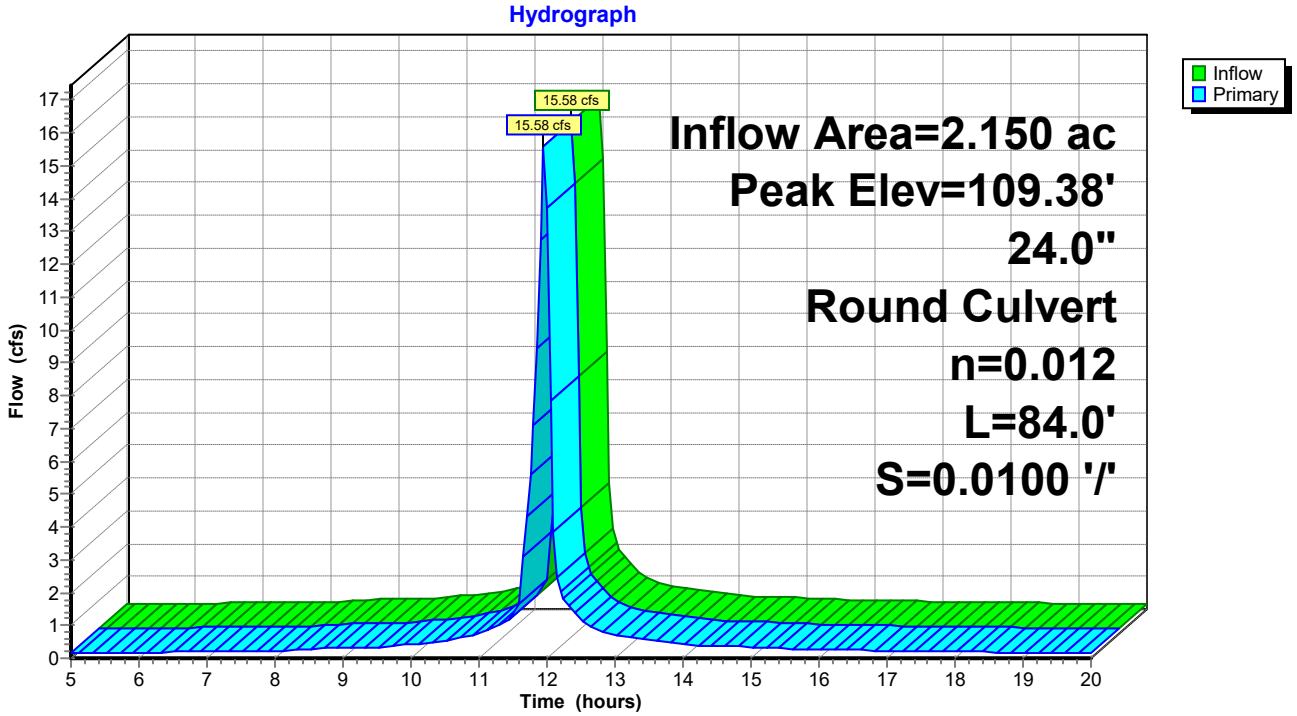
Inflow Area = 2.150 ac, 98.60% Impervious, Inflow Depth > 4.49" for 100-Year event
Inflow = 15.58 cfs @ 11.96 hrs, Volume= 0.804 af
Outflow = 15.58 cfs @ 11.96 hrs, Volume= 0.804 af, Atten= 0%, Lag= 0.0 min
Primary = 15.58 cfs @ 11.96 hrs, Volume= 0.804 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 109.38' @ 11.95 hrs

| Device | Routing | Invert | Outlet Devices |
|---|---|---|---|
| #1 | Primary | 107.32' | **24.0" Round Culvert** L= 84.0' Ke= 0.500<br>Inlet / Outlet Invert= 107.32' / 106.48' S= 0.0100 '/' Cc= 0.900<br>n= 0.012 Corrugated PP, smooth interior, Flow Area= 3.14 sf |

**Primary OutFlow** Max=15.37 cfs @ 11.96 hrs HW=109.35' (Free Discharge)
└**1=Culvert** (Inlet Controls 15.37 cfs @ 4.89 fps)

### Pond 1: Hydrodynamic Separator

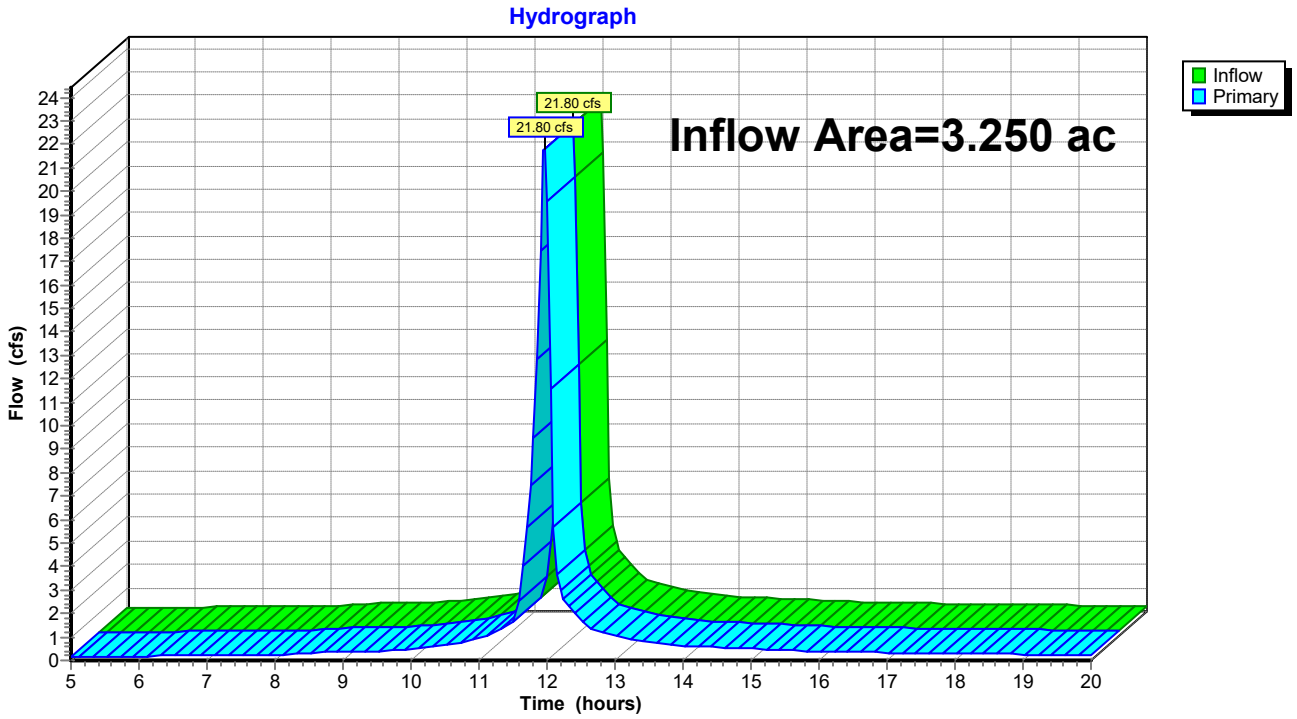


## Summary for Link AP-1: Saranac River

Inflow Area = 3.250 ac, 71.38% Impervious, Inflow Depth > 4.04" for 100-Year event
Inflow = 21.80 cfs @ 11.96 hrs, Volume= 1.094 af
Primary = 21.80 cfs @ 11.96 hrs, Volume= 1.094 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

### Link AP-1: Saranac River



## 2-YEAR STORM ANALYSIS

| #Line | Pipe | From | To | 3D Length - Center to Center | Drainage Area Inc | Drainage Area Total | Runoff Coeff "C" | Area X "C" Inc | Area X "C" Total | Time of Concentration Inlet | Time of Concentration System | Rain "I" | Runoff "Q" | Known Q | Total Q | Pipe Dia. | Full Q | Velocity Full | Velocity Design | Sec Time | Invert Elevation U/S | Invert Elevation D/S | Crown Drop | Slope |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | (ft) | (sq. ft) | (sq. ft) | | (sq. ft) | (sq. ft) | (min) | (min) | (inch/hr) | (cu. ft/sec) | (cu. ft/sec) | (cu. ft/sec) | (ft) | (cu. ft/sec) | (ft/s) | (ft/s) | (min) | (ft) | (ft) | (ft) | |
| 1 | P1-1 | S1-1 | S1-2 | 47.01 | 11937.86 | 11937.86 | 0.95 | 11340.96 | 11340.96 | 6 | 6 | 4.156 | 1.091 | 0 | 1.091 | 1.5 | 10.505 | 5.944 | 3.83 | 0.205 | 109.5 | 109.03 | N/A | 1.00% |
| 2 | P1-2 | S1-2 | S1-3 | 46.83 | 4733 | 16670.86 | 0.95 | 4496.35 | 15837.31 | 6 | 6.204 | 4.123 | 1.511 | 0 | 1.511 | 1.5 | 10.524 | 5.955 | 4.214 | 0.185 | 108.93 | 108.46 | N/A | 1.00% |
| 3 | P1-3 | S1-3 | S1-4 | 93.6 | 13074.81 | 29745.66 | 0.95 | 12421.07 | 28258.38 | 6 | 6.389 | 4.092 | 2.677 | 0 | 2.677 | 1.5 | 10.514 | 5.95 | 4.955 | 0.315 | 108.36 | 107.42 | N/A | 1.00% |
| 4 | P1-4 | NULL | S1-4 | 38.12 | 58873.42 | 58873.42 | 0.95 | 55929.75 | 55929.75 | 6 | 6 | 4.156 | 5.381 | 0 | 5.381 | 1.5 | 10.514 | 5.95 | 5.974 | 0.106 | 107.8 | 107.42 | N/A | 1.00% |
| 5 | P1-5 | S1-4 | S1-5 | 84.11 | 0 | 88619.08 | 0 | 0 | 84188.13 | 0 | 6.703 | 4.041 | 7.875 | 0 | 7.875 | 2 | 22.655 | 7.211 | 6.551 | 0.214 | 107.32 | 106.48 | N/A | 1.00% |

| #Line | Struct. ID | D | Q | L | V | d | dc | v^2/2g | EGLo | HGLo | Sf | Total Pipe Loss | EGLi | HGLi | Ea | EGLa | U/S TOC | Surface Elev. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (cu. ft/sec) | (ft) | (ft/s) | (ft) | (ft) | (ft) | (ft) | (ft) | | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) |
| 1 | S1-1 | 1.5 | 1.091 | 46.92 | 3.83 | 0.33 | 0.39 | 0.23 | 109.61 | 109.56 | 0 | 0 | 110.06 | 109.83 | 0.56 | 110.06 | --- | 114.5 |
| 2 | S1-2 | 1.5 | 1.511 | 46.92 | 4.214 | 0.39 | 0.46 | 0.28 | 109.27 | 109.24 | 0 | 0 | 109.59 | 109.32 | 0.66 | 109.59 | 110.53 | 114.85 |
| 3 | S1-3 | 1.5 | 2.677 | 93.6 | 4.955 | 0.52 | 0.62 | 0.38 | 108.82 | 108.78 | 0 | 0 | 109.26 | 108.88 | 0.9 | 109.26 | 109.96 | 115.2 |
| 4 | S1-4 | 2 | 7.875 | 84.19 | 6.551 | 0.81 | 1 | 0.67 | 107.96 | 107.29 | 0 | 0 | 108.8 | 108.13 | 1.48 | 108.8 | 108.92 | 117 |
| 5 | NULL | 1.5 | 5.381 | 38.12 | 5.974 | 0.76 | 0.89 | 0.55 | 108.86 | 108.71 | 0 | 0 | 109.12 | 108.56 | 1.38 | 109.18 | --- | 117.63 |

| #Line | Struct. ID | Exit Ho | Hf | Hb | Hc | He | Hj | Total | Ei | y+(P/gamma) | DI | Eai | CB | C-theta | Cp | Ha | Ea |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | | (ft) | | | | (ft) | (ft) |
| 1 | S1-1 | 0.02 | 0 | 0 | 0 | 0 | 0 | 0 | 0.56 | 0.33 | 0.089 | 0.47 | 0 | 0 | 3.015 | 0 | 0.56 |
| 2 | S1-2 | 0.02 | 0 | 0 | 0 | 0 | 0 | 0 | 0.66 | 0.39 | 0.123 | 0.59 | 0 | 0.006 | 1.009 | 0 | 0.66 |
| 3 | S1-3 | 0.02 | 0 | 0 | 0 | 0 | 0 | 0 | 0.9 | 0.52 | 0.218 | 0.87 | 0 | 0.002 | 1.751 | 0 | 0.9 |
| 4 | S1-4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1.48 | 0.81 | 0.313 | 1.47 | 0 | 3.262 | 0 | 0 | 1.48 |
| 5 | NULL | 0.06 | 0 | 0 | 0 | 0 | 0 | 0 | 1.32 | 0.76 | 0.438 | 1.38 | 0 | 0 | 0 | 0 | 1.38 |

| No. | Name | Stat. | Drain. Area A | Runoff Coeff. C | Time of Conc. | Rainfall Intens. | Q=CIA/Kc | Known Q | Longitudinal Slope SL | Cross Slope Sx | Cross Slope Sw | Prev. Bypass Flow | Total Gutter Flow | Depth d | Gutter Width | Spread T | W / T | Inlet Type | Grate Length | Grate Width | Curb Opening Length | Curb Opening Height | Intercept Flow Qi | Bypass Flow Qb | Bypass Structure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (sq. ft) | | (min) | (inch/hr) | (cu. ft/sec) | (cu. ft/sec) | | | | (cu. ft/sec) | (cu. ft/sec) | (ft) | (ft) | (ft) | | | (ft) | (ft) | (ft) | (ft) | (cu. ft/sec) | (cu. ft/sec) | |
| 1 | S1-1 | --- | 11937.86 | 0.95 | 6 | 4.156 | 1.091 | 0 | -1 | 0.025 | 0.025 | 0.131 | 1.222 | 0.19 | 2 | 7.66 | 0.261 | Grate inlet | 2 | 2 | --- | --- | 1.222 | 0 | --- |
| 2 | S1-2 | --- | 4733 | 0.95 | 6 | 4.156 | 0.433 | 0 | 0.02 | 0.02 | 0.02 | 0.173 | 0.606 | 0.1 | 2 | 4.85 | 0.412 | Grate inlet | 2 | 2 | --- | --- | 0.475 | 0.131 | S1-1 |
| 3 | S1-3 | --- | 13074.81 | 0.95 | 6 | 4.156 | 1.195 | 0 | 0.02 | 0.04 | 0.04 | 0 | 1.195 | 0.16 | 2 | 4.06 | 0.493 | Grate inlet | 2 | 2 | --- | --- | 1.022 | 0.173 | S1-2 |

## 10-YEAR STORM ANALYSIS

| #Line | Pipe | From | To | 3D Length - Center to Center | Drainage Area Inc | Drainage Area Total | Runoff Coeff "C" | Area X "C" Inc | Area X "C" Total | Time of Concentration Inlet | Time of Concentration System | Rain "I" | Runoff "Q" | Known Q | Total Q | Pipe Dia. | Full Q | Velocity Full | Velocity Design | Sec Time | Invert Elevation U/S | Invert Elevation D/S | Crown Drop | Slope |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | (ft) | (sq. ft) | (sq. ft) | | (sq. ft) | (sq. ft) | (min) | (min) | (inch/hr) | (cu. ft/sec) | (cu. ft/sec) | (cu. ft/sec) | (ft) | (cu. ft/sec) | (ft/s) | (ft/s) | (min) | (ft) | (ft) | (ft) | |
| 1 | P1-1 | S1-1 | S1-2 | 47.01 | 11937.86 | 11937.86 | 0.95 | 11340.96 | 11340.96 | 6 | 6 | 5.551 | 1.457 | 0 | 1.457 | 1.5 | 10.505 | 5.944 | 4.164 | 0.188 | 109.5 | 109.03 | N/A | 1.00% |
| 2 | P1-2 | S1-2 | S1-3 | 46.83 | 4733 | 16670.86 | 0.95 | 4496.35 | 15837.31 | 6 | 6.188 | 5.513 | 2.021 | 0 | 2.021 | 1.5 | 10.524 | 5.955 | 4.591 | 0.17 | 108.93 | 108.46 | N/A | 1.00% |
| 3 | P1-3 | S1-3 | S1-4 | 93.6 | 13074.81 | 29745.66 | 0.95 | 12421.07 | 28258.38 | 6 | 6.357 | 5.479 | 3.584 | 0 | 3.584 | 1.5 | 10.514 | 5.95 | 2.028 | 0.769 | 108.36 | 107.42 | N/A | 1.00% |
| 4 | P1-4 | NULL | S1-4 | 38.12 | 58873.42 | 58873.42 | 0.95 | 55929.75 | 55929.75 | 6 | 6 | 5.551 | 7.187 | 0 | 7.187 | 1.5 | 10.514 | 5.95 | 4.067 | 0.156 | 107.8 | 107.42 | N/A | 1.00% |
| 5 | P1-5 | S1-4 | S1-5 | 84.11 | 0 | 88619.08 | 0 | 0 | 84188.13 | 0 | 6.647 | 5.42 | 10.563 | 0 | 10.563 | 2 | 22.655 | 7.211 | 7.077 | 0.198 | 107.32 | 106.48 | N/A | 1.00% |

| #Line | Struct. ID | D | Q | L | V | d | dc | v^2/2g | EGLo | HGLo | Sf | Total Pipe Loss | EGLi | HGLi | Ea | EGLa | U/S TOC | Surface Elev. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (cu. ft/sec) | (ft) | (ft/s) | (ft) | (ft) | (ft) | (ft) | (ft) | | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) |
| 1 | S1-1 | 1.5 | 1.457 | 46.92 | 4.164 | 0.38 | 0.45 | 0.27 | 109.73 | 109.67 | 0 | 0 | 110.15 | 109.88 | 0.65 | 110.15 | --- | 114.5 |
| 2 | S1-2 | 1.5 | 2.021 | 46.92 | 4.591 | 0.45 | 0.54 | 0.33 | 109.45 | 109.41 | 0 | 0 | 109.7 | 109.38 | 0.77 | 109.7 | 110.53 | 114.85 |
| 3 | S1-3 | 1.5 | 3.584 | 93.6 | 2.028 | 0.6 | 0.72 | 0.06 | 109.29 | 109.22 | 0.001 | 0.11 | 109.4 | 109.33 | 1.08 | 109.44 | 109.96 | 115.2 |
| 4 | S1-4 | 2 | 10.563 | 84.19 | 7.077 | 0.96 | 1.16 | 0.78 | 108.22 | 107.44 | 0 | 0 | 109.06 | 108.28 | 1.94 | 109.26 | 108.92 | 117 |
| 5 | NULL | 1.5 | 7.187 | 38.12 | 4.067 | 0.91 | 1.04 | 0.26 | 109.37 | 109.11 | 0.005 | 0.18 | 109.54 | 109.29 | 1.79 | 109.6 | --- | 117.63 |

| #Line | Struct. ID | Exit Ho | Hf | Hb | Hc | He | Hj | Total | Ei | y+(P/gamma) | DI | Eai | CB | C-theta | Cp | Ha | Ea |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | | (ft) | | | | (ft) | (ft) |
| 1 | S1-1 | 0.02 | 0 | 0 | 0 | 0 | 0 | 0 | 0.65 | 0.38 | 0.119 | 0.58 | 0 | 0 | 2.948 | 0 | 0.65 |
| 2 | S1-2 | 0.02 | 0 | 0 | 0 | 0 | 0 | 0 | 0.77 | 0.45 | 0.165 | 0.72 | 0 | 0.006 | 0.985 | 0 | 0.77 |
| 3 | S1-3 | 0.03 | 0.11 | 0 | 0 | 0 | 0 | 0.11 | 1.04 | 0.97 | 0.292 | 1.05 | 0 | 0.002 | 1.697 | 0.02 | 1.08 |
| 4 | S1-4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1.74 | 0.96 | 0.419 | 1.79 | 0 | 3.251 | 0 | 0.16 | 1.94 |
| 5 | NULL | 0.1 | 0.18 | 0 | 0 | 0 | 0 | 0.18 | 1.74 | 1.49 | 0.586 | 1.79 | 0 | 0 | 0 | 0 | 1.79 |

| No. | Name | Stat. | Drain. Area A | Runoff Coeff. C | Time of Conc. | Rainfall Intens. | Q=CIA/Kc | Known Q | Longitudinal Slope SL | Cross Slope Sx | Cross Slope Sw | Prev. Bypass Flow | Total Gutter Flow | Depth d | Gutter Width | Spread T | W / T | Inlet Type | Grate Length | Grate Width | Curb Opening Length | Curb Opening Height | Intercept Flow Qi | Bypass Flow Qb | Bypass Structure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (sq. ft) | | (min) | (inch/hr) | (cu. ft/sec) | (cu. ft/sec) | | | | (cu. ft/sec) | (cu. ft/sec) | (ft) | (ft) | (ft) | | | (ft) | (ft) | (ft) | (ft) | (cu. ft/sec) | (cu. ft/sec) | |
| 1 | S1-1 | --- | 11937.86 | 0.95 | 6 | 5.551 | 1.457 | 0 | -1 | 0.025 | 0.025 | 0.245 | 1.702 | 0.23 | 2 | 9.3 | 0.215 | Grate inlet | 2 | 2 | --- | --- | 1.702 | 0 | --- |
| 2 | S1-2 | --- | 4733 | 0.95 | 6 | 5.551 | 0.578 | 0 | 0.02 | 0.02 | 0.02 | 0.302 | 0.88 | 0.11 | 2 | 5.58 | 0.358 | Grate inlet | 2 | 2 | --- | --- | 0.635 | 0.245 | S1-1 |
| 3 | S1-3 | --- | 13074.81 | 0.95 | 6 | 5.551 | 1.596 | 0 | 0.02 | 0.04 | 0.04 | 0 | 1.596 | 0.18 | 2 | 4.52 | 0.442 | Grate inlet | 2 | 2 | --- | --- | 1.294 | 0.302 | S1-2 |

**100-YEAR STORM ANALYSIS**

| #Line | Pipe | From | To | 3D Length - Center to Center | Drainage Area Inc | Drainage Area Total | Runoff Coeff "C" | Area X "C" Inc | Area X "C" Total | Time of Concentration Inlet | Time of Concentration System | Rain "I" | Runoff "Q" | Known Q | Total Q | Pipe Dia. | Full Q | Velocity Full | Velocity Design | Sec Time | Invert Elevation U/S | Invert Elevation D/S | Crown Drop | Slope |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | (ft) | (sq. ft) | (sq. ft) | | (sq. ft) | (sq. ft) | (min) | (min) | (inch/hr) | (cu. ft/sec) | (cu. ft/sec) | (cu. ft/sec) | (ft) | (cu. ft/sec) | (ft/s) | (ft/s) | (min) | (ft) | (ft) | (ft) | |
| 1 | P1-1 | S1-1 | S1-2 | 47.01 | 11937.86 | 11937.86 | 0.95 | 11340.96 | 11340.96 | 6 | 6 | 7.772 | 2.04 | 0 | 2.04 | 1.5 | 10.505 | 5.944 | 4.585 | 0.171 | 109.5 | 109.03 | N/A | 1.00% |
| 2 | P1-2 | S1-2 | S1-3 | 46.83 | 4733 | 16670.86 | 0.95 | 4496.35 | 15837.31 | 6 | 6.17 | 7.726 | 2.833 | 0 | 2.833 | 1.5 | 10.524 | 5.955 | 1.603 | 0 | 108.93 | 108.46 | N/A | 1.00% |
| 3 | P1-3 | S1-3 | S1-4 | 93.6 | 13074.81 | 29745.66 | 0.95 | 12421.07 | 28258.38 | 6 | 6.325 | 7.685 | 5.027 | 0 | 5.027 | 1.5 | 10.514 | 5.95 | 2.845 | 0.548 | 108.36 | 107.42 | N/A | 1.00% |
| 4 | P1-4 | NULL | S1-4 | 38.12 | 58873.42 | 58873.42 | 0.95 | 55929.75 | 55929.75 | 6 | 6 | 7.772 | 10.062 | 0 | 10.062 | 1.5 | 10.514 | 5.95 | 5.694 | 0.112 | 107.8 | 107.42 | N/A | 1.00% |
| 5 | P1-5 | S1-4 | S1-5 | 84.11 | 0 | 88619.08 | 0 | 0 | 84188.13 | 0 | 6.59 | 7.614 | 14.838 | 0 | 14.838 | 2 | 22.655 | 7.211 | 7.682 | 0.182 | 107.32 | 106.48 | N/A | 1.00% |

| #Line | Struct. ID | D | Q | L | V | d | dc | v^2/2g | EGLo | HGLo | Sf | Total Pipe Loss | EGLi | HGLi | Ea | EGLa | U/S TOC | Surface Elev. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (cu. ft/sec) | (ft) | (ft/s) | (ft) | (ft) | (ft) | (ft) | (ft) | | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) |
| 1 | NULL | 1.5 | 10.062 | 38.12 | 5.694 | 1.5 | 0 | 0.5 | 110.24 | 109.73 | 0.009 | 0.35 | 110.59 | 110.08 | 2.89 | 110.69 | --- | 117.63 |
| 2 | S1-1 | 1.5 | 2.04 | 46.92 | 4.585 | 0.45 | 0.54 | 0.33 | 110.44 | 110.41 | 0 | 0 | 110.44 | 110.11 | 0.94 | 110.44 | --- | 114.5 |
| 3 | S1-2 | 1.5 | 2.833 | 46.92 | 1.603 | 0.53 | 0.64 | 0.04 | 110.38 | 110.34 | 0.001 | 0.03 | 110.41 | 110.37 | 1.5 | 110.43 | 110.53 | 114.85 |
| 4 | S1-3 | 1.5 | 5.027 | 93.6 | 2.845 | 1.5 | 0 | 0.13 | 110.09 | 109.96 | 0.002 | 0.21 | 110.3 | 110.17 | 2 | 110.36 | 109.96 | 115.2 |
| 5 | S1-4 | 2 | 14.838 | 84.19 | 7.682 | 1.18 | 1.39 | 0.92 | 108.58 | 107.66 | 0 | 0 | 109.42 | 108.5 | 2.72 | 110.04 | 108.92 | 117 |

| #Line | Struct. ID | Exit Ho | Hf | Hb | Hc | He | Hj | Total | Ei | y+(P/gamma) | DI | Eai | CB | C-theta | Cp | Ha | Ea |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | (ft) | | (ft) | | | | (ft) | (ft) |
| 1 | NULL | 0.2 | 0.35 | 0 | 0 | 0 | 0 | 0.35 | 2.79 | 2.28 | 0.82 | 2.89 | 0 | 0 | 0 | 0 | 2.89 |
| 2 | S1-1 | 0.01 | 0 | 0 | 0 | 0 | 0 | 0 | 0.94 | 0.61 | 0.166 | 0.72 | 0 | 0 | 2.851 | 0 | 0.94 |
| 3 | S1-2 | 0.02 | 0.03 | 0 | 0 | 0 | 0 | 0.03 | 1.48 | 1.44 | 0.231 | 1.49 | 0 | 0.006 | 0.839 | 0.01 | 1.5 |
| 4 | S1-3 | 0.05 | 0.21 | 0 | 0 | 0 | 0 | 0.21 | 1.94 | 1.81 | 0.41 | 1.97 | 0 | 0.002 | 1.429 | 0.04 | 2 |
| 5 | S1-4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2.1 | 1.18 | 0.589 | 2.24 | 0 | 3.242 | 0 | 0.47 | 2.72 |

| No. | Name | Stat. | Drain. Area A | Runoff Coeff. C | Time of Conc. | Rainfall Intens. | Q=CIA/Kc | Known Q | Longitudinal Slope SL | Cross Slope Sx | Cross Slope Sw | Prev. Bypass Flow | Total Gutter Flow | Depth d | Gutter Width | Spread T | W / T | Inlet Type | Grate Length | Grate Width | Curb Opening Length | Curb Opening Height | Intercept Flow Qi | Bypass Flow Qb | Bypass Structure |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | (ft) | (sq. ft) | | (min) | (inch/hr) | (cu. ft/sec) | (cu. ft/sec) | | | | (cu. ft/sec) | (cu. ft/sec) | (ft) | (ft) | (ft) | | | (ft) | (ft) | (ft) | (ft) | (cu. ft/sec) | (cu. ft/sec) | |
| 1 | S1-1 | --- | 11937.86 | 0.95 | 6 | 7.772 | 2.04 | 0 | -1 | 0.025 | 0.025 | 0.474 | 2.515 | 0.29 | 2 | 11.77 | 0.17 | Grate inlet | 2 | 2 | --- | --- | 2.515 | 0 | --- |
| 2 | S1-2 | --- | 4733 | 0.95 | 6 | 7.772 | 0.809 | 0 | 0.02 | 0.02 | 0.02 | 0.546 | 1.355 | 0.13 | 2 | 6.56 | 0.305 | Grate inlet | 2 | 2 | --- | --- | 0.88 | 0.474 | S1-1 |
| 3 | S1-3 | --- | 13074.81 | 0.95 | 6 | 7.772 | 2.235 | 0 | 0.02 | 0.04 | 0.04 | 0 | 2.235 | 0.21 | 2 | 5.13 | 0.39 | Grate inlet | 2 | 2 | --- | --- | 1.689 | 0.546 | S1-2 |

# APPENDIX E

## WATER QUALITY WORKSHEETS

McFarland Johnson

| | | | |
|---|---|---|---|
| PROJ. | Durkee Street Mixed Use Development | | |
| SHEET NO. | 1 | OF | 1 |
| CALCULATED BY | NSO | DATE | 1/13/2020 |
| CHECKED BY | | DATE | |
| TITLE | Water Quality Volume | | |

**Initial Water Quality Volume**

**WQv = [(P)(Rv)(A)]/12**

Where:

Rv = 0.05 + 0.009(I)

I = impervious cover in percent

P = 90% rainfall (see Figure 4.1)

A = site area in acres

**% WQv Treatment by Alternative Practice**

**%WQv = (25 - (% IC Reduction + %WQv treatment by Standard practice + %runoff reduction))*3**

Where:

%WQv treatment by Standard practice = 0

%runoff reduction = 0

**Target Water Quality Volume for Redevelopment Projects with Alternative SMPs**

**WQv(target) = (N) (WQv) + (0.75)( R)(WQv)**

Where:

N = New Impervious Area/Total Impervious Area

R = Replaced Impervious Area/Total Impervious Area

| Site Area (ac) | Existing Impervious Area (ac) | New Impervious Area (ac) | Replaced Impervious Area (ac) | % Impervious | Rv | Rainfall (P) (inches) | % IC Reduction | % WQv by Alt. Practice | Initial WQv (ac-ft) | Target WQv (ac-ft) | Target WQv (cf) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 2.76 | 2.71 | 0.00 | 2.42 | 87.7% | 0.84 | 1.05 | 10.5% | 43% | 0.203 | 0.088 | **3838** |

**Date:** 1/8/2020
**Project:** Durkee Street Development
**Location:** Plattsburgh, NY
**Prepared For:** Natalie

**Purpose:** To calculate the water quality flow rate (Qwq) over a given site area. In this situation the WQv to be analyzed is the runoff produced by the first 1.05 inch(es) of rainfall, per Fig 4.1 of the New York State Stormwater Management Design Manual

**Reference:** United States Department of Agriculture Natural Resources Conservation Service TR-55 Manual, New York State Stormwater Management Design Manual - 2015

**Formulas:**

$$WQv = \frac{(P)(R_v)(A)}{12}$$

$$R_v = (0.05+0.009(I)$$

$$CN = 1000/[10+5P+10Qa-10(Qa^2+1.25QaP)^{1/2}]$$

$$Qwq = (q_u)*(A)*(Qa)$$

---

**Structure:** Area 1

| | | |
|---|---|---|
| P | 1.05 | in. |
| A | 2.120 | ac |
| I | 100.00 | % |
| $t_c$ | 6.0 | min. |
| $t_c$ | 0.100 | hr. |
| $R_v$ | 0.95 | |
| 90% WQv | 0.176 | ac-ft |
| 90% WQv | 7675.27 | $ft^3$ |
| | | |
| Qa | 0.997 | in. |
| CN | 99.55 | |
| $I_a$ | 0.041 | |
| $I_a/P$ | 0.039 | |
| qu | 1000 | (csm/in) |
| A | 0.00331 | $miles^2$ |
| Qwq | 3.30 | cfs |

# APPENDIX F

## MAINTENANCE INSPECTION CHECKLIST

CONTECH®
ENGINEERED SOLUTIONS

# Cascade Separator™ Inspection and Maintenance Guide

CASCADE
separator™

## Maintenance

The Cascade Separator™ system should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects sediment and debris will depend upon on-site activities and site pollutant characteristics. For example, unstable soils or heavy winter sanding will cause the sediment storage sump to fill more quickly but regular sweeping of paved surfaces will slow accumulation.

## Inspection

Inspection is the key to effective maintenance and is easily performed. Pollutant transport and deposition may vary from year to year and regular inspections will help ensure that the system is cleaned out at the appropriate time. At a minimum, inspections should be performed twice per year (i.e. spring and fall). However, more frequent inspections may be necessary in climates where winter sanding operations may lead to rapid accumulations, or in equipment wash-down areas. Installations should also be inspected more frequently where excessive amounts of trash are expected.

A visual inspection should ascertain that the system components are in working order and that there are no blockages or obstructions in the inlet chamber, flumes or outlet channel. The inspection should also quantify the accumulation of hydrocarbons, trash and sediment in the system. Measuring pollutant accumulation can be done with a calibrated dipstick, tape measure or other measuring instrument. If absorbent material is used for enhanced removal of hydrocarbons, the level of discoloration of the sorbent material should also be identified during inspection. It is useful and often required as part of an operating permit to keep a record of each inspection. A simple form for doing so is provided in this Inspection and Maintenance Guide.

Access to the Cascade Separator unit is typically achieved through one manhole access cover. The opening allows for inspection and cleanout of the center chamber (cylinder) and sediment storage sump, as well as inspection of the inlet chamber and slanted skirt. For large units, multiple manhole covers allow access to the chambers and sump.

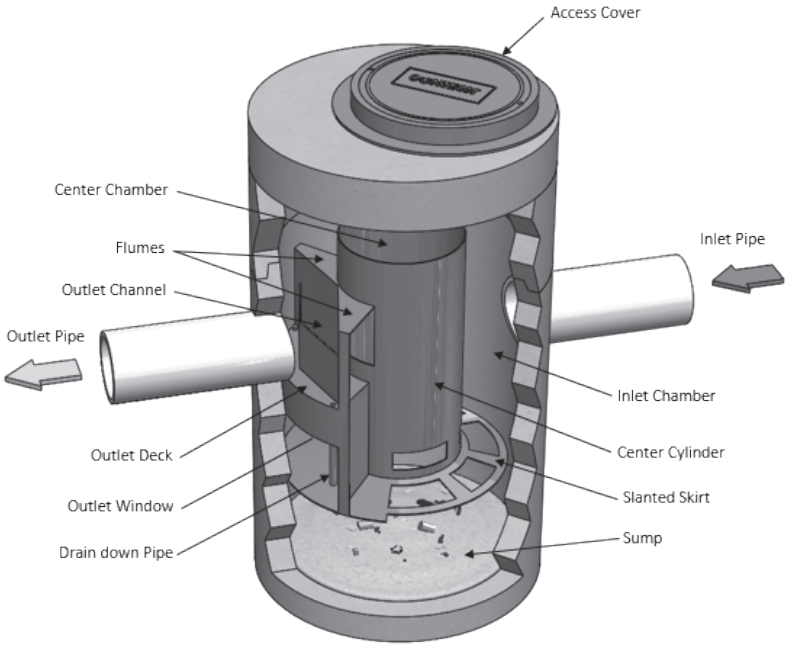
The Cascade Separator system should be cleaned before the level of sediment in the sump reaches the maximum sediment depth and/or when an appreciable level of hydrocarbons and trash has accumulated. If sorbent material is used, it must be replaced when significant discoloration has occurred. Performance may be impacted when maximum sediment storage capacity is exceeded. Contech recommends maintaining the system when sediment level reaches 50% of maximum storage volume. The level of sediment is easily determined by measuring the distance from the system outlet invert (standing water level) to the top of the sediment pile. To avoid underestimating the level of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile. Once this measurement is recorded, it should be compared to the chart in this document to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage.

## Cleaning

Cleaning of a Cascade Separator system should be done during dry weather conditions when no flow is entering the system. The use of a vacuum truck is generally the most effective and convenient method of removing pollutants from the system. Simply remove the manhole cover and insert the vacuum tube down through the center chamber and into the sump. The system should be completely drained down and the sump fully evacuated of sediment. The areas outside the center chamber and the slanted skirt should also be washed off if pollutant build-up exists in these areas.

In installations where the risk of petroleum spills is small, liquid contaminants may not accumulate as quickly as sediment. However, the system should be cleaned out immediately in the event of an oil or gasoline spill. Motor oil and other hydrocarbons that accumulate on a more routine basis should be removed when an appreciable layer has been captured. To remove these pollutants, it may be preferable to use absorbent pads since they are usually less expensive to dispose than the oil/water emulsion that may be created by vacuuming the oily layer. Trash and debris can be netted out to separate it from the other pollutants. Then the system should be power washed to ensure it is free of trash and debris.

Manhole covers should be securely seated following cleaning activities to prevent leakage of runoff into the system from above and to ensure proper safety precautions. Confined space entry procedures need to be followed if physical access is required. Disposal of all material removed from the Cascade Separator system must be done in accordance with local regulations. In many locations, disposal of evacuated sediments may be handled in the same manner as disposal of sediments removed from catch basins or deep sump manholes. Check your local regulations for specific requirements on disposal. If any components are damaged, replacement parts can be ordered from the manufacturer.



## Cascade Separator™ Maintenance Indicators and Sediment Storage Capacities

| Model Number | Diameter | | Distance from Water Surface to Top of Sediment Pile | | Sediment Storage Capacity | |
|---|---|---|---|---|---|---|
| | ft | m | ft | m | $y^3$ | $m^3$ |
| CS-4 | 4 | 1.2 | 1.5 | 0.5 | 0.7 | 0.5 |
| CS-5 | 5 | 1.3 | 1.5 | 0.5 | 1.1 | 0.8 |
| CS-6 | 6 | 1.8 | 1.5 | 0.5 | 1.6 | 1.2 |
| CS-8 | 8 | 2.4 | 1.5 | 0.5 | 2.8 | 2.1 |
| CS-10 | 10 | 3.0 | 1.5 | 0.5 | 4.4 | 3.3 |
| CS-12 | 12 | 3.6 | 1.5 | 0.5 | 6.3 | 4.8 |

*Note: The information in the chart is for standard units. Units may have been designed with non-standard sediment storage depth.*

A Cascade Separator unit can be easily cleaned in less than 30 minutes.

A vacuum truck excavates pollutants from the systems.

# Cascade Separator™ Inspection & Maintenance Log

| Cascade Model: | | | Location: | | |
|---|---|---|---|---|---|
| Date | Depth Below Invert to Top of Sediment[1] | Floatable Layer Thickness[2] | Describe Maintenance Performed | Maintenance Personnel | Comments |
| | | | | | |
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| | | | | | |

1. The depth to sediment is determined by taking a measurement from the manhole outlet invert (standing water level) to the top of the sediment pile. Once this measurement is recorded, it should be compared to the chart in the maintenance guide to determine if the height of the sediment pile off the bottom of the sump floor exceeds 50% of the maximum sediment storage. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the top of the sediment pile.
2. For optimum performance, the system should be cleaned out when the floating hydrocarbon layer accumulates to an appreciable thickness. In the event of an oil spill, the system should be cleaned immediately.

SUPPORT

- Drawings and specifications are available at www.ContechES.com.
- Site-specific design support is available from our engineers.

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# APPENDIX G

## NOI, SPDES PERMIT, AND ACKNOWLEDGEMENT LETTER

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
SPDES GENERAL PERMIT
FOR STORMWATER DISCHARGES

From

**CONSTRUCTION ACTIVITY**

Permit No. GP-0-15-002

Issued Pursuant to Article 17, Titles 7, 8 and Article 70
of the Environmental Conservation Law

Effective Date: January 29, 2015 Expiration Date: January 28, 2020

Modification Date:

July 14, 2015 – Correction of typographical error in definition of "New Development", Appendix A

November 23, 2016 – Updated to require the use of the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. The use of this standard will be required as of February 1, 2017.

John J. Ferguson
Chief Permit Administrator

Authorized Signature 11-14-16
Date

Address: NYS DEC
Division of Environmental Permits
625 Broadway, 4th Floor
Albany, N.Y. 12233-1750

## PREFACE

Pursuant to Section 402 of the Clean Water Act ("CWA"), stormwater *discharges* from certain *construction activities* are unlawful unless they are authorized by a *National Pollutant Discharge Elimination System ("NPDES")* permit or by a state permit program. New York's *State Pollutant Discharge Elimination System ("SPDES")* is a NPDES-approved program with permits issued in accordance with the *Environmental Conservation Law ("ECL").*

This general permit ("permit") is issued pursuant to Article 17, Titles 7, 8 and Article 70 of the ECL. An *owner or operator* may obtain coverage under this permit by submitting a Notice of Intent ("NOI") to the Department. Copies of this permit and the NOI for New York are available by calling (518) 402-8109 or at any New York State Department of Environmental Conservation ("the Department") regional office (see Appendix G).They are also available on the Department's website at:

http://www.dec.ny.gov/

An *owner or operator* of a *construction activity* that is eligible for coverage under this permit must obtain coverage prior to the *commencement of construction activity*. Activities that fit the definition of "*construction activity*", as defined under 40 CFR 122.26(b)(14)(x), (15)(i), and (15)(ii), constitute construction of a point source and therefore, pursuant to Article 17-0505 of the ECL, the *owner or operator* must have coverage under a SPDES permit prior to *commencing construction activity*. They cannot wait until there is an actual *discharge* from the construction site to obtain permit coverage.

***Note: The italicized words/phrases within this permit are defined in Appendix A.**

**NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION**
**SPDES GENERAL PERMIT FOR STORMWATER DISCHARGES**
**FROM CONSTRUCTION ACTIVITIES**


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(Part I)

## Part I. PERMIT COVERAGE AND LIMITATIONS

### A. Permit Application

This permit authorizes stormwater *discharges* to *surface waters of the State* from the following *construction activities* identified within 40 CFR Parts 122.26(b)(14)(x), 122.26(b)(15)(i) and 122.26(b)(15)(ii), provided all of the eligibility provisions of this permit are met:

1. *Construction activities* involving soil disturbances of one (1) or more acres; including disturbances of less than one acre that are part of a *larger common plan of development or sale* that will ultimately disturb one or more acres of land; excluding *routine maintenance activity* that is performed to maintain the original line and grade, hydraulic capacity or original purpose of a facility;

2. *Construction activities* involving soil disturbances of less than one (1) acre where the Department has determined that a *SPDES* permit is required for stormwater *discharges* based on the potential for contribution to a violation of a *water quality standard* or for significant contribution of *pollutants* to *surface waters of the State.*

3. *Construction activities* located in the watershed(s) identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

### B. Effluent Limitations Applicable to Discharges from Construction Activities

*Discharge*s authorized by this permit must achieve, at a minimum, the effluent limitations in Part I.B.1. (a) – (f) of this permit. These limitations represent the degree of effluent reduction attainable by the application of best practicable technology currently available.

1. Erosion and Sediment Control Requirements - The *owner or operator* must select, design, install, implement and maintain control measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. The selection, design, installation, implementation, and maintenance of these control measures must meet the non-numeric effluent limitations in Part I.B.1.(a) – (f) of this permit and be in accordance with the New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, using sound engineering judgment. Where control measures are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must include in the Stormwater Pollution Prevention Plan ("SWPPP") the reason(s) for the deviation or alternative design and provide information

which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

a. **Erosion and Sediment Controls.** Design, install and maintain effective erosion and sediment controls to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such controls must be designed, installed and maintained to:

   (i) *Minimize* soil erosion through application of runoff control and soil stabilization control measure to *minimize pollutant discharge*s;

   (ii) Control stormwater *discharge*s to *minimize* channel and streambank erosion and scour in the immediate vicinity of the *discharge* points;

   (iii) *Minimize* the amount of soil exposed during *construction activity*;

   (iv) *Minimize* the disturbance of *steep slopes*;

   (v) *Minimize* sediment *discharge*s from the site;

   (vi) Provide and maintain natural buffers around surface waters, direct stormwater to vegetated areas and maximize stormwater infiltration to reduce *pollutant discharge*s, unless *infeasible*;

   (vii) *Minimize* soil compaction. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted; and

   (viii) Unless *infeasible*, preserve a sufficient amount of topsoil to complete soil restoration and establish a uniform, dense vegetative cover.

b. **Soil Stabilization**. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. For construction sites that *directly discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. See Appendix A for definition of *Temporarily Ceased*.

c. **Dewatering**. *Discharge*s from dewatering activities, including *discharge*s

from dewatering of trenches and excavations, must be managed by appropriate control measures.

d. **Pollution Prevention Measures**. Design, install, implement, and maintain effective pollution prevention measures to *minimize* the *discharge* of *pollutants* and prevent a violation of the *water quality standards*. At a minimum, such measures must be designed, installed, implemented and maintained to:

(i) *Minimize* the *discharge* of *pollutants* from equipment and vehicle washing, wheel wash water, and other wash waters. This applies to washing operations that use clean water only. Soaps, detergents and solvents cannot be used;

(ii) *Minimize* the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and to stormwater. Minimization of exposure is not required in cases where the exposure to precipitation and to stormwater will not result in a *discharge* of *pollutants*, or where exposure of a specific material or product poses little risk of stormwater contamination (such as final products and materials intended for outdoor use) ; and

(iii) Prevent the *discharge* of *pollutants* from spills and leaks and implement chemical spill and leak prevention and response procedures.

e. **Prohibited *Discharge*s.** The following *discharge*s are prohibited:

(i) Wastewater from washout of concrete;

(ii) Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;

(iii) Fuels, oils, or other *pollutants* used in vehicle and equipment operation and maintenance;

(iv) Soaps or solvents used in vehicle and equipment washing; and

(v) Toxic or hazardous substances from a spill or other release.

f. Surface Outlets. When discharging from basins and impoundments, the outlets shall be designed, constructed and maintained in such a manner that sediment does not leave the basin or impoundment and that erosion

at or below the outlet does not occur.

**C. Post-construction Stormwater Management Practice Requirements**

1. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must select, design, install, and maintain the practices to meet the *performance criteria* in the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015, using sound engineering judgment. Where post-construction stormwater management practices ("SMPs") are not designed in conformance with the *performance criteria* in the Design Manual, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. The *owner or operator* of a *construction activity* that requires post-construction stormwater management practices pursuant to Part III.C. of this permit must design the practices to meet the applicable *sizing criteria* in Part I.C.2.a., b., c. or d. of this permit.

a. ***Sizing Criteria* for *New Development***

(i) Runoff Reduction Volume ("RRv"): Reduce the total Water Quality Volume ("WQv") by application of RR techniques and standard SMPs with RRv capacity. The total WQv shall be calculated in accordance with the criteria in Section 4.2 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.a.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

**In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 4.3 of the Design Manual**. The remaining portion of the total WQv

that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume ("Cpv"): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:

(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or

(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) Overbank Flood Control Criteria ("Qp"): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or

(2) A downstream analysis reveals that overbank control is not required.

(v) Extreme Flood Control Criteria ("Qf"): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or

(2) A downstream analysis reveals that overbank control is not required.

b. ***Sizing Criteria* for *New Development* in Enhanced Phosphorus Removal Watershed**

(i) Runoff Reduction Volume (RRv): Reduce the total Water Quality Volume (WQv) by application of RR techniques and standard SMPs with RRv capacity. The total WQv is the runoff volume from the 1-year, 24 hour design storm over the post-developed watershed and shall be calculated in accordance with the criteria in Section 10.3 of the Design Manual.

(ii) Minimum RRv and Treatment of Remaining Total WQv: *Construction activities* that cannot meet the criteria in Part I.C.2.b.(i) of this permit due to *site limitations* shall direct runoff from all newly constructed *impervious areas* to a RR technique or

standard SMP with RRv capacity unless *infeasible*. The specific *site limitations* that prevent the reduction of 100% of the WQv shall be documented in the SWPPP. For each *impervious area* that is not directed to a RR technique or standard SMP with RRv capacity, the SWPPP must include documentation which demonstrates that all options were considered and for each option explains why it is considered *infeasible.*

**In no case shall the runoff reduction achieved from the newly constructed *impervious areas* be less than the Minimum RRv as calculated using the criteria in Section 10.3 of the Design Manual.** The remaining portion of the total WQv that cannot be reduced shall be treated by application of standard SMPs.

(iii) Channel Protection Volume (Cpv): Provide 24 hour extended detention of the post-developed 1-year, 24-hour storm event; remaining after runoff reduction. The Cpv requirement does not apply when:

(1) Reduction of the entire Cpv is achieved by application of runoff reduction techniques or infiltration systems, or

(2) The site *discharge*s directly to tidal waters, or fifth order or larger streams.

(iv) Overbank Flood Control Criteria (Qp): Requires storage to attenuate the post-development 10-year, 24-hour peak *discharge* rate (Qp) to predevelopment rates. The Qp requirement does not apply when:

(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that overbank control is not required.

(v) Extreme Flood Control Criteria (Qf): Requires storage to attenuate the post-development 100-year, 24-hour peak *discharge* rate (Qf) to predevelopment rates. The Qf requirement does not apply when:

(1) the site *discharge*s directly to tidal waters or fifth order or larger streams, or
(2) A downstream analysis reveals that overbank control is not required.

*c.* ***Sizing Criteria* for *Redevelopment Activity***

(Part I.C.2.c.i)

(i) Water Quality Volume (WQv): The WQv treatment objective for *redevelopment activity* shall be addressed by one of the following options. *Redevelopment activities* located in an Enhanced Phosphorus Removal Watershed (see Part III.B.3. and Appendix C of this permit) shall calculate the WQv in accordance with Section 10.3 of the Design Manual. All other *redevelopment activities* shall calculate the WQv in accordance with Section 4.2 of the Design Manual.

(1) Reduce the existing *impervious cover* by a minimum of 25% of the total disturbed, *impervious area*. The Soil Restoration criteria in Section 5.1.6 of the Design Manual must be applied to all newly created pervious areas, or
(2) Capture and treat a minimum of 25% of the WQv from the disturbed, *impervious area* by the application of standard SMPs; or reduce 25% of the WQv from the disturbed, *impervious area* by the application of RR techniques or standard SMPs with RRv capacity., or
(3) Capture and treat a minimum of 75% of the WQv from the disturbed, *impervious area* as well as any additional runoff from tributary areas by application of the alternative practices discussed in Sections 9.3 and 9.4 of the Design Manual., or
(4) Application of a combination of 1, 2 and 3 above that provide a weighted average of at least two of the above methods. Application of this method shall be in accordance with the criteria in Section 9.2.1(B) (IV) of the Design Manual.

If there is an existing post-construction stormwater management practice located on the site that captures and treats runoff from the *impervious area* that is being disturbed, the WQv treatment option selected must, at a minimum, provide treatment equal to the treatment that was being provided by the existing practice(s) if that treatment is greater than the treatment required by options 1 – 4 above.

(ii) Channel Protection Volume (Cpv): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(iii) Overbank Flood Control Criteria (Qp): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

(Part I.C.2.c.iv)

(iv) Extreme Flood Control Criteria (Qf): Not required if there are no changes to hydrology that increase the *discharge* rate from the project site.

*d.* ***Sizing Criteria*** **for Combination of** ***Redevelopment Activity*** **and** ***New Development***

Construction projects that include both *New Development* and *Redevelopment Activity* shall provide post-construction stormwater management controls that meet the *sizing criteria* calculated as an aggregate of the *Sizing Criteria* in Part I.C.2.a. or b. of this permit for the *New Development* portion of the project and Part I.C.2.c of this permit for *Redevelopment Activity* portion of the project.

**D. Maintaining Water Quality**

The Department expects that compliance with the conditions of this permit will control *discharge*s necessary to meet applicable *water quality standards*. It shall be a violation of the *ECL* for any discharge to either cause or contribute to a violation of *water quality standards* as contained in Parts 700 through 705 of Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York, such as:

1. There shall be no increase in turbidity that will cause a substantial visible contrast to natural conditions;

2. There shall be no increase in suspended, colloidal or settleable solids that will cause deposition or impair the waters for their best usages; and

3. There shall be no residue from oil and floating substances, nor visible oil film, nor globules of grease.

If there is evidence indicating that the stormwater *discharge*s authorized by this permit are causing, have the reasonable potential to cause, or are contributing to a violation of the *water quality standards*; the *owner or operator* must take appropriate corrective action in accordance with Part IV.C.5. of this general permit and document in accordance with Part IV.C.4. of this general permit. To address the *water quality standard* violation the *owner or operator* may need to provide additional information, include and implement appropriate controls in the SWPPP to correct the problem, or obtain an individual SPDES permit.

If there is evidence indicating that despite compliance with the terms and conditions of this general permit it is demonstrated that the stormwater *discharge*s authorized by this permit are causing or contributing to a violation of *water quality standards*, or

if the Department determines that a modification of the permit is necessary to prevent a violation of *water quality standards*, the authorized *discharge*s will no longer be eligible for coverage under this permit. The Department may require the *owner or operator* to obtain an individual SPDES permit to continue discharging.

**E. Eligibility Under This General Permit**

1. This permit may authorize all *discharges* of stormwater from *construction activity* to *surface waters of the State* and *groundwaters* except for ineligible *discharges* identified under subparagraph F. of this Part.

2. Except for non-stormwater *discharges* explicitly listed in the next paragraph, this permit only authorizes stormwater *discharge*s from *construction activities*.

3. Notwithstanding paragraphs E.1 and E.2 above, the following non-stormwater *discharges* may be authorized by this permit: *discharge*s from firefighting activities; fire hydrant flushings; waters to which cleansers or other components have not been added that are used to wash vehicles or control dust in accordance with the SWPPP, routine external building washdown which does not use detergents; pavement washwaters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; uncontaminated *groundwater* or spring water; uncontaminated *discharge*s from construction site de-watering operations; and foundation or footing drains where flows are not contaminated with process materials such as solvents. For those entities required to obtain coverage under this permit, and who *discharge* as noted in this paragraph, and with the exception of flows from firefighting activities, these *discharge*s must be identified in the SWPPP. Under all circumstances, the *owner or operator* must still comply with *water quality standards* in Part I.D of this permit.

4. The *owner or operator* must maintain permit eligibility to *discharge* under this permit. Any *discharges* that are not compliant with the eligibility conditions of this permit are not authorized by the permit and the *owner or operator* must either apply for a separate permit to cover those ineligible *discharges* or take steps necessary to make the *discharge* eligible for coverage.

**F. Activities Which Are Ineligible for Coverage Under This General Permit**

All of the following are **not** authorized by this permit:

(Part I.F)

1. *Discharge*s after *construction activities* have been completed and the site has undergone *final stabilization*;

2. *Discharge*s that are mixed with sources of non-stormwater other than those expressly authorized under subsection E.3. of this Part and identified in the SWPPP required by this permit;

3. *Discharges* that are required to obtain an individual SPDES permit or another SPDES general permit pursuant to Part VII.K. of this permit;

4. *Construction activities* or *discharges* from *construction activities* that may adversely affect an endangered or threatened species unless the *owner or operator* has obtained a permit issued pursuant to 6 NYCRR Part 182 for the project or the Department has issued a letter of non-jurisdiction for the project. All documentation necessary to demonstrate eligibility shall be maintained on site in accordance with Part II.C.2 of this permit.

5. *Discharges* which either cause or contribute to a violation of *water quality standards* adopted pursuant to the *ECL* and its accompanying regulations;

6. *Construction activities* for residential, commercial and institutional projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which disturb one or more acres of land with no existing *impervious cover*; and

   c. Which are undertaken on land with a Soil Slope Phase that is identified as an E or F, or the map unit name is inclusive of 25% or greater slope, on the United States Department of Agriculture (“USDA”) Soil Survey for the County where the disturbance will occur.

7. *Construction activities* for linear transportation projects and linear utility projects:

   a. Where the *discharge*s from the *construction activities* are tributary to waters of the state classified as AA or AA-s; and

   b. Which disturb two or more acres of land with no existing *impervious cover*; and

   c. Which are undertaken on land with a Soil Slope Phase that is identified as an E or F, or the map unit name is inclusive of 25% or greater slope, on the USDA Soil Survey for the County where the disturbance will occur.

(Part I.F.8)

8. *Construction activities* that have the potential to affect an *historic property*, unless there is documentation that such impacts have been resolved. The following documentation necessary to demonstrate eligibility with this requirement shall be maintained on site in accordance with Part II.C.2 of this permit and made available to the Department in accordance with Part VII.F of this permit:

   a. Documentation that the *construction activity* is not within an archeologically sensitive area indicated on the sensitivity map, and that the *construction activity* is not located on or immediately adjacent to a property listed or determined to be eligible for listing on the National or State Registers of Historic Places, and that there is no new permanent building on the construction site within the following distances from a building, structure, or object that is more than 50 years old, or if there is such a new permanent building on the construction site within those parameters that NYS Office of Parks, Recreation and Historic Preservation (OPRHP), a Historic Preservation Commission of a Certified Local Government, or a qualified preservation professional has determined that the building, structure, or object more than 50 years old is not historically/archeologically significant.

      - 1-5 acres of disturbance - 20 feet
      - 5-20 acres of disturbance - 50 feet
      - 20+ acres of disturbance - 100 feet, or

   b. DEC consultation form sent to OPRHP, and copied to the NYS DEC Agency Historic Preservation Officer (APO), and
      (i) the State Environmental Quality Review (SEQR) Environmental Assessment Form (EAF) with a negative declaration or the Findings Statement, with documentation of OPRHP's agreement with the resolution; or
      (ii) documentation from OPRHP that the *construction activity* will result in No Impact; or
      (iii) documentation from OPRHP providing a determination of No Adverse Impact; or
      (iv) a Letter of Resolution signed by the owner/operator, OPRHP and the DEC APO which allows for this *construction activity* to be eligible for coverage under the general permit in terms of the State Historic Preservation Act (SHPA); or

   c. Documentation of satisfactory compliance with Section 106 of the National Historic Preservation Act for a coterminous project area:
      (i) No Affect
      (ii) No Adverse Affect

(Part I.F.8.c.iii)

(iii) Executed Memorandum of Agreement, or

d. Documentation that:

(i) SHPA Section 14.09 has been completed by NYS DEC or another state agency.

9. *Discharges* from *construction activities* that are subject to an existing SPDES individual or general permit where a SPDES permit for *construction activity* has been terminated or denied; or where the *owner or operator* has failed to renew an expired individual permit.

## Part II. OBTAINING PERMIT COVERAGE

### A.Notice of Intent (NOI) Submittal

1. An *owner or operator* of a *construction activity* that is not subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then submit a completed NOI form to the Department in order to be authorized to *discharge* under this permit. An *owner or operator* shall use either the electronic (eNOI) or paper version of the NOI that the Department prepared. Both versions of the NOI are located on the Department's website (http://www.dec.ny.gov/ ). The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the following address.

**NOTICE OF INTENT**
**NYS DEC, Bureau of Water Permits**
**625 Broadway, 4th Floor**
**Albany, New York 12233-3505**

2. An *owner or operator* of a *construction activity* that is subject to the requirements of a *regulated, traditional land use control MS4* must first prepare a SWPPP in accordance with all applicable requirements of this permit and then have its SWPPP reviewed and accepted by the *regulated, traditional land use control MS4* prior to submitting the NOI to the Department. The *owner or operator* shall have the "MS4 SWPPP Acceptance" form signed in accordance with Part VII.H., and then submit that form along with a completed NOI to the Department. An *owner or operator* shall use either the electronic (eNOI) or paper version of the NOI.

   The paper version of the NOI shall be signed in accordance with Part VII.H. of this permit and submitted to the address in Part II.A.1.

(Part II.A.2)

The requirement for an *owner or operator* to have its SWPPP reviewed and accepted by the *MS4* prior to submitting the NOI to the Department does not apply to an *owner or operator* that is obtaining permit coverage in accordance with the requirements in Part II.E. (Change of *Owner or Operator*) or where the *owner or operator* of the *construction activity* is the *regulated, traditional land use control MS4*.

3. The *owner or operator* shall have the SWPPP preparer sign the "SWPPP Preparer Certification" statement on the NOI prior to submitting the form to the Department.

4. As of the date the NOI is submitted to the Department, the *owner or operator* shall make the NOI and SWPPP available for review and copying in accordance with the requirements in Part VII.F. of this permit.

**B. Permit Authorization**

1. An *owner or operator* shall not *commence construction activity* until their authorization to *discharge* under this permit goes into effect.

2. Authorization to *discharge* under this permit will be effective when the *owner or operator* has satisfied <u>all</u> of the following criteria:

   a. project review pursuant to the State Environmental Quality Review Act ("SEQRA") have been satisfied, when SEQRA is applicable. See the Department's website (http://www.dec.ny.gov/) for more information,

   b. where required, all necessary Department permits subject to the *Uniform Procedures Act ("UPA")* (see 6 NYCRR Part 621) have been obtained, unless otherwise notified by the Department pursuant to 6 NYCRR 621.3(a)(4). *Owners or operators* of *construction activities* that are required to obtain *UPA* permits must submit a preliminary SWPPP to the appropriate DEC Permit Administrator at the Regional Office listed in Appendix F at the time all other necessary *UPA* permit applications are submitted. The preliminary SWPPP must include sufficient information to demonstrate that the *construction activity* qualifies for authorization under this permit,

   c. the final SWPPP has been prepared, and

   d. a complete NOI has been submitted to the Department in accordance with the requirements of this permit.

3. An *owner or operator* that has satisfied the requirements of Part II.B.2 above

(Part II.B.3)

will be authorized to *discharge* stormwater from their *construction activity* in accordance with the following schedule:

a. For *construction activities* that are not subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives a complete electronic version of the NOI (eNOI) for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.; or

(ii) Sixty (60) business days from the date the Department receives a complete NOI (electronic or paper version) for *construction activities* with a SWPPP that has not been prepared in conformance with the design criteria in technical standard referenced in Part III.B.1. or, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C., the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, or;

(iii) Ten (10) business days from the date the Department receives a complete paper version of the NOI for *construction activities* with a SWPPP that has been prepared in conformance with the design criteria in the technical standard referenced in Part III.B.1 and the *performance criteria* in the technical standard referenced in Parts III.B., 2 or 3, for *construction activities* that require post-construction stormwater management practices pursuant to Part III.C.

b. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*:

(i) Five (5) business days from the date the Department receives both a complete electronic version of the NOI (eNOI) and signed "*MS4* SWPPP Acceptance" form, or

(ii) Ten (10) business days from the date the Department receives both a complete paper version of the NOI and signed "MS4 SWPPP Acceptance" form.

4. The Department may suspend or deny an *owner's or operator's* coverage

under this permit if the Department determines that the SWPPP does not meet the permit requirements. In accordance with statute, regulation, and the terms and conditions of this permit, the Department may deny coverage under this permit and require submittal of an application for an individual SPDES permit based on a review of the NOI or other information pursuant to Part II.

5. Coverage under this permit authorizes stormwater *discharges* from only those areas of disturbance that are identified in the NOI. If an *owner or operator* wishes to have stormwater *discharges* from future or additional areas of disturbance authorized, they must submit a new NOI that addresses that phase of the development, unless otherwise notified by the Department. The *owner or operator* shall not *commence construction activity* on the future or additional areas until their authorization to *discharge* under this permit goes into effect in accordance with Part II.B. of this permit.

### C. General Requirements For Owners or Operators With Permit Coverage

1. The *owner or operator* shall ensure that the provisions of the SWPPP are implemented from the *commencement of construction activity* until all areas of disturbance have achieved *final stabilization* and the Notice of Termination ("NOT") has been submitted to the Department in accordance with Part V. of this permit. This includes any changes made to the SWPPP pursuant to Part III.A.4. of this permit.

2. The *owner or operator* shall maintain a copy of the General Permit (GP-0-15-002), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form, inspection reports, and all documentation necessary to demonstrate eligibility with this permit at the construction site until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department. The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection.

3. The *owner or operator* of a *construction activity* shall not disturb greater than five (5) acres of soil at any one time without prior written authorization from the Department or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*). At a minimum, the *owner or operator* must comply with the following requirements in order to be authorized to disturb greater than five (5) acres of soil at any one time:
   a. The *owner or operator* shall

have a *qualified inspector* conduct **at least** two (2) site inspections in accordance with Part IV.C. of this permit every seven (7) calendar days, for as long as greater than five (5) acres of soil remain disturbed. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

b. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016.

c. The *owner or operator* shall prepare a phasing plan that defines maximum disturbed area per phase and shows required cuts and fills.

d. The *owner or operator* shall install any additional site specific practices needed to protect water quality.

e. The *owner or operator* shall include the requirements above in their SWPPP.

4. In accordance with statute, regulations, and the terms and conditions of this permit, the Department may suspend or revoke an *owner's or operator's* coverage under this permit at any time if the Department determines that the SWPPP does not meet the permit requirements. Upon a finding of significant non-compliance with the practices described in the SWPPP or violation of this permit, the Department may order an immediate stop to all activity at the site until the non-compliance is remedied. The stop work order shall be in writing, describe the non-compliance in detail, and be sent to the *owner or operator*.

5. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the *regulated, traditional land use control MS4* in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *regulated, traditional land use control MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *regulated, traditional land use control MS4* prior to commencing construction of the post-construction stormwater management practice

(Part II.D)

**D. Permit Coverage for Discharges Authorized Under GP-0-10-001**

1. Upon renewal of SPDES General Permit for Stormwater Discharges from *Construction Activity* (Permit No. GP-0-10-001), an *owner or operator* of *a construction activity* with coverage under GP-0-10-001, as of the effective date of GP-0-15-002, shall be authorized to *discharge* in accordance with GP-0-15-002, unless otherwise notified by the Department.

   An *owner or operator* may continue to implement the technical/design components of the post-construction stormwater management controls provided that such design was done in conformance with the technical standards in place at the time of initial project authorization. However, they must comply with the other, non-design provisions of GP-0-15-002.

**E. Change of *Owner or Operator***

1. When property ownership changes or when there is a change in operational control over the construction plans and specifications, the original *owner or operator* must notify the new *owner or operator*, <u>in writing,</u> of the requirement to obtain permit coverage by submitting a NOI with the Department. Once the new *owner or operator* obtains permit coverage, the original *owner or operator* shall then submit a completed NOT with the name and permit identification number of the new *owner or operator* to the Department at the address in Part II.A.1. of this permit. If the original *owner or operator* maintains ownership of a portion of the *construction activity* and will disturb soil, they must maintain their coverage under the permit.

Permit coverage for the new *owner or operator* will be effective as of the date the Department receives a complete NOI, provided the original *owner or operator* was not subject to a sixty (60) business day authorization period that has not expired as of the date the Department receives the NOI from the new *owner or operator*.

(Part III)

## Part III. STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

### A. General SWPPP Requirements

1. A SWPPP shall be prepared and implemented by the *owner or operator* of each *construction activity* covered by this permit. The SWPPP must document the selection, design, installation, implementation and maintenance of the control measures and practices that will be used to meet the effluent limitations in Part I.B. of this permit and where applicable, the post-construction stormwater management practice requirements in Part I.C. of this permit. The SWPPP shall be prepared prior to the submittal of the NOI. The NOI shall be submitted to the Department prior to the *commencement of construction activity*. A copy of the completed, final NOI shall be included in the SWPPP.

2. The SWPPP shall describe the erosion and sediment control practices and where required, post-construction stormwater management practices that will be used and/or constructed to reduce the *pollutants* in stormwater *discharges* and to assure compliance with the terms and conditions of this permit. In addition, the SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of stormwater *discharges*.

3. All SWPPPs that require the post-construction stormwater management practice component shall be prepared by a *qualified professional* that is knowledgeable in the principles and practices of stormwater management and treatment.

4. The *owner or operator* must keep the SWPPP current so that it at all times accurately documents the erosion and sediment controls practices that are being used or will be used during construction, and all post-construction stormwater management practices that will be constructed on the site. At a minimum, the *owner or operator* shall amend the SWPPP:

   a. whenever the current provisions prove to be ineffective in minimizing *pollutants* in stormwater *discharges* from the site;

   b. whenever there is a change in design, construction, or operation at the construction site that has or could have an effect on the *discharge* of *pollutants*; and

   c. to address issues or deficiencies identified during an inspection by the *qualified inspector,* the Department or other regulatory authority.

5. The Department may notify the *owner or operator* at any time that the

(Part III.A.5)

SWPPP does not meet one or more of the minimum requirements of this permit. The notification shall be in writing and identify the provisions of the SWPPP that require modification. Within fourteen (14) calendar days of such notification, or as otherwise indicated by the Department, the *owner or operator* shall make the required changes to the SWPPP and submit written notification to the Department that the changes have been made. If the *owner or operator* does not respond to the Department's comments in the specified time frame, the Department may suspend the *owner's or operator's* coverage under this permit or require the *owner or operator* to obtain coverage under an individual SPDES permit in accordance with Part II.C.4. of this permit.

6. Prior to the *commencement of construction activity*, the *owner or operator* must identify the contractor(s) and subcontractor(s) that will be responsible for installing, constructing, repairing, replacing, inspecting and maintaining the erosion and sediment control practices included in the SWPPP; and the contractor(s) and subcontractor(s) that will be responsible for constructing the post-construction stormwater management practices included in the SWPPP. The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor.* The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

   The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

   > "I hereby certify under penalty of law that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater *discharge*s from *construction activities* and that it is unlawful for any person to cause or contribute to a violation of *water quality standards*. Furthermore, I am aware that there are significant penalties for submitting false information, that I do not believe to be true, including the possibility of fine and imprisonment for knowing violations"

   In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the

*trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed. The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the construction site. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

7. For projects where the Department requests a copy of the SWPPP or inspection reports, the *owner or operator* shall submit the documents in both electronic (PDF only) and paper format within five (5) business days, unless otherwise notified by the Department.

**B. Required SWPPP Contents**

1. Erosion and sediment control component - All SWPPPs prepared pursuant to this permit shall include erosion and sediment control practices designed in conformance with the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Where erosion and sediment control practices are not designed in conformance with the design criteria included in the technical standard, the *owner or operator* must demonstrate *equivalence* to the technical standard. At a minimum, the erosion and sediment control component of the SWPPP shall include the following:

   a. Background information about the scope of the project, including the location, type and size of project;

   b. A site map/construction drawing(s) for the project, including a general location map. At a minimum, the site map shall show the total site area; all improvements; areas of disturbance; areas that will not be disturbed; existing vegetation; on-site and adjacent off-site surface water(s); floodplain/floodway boundaries; wetlands and drainage patterns that could be affected by the *construction activity*; existing and final contours ; locations of different soil types with boundaries; material, waste, borrow or equipment storage areas located on adjacent properties; and location(s) of the stormwater *discharge*(s);

   c. A description of the soil(s) present at the site, including an identification of the Hydrologic Soil Group (HSG);

   d. A construction phasing plan and sequence of operations describing the intended order of *construction activities*, including clearing and grubbing, excavation and grading, utility and infrastructure installation and any other

activity at the site that results in soil disturbance;

e. A description of the minimum erosion and sediment control practices to be installed or implemented for each *construction activity* that will result in soil disturbance. Include a schedule that identifies the timing of initial placement or implementation of each erosion and sediment control practice and the minimum time frames that each practice should remain in place or be implemented;

f. A temporary and permanent soil stabilization plan that meets the requirements of this general permit and the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016, for each stage of the project, including initial land clearing and grubbing to project completion and achievement of *final stabilization*;

g. A site map/construction drawing(s) showing the specific location(s), size(s), and length(s) of each erosion and sediment control practice;

h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. Include the location and sizing of any temporary sediment basins and structural practices that will be used to divert flows from exposed soils;

i. A maintenance inspection schedule for the contractor(s) identified in Part III.A.6. of this permit, to ensure continuous and effective operation of the erosion and sediment control practices. The maintenance inspection schedule shall be in accordance with the requirements in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016;

j. A description of the pollution prevention measures that will be used to control litter, construction chemicals and construction debris from becoming a *pollutant* source in the stormwater *discharges*;

k. A description and location of any stormwater *discharges* associated with industrial activity other than construction at the site, including, but not limited to, stormwater *discharges* from asphalt plants and concrete plants located on the construction site; and

l. Identification of any elements of the design that are not in conformance with the design criteria in the technical standard, New York State Standards and Specifications for Erosion and Sediment Control, dated November 2016. Include the reason for the deviation or alternative design

and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

2. Post-construction stormwater management practice component – The *owner or operator* of any construction project identified in Table 2 of Appendix B as needing post-construction stormwater management practices shall prepare a SWPPP that includes practices designed in conformance with the applicable *sizing criteria* in Part I.C.2.a., c. or d. of this permit and the *performance criteria* in the technical standard, New York State Stormwater Management Design Manual dated January 2015

   Where post-construction stormwater management practices are not designed in conformance with the *performance criteria* in the technical standard, the *owner or operator* must include in the SWPPP the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the technical standard.

   The post-construction stormwater management practice component of the SWPPP shall include the following:

   a. Identification of all post-construction stormwater management practices to be constructed as part of the project. Include the dimensions, material specifications and installation details for each post-construction stormwater management practice;

   b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice;

   c. A Stormwater Modeling and Analysis Report that includes:

      (i) Map(s) showing pre-development conditions, including watershed/subcatchments boundaries, flow paths/routing, and design points;

      (ii) Map(s) showing post-development conditions, including watershed/subcatchments boundaries, flow paths/routing, design points and post-construction stormwater management practices;

      (iii) Results of stormwater modeling (i.e. hydrology and hydraulic analysis) for the required storm events. Include supporting calculations (model runs), methodology, and a summary table that compares pre and post-development runoff rates and volumes for the different storm events;

      (iv) Summary table, with supporting calculations, which demonstrates

that each post-construction stormwater management practice has been designed in conformance with the *sizing criteria* included in the Design Manual;

(v) Identification of any *sizing criteria* that is not required based on the requirements included in Part I.C. of this permit; and

(vi) Identification of any elements of the design that are not in conformance with the *performance criteria* in the Design Manual. Include the reason(s) for the deviation or alternative design and provide information which demonstrates that the deviation or alternative design is *equivalent* to the Design Manual;

d. Soil testing results and locations (test pits, borings);

e. Infiltration test results, when required; and

f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice.

3. Enhanced Phosphorus Removal Standards - All construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the applicable *sizing criteria* in Part I.C.2. b., c. or d. of this permit and the *performance criteria,* Enhanced Phosphorus Removal Standards included in the Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f. above.

**C. Required SWPPP Components by Project Type**

Unless otherwise notified by the Department, *owners or operators* of *construction activities* identified in Table 1 of Appendix B are required to prepare a SWPPP that only includes erosion and sediment control practices designed in conformance with Part III.B.1 of this permit. *Owners or operators* of the *construction activities* identified in Table 2 of Appendix B shall prepare a SWPPP that also includes post-construction stormwater management practices designed in conformance with Part III.B.2 or 3 of this permit.

## Part IV. INSPECTION AND MAINTENANCE REQUIREMENTS

### A. General Construction Site Inspection and Maintenance Requirements

1. The *owner or operator* must ensure that all erosion and sediment control practices (including pollution prevention measures) and all post-construction stormwater management practices identified in the SWPPP are inspected and maintained in accordance with Part IV.B. and C. of this permit.

2. The terms of this permit shall not be construed to prohibit the State of New York from exercising any authority pursuant to the ECL, common law or federal law, or prohibit New York State from taking any measures, whether civil or criminal, to prevent violations of the laws of the State of New York, or protect the public health and safety and/or the environment.

### B. Contractor Maintenance Inspection Requirements

1. The *owner or operator* of each *construction activity* identified in Tables 1 and 2 of Appendix B shall have a *trained contractor* inspect the erosion and sediment control practices and pollution prevention measures being implemented within the active work area daily to ensure that they are being maintained in effective operating condition at all times. If deficiencies are identified, the contractor shall begin implementing corrective actions within one business day and shall complete the corrective actions in a reasonable time frame.

2. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *trained contractor* can stop conducting the maintenance inspections. The *trained contractor* shall begin conducting the maintenance inspections in accordance with Part IV.B.1. of this permit as soon as soil disturbance activities resume.

3. For construction sites where soil disturbance activities have been shut down with partial project completion, the *trained contractor* can stop conducting the maintenance inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* <u>and</u> all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational.

### C. Qualified Inspector Inspection Requirements

(Part IV.C)

The *owner or operator* shall have a *qualified inspector* conduct site inspections in conformance with the following requirements:

[Note: The *trained contractor* identified in Part III.A.6. and IV.B. of this permit **cannot** conduct the *qualified inspector* site inspections unless they meet the *qualified inspector* qualifications included in Appendix A. In order to perform these inspections, the *trained contractor* would have to be a:

- licensed Professional Engineer,
- Certified Professional in Erosion and Sediment Control (CPESC),
- Registered Landscape Architect, or
- someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity].

1. A *qualified inspector* shall conduct site inspections for all *construction activities* identified in Tables 1 and 2 of Appendix B, <u>with the exception of</u>:

   a. the construction of a single family residential subdivision with 25% or less *impervious cover* at total site build-out that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is <u>not</u> located in one of the watersheds listed in Appendix C and <u>not</u> directly discharging to one of the 303(d) segments listed in Appendix E;

   b. the construction of a single family home that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres and is <u>not</u> located in one of the watersheds listed in Appendix C and <u>not</u> directly discharging to one of the 303(d) segments listed in Appendix E;

   c. construction on agricultural property that involves a soil disturbance of one (1) or more acres of land but less than five (5) acres; and

   d. *construction activities* located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land.

2. Unless otherwise notified by the Department, the *qualified inspector* shall conduct site inspections in accordance with the following timetable:

   a. For construction sites where soil disturbance activities are on-going, the *qualified inspector* shall conduct a site inspection at least once every seven (7) calendar days.

   b. For construction sites where soil disturbance activities are on-going and

the *owner or operator* has received authorization in accordance with Part II.C.3 to disturb greater than five (5) acres of soil at any one time, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall be separated by a minimum of two (2) full calendar days.

c. For construction sites where soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and *temporary stabilization* measures have been applied to all disturbed areas, the *qualified inspector* shall conduct a site inspection at least once every thirty (30) calendar days. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to reducing the frequency of inspections.

d. For construction sites where soil disturbance activities have been shut down with partial project completion, the *qualified inspector* can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved *final stabilization* <u>and</u> all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The *owner or operator* shall notify the DOW Water (SPDES) Program contact at the Regional Office (see contact information in Appendix F) or, in areas under the jurisdiction of a *regulated, traditional land use control MS4,* the *regulated, traditional land use control MS4* (provided the *regulated, traditional land use control MS4* is not the *owner or operator* of the *construction activity*) in writing prior to the shutdown. If soil disturbance activities are not resumed within 2 years from the date of shutdown, the *owner or operator* shall have the *qualified inspector* perform a final inspection and certify that all disturbed areas have achieved *final stabilization,* <u>and</u> all temporary, structural erosion and sediment control measures have been removed*;* and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice" certification statements on the NOT. The *owner or operator* shall then submit the completed NOT form to the address in Part II.A.1 of this permit.

e. For construction sites that directly *discharge* to one of the 303(d) segments listed in Appendix E or is located in one of the watersheds listed in Appendix C, the *qualified inspector* shall conduct at least two (2) site inspections every seven (7) calendar days. The two (2) inspections shall

be separated by a minimum of two (2) full calendar days.

3. At a minimum, the *qualified inspector* shall inspect all erosion and sediment control practices and pollution prevention measures to ensure integrity and effectiveness, all post-construction stormwater management practices under construction to ensure that they are constructed in conformance with the SWPPP, all areas of disturbance that have not achieved *final stabilization,* all points of *discharge* to natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site, and all points of *discharge* from the construction site.

4. The *qualified inspector* shall prepare an inspection report subsequent to each and every inspection. At a minimum, the inspection report shall include and/or address the following:

a. Date and time of inspection;

b. Name and title of person(s) performing inspection;

c. A description of the weather and soil conditions (e.g. dry, wet, saturated) at the time of the inspection;

d. A description of the condition of the runoff at all points of *discharge* from the construction site. This shall include identification of any *discharges* of sediment from the construction site. Include *discharges* from conveyance systems (i.e. pipes, culverts, ditches, etc.) and overland flow;

e. A description of the condition of all natural surface waterbodies located within, or immediately adjacent to, the property boundaries of the construction site which receive runoff from disturbed areas. This shall include identification of any *discharges* of sediment to the surface waterbody;

f. Identification of all erosion and sediment control practices and pollution prevention measures that need repair or maintenance;

g. Identification of all erosion and sediment control practices and pollution prevention measures that were not installed properly or are not functioning as designed and need to be reinstalled or replaced;

h. Description and sketch of areas with active soil disturbance activity, areas that have been disturbed but are inactive at the time of the inspection, and areas that have been stabilized (temporary and/or final) since the last inspection;

(Part IV.C.4.i)

i. Current phase of construction of all post-construction stormwater management practices and identification of all construction that is not in conformance with the SWPPP and technical standards;

j. Corrective action(s) that must be taken to install, repair, replace or maintain erosion and sediment control practices and pollution prevention measures; and to correct deficiencies identified with the construction of the post-construction stormwater management practice(s);

k. Identification and status of all corrective actions that were required by previous inspection; and

l. Digital photographs, with date stamp, that clearly show the condition of all practices that have been identified as needing corrective actions. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report being maintained onsite within seven (7) calendar days of the date of the inspection. The *qualified inspector* shall also take digital photographs, with date stamp, that clearly show the condition of the practice(s) after the corrective action has been completed. The *qualified inspector* shall attach paper color copies of the digital photographs to the inspection report that documents the completion of the corrective action work within seven (7) calendar days of that inspection.

5. Within one business day of the completion of an inspection, the *qualified inspector* shall notify the *owner or operator* and appropriate contractor or subcontractor identified in Part III.A.6. of this permit of any corrective actions that need to be taken. The contractor or subcontractor shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

6. All inspection reports shall be signed by the *qualified inspector.* Pursuant to Part II.C.2. of this permit, the inspection reports shall be maintained on site with the SWPPP.

## Part V. TERMINATION OF PERMIT COVERAGE

### A. Termination of Permit Coverage

1. An *owner or operator* that is eligible to terminate coverage under this permit must submit a completed NOT form to the address in Part II.A.1 of this permit. The NOT form shall be one which is associated with this permit, signed in accordance with Part VII.H of this permit.

(Part V.A.2)

2. An *owner or operator* may terminate coverage when one or more the following conditions have been met:

   a. Total project completion - All *construction activity* identified in the SWPPP has been completed; and all areas of disturbance have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices have been constructed in conformance with the SWPPP and are operational;

   b. Planned shutdown with partial project completion - All soil disturbance activities have ceased; and all areas disturbed as of the project shutdown date have achieved *final stabilization*; and all temporary, structural erosion and sediment control measures have been removed; and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational;

   c. A new *owner or operator* has obtained coverage under this permit in accordance with Part II.E. of this permit.

   d. The *owner or operator* obtains coverage under an alternative SPDES general permit or an individual SPDES permit.

3. For *construction activities* meeting subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *qualified inspector* perform a final site inspection prior to submitting the NOT. The *qualified inspector* shall, by signing the "*Final Stabilization*" and "Post-Construction Stormwater Management Practice certification statements on the NOT, certify that all the requirements in Part V.A.2.a. or b. of this permit have been achieved.

4. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall have the *regulated, traditional land use control MS4* sign the "MS4 Acceptance" statement on the NOT in accordance with the requirements in Part VII.H. of this permit. The *regulated, traditional land use control MS4* official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The *regulated, traditional land use control MS4* can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector*'s final site inspection certification(s) required in Part V.A.3. of this permit.

(Part V.A.5)

5. For *construction activities* that require post-construction stormwater management practices and meet subdivision 2a. of this Part, the *owner or operator* must, prior to submitting the NOT, ensure one of the following:

   a. the post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain such practice(s) have been deeded to the municipality in which the practice(s) is located,

   b. an executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s),

   c. for post-construction stormwater management practices that are privately owned, the *owner or operator* has a mechanism in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the *owner or operator's* deed of record,

   d. for post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university, hospital), government agency or authority, or public utility; the *owner or operator* has policy and procedures in place that ensures operation and maintenance of the practices in accordance with the operation and maintenance plan.

## Part VI. REPORTING AND RETENTION OF RECORDS

### A. Record Retention

The *owner or operator* shall retain a copy of the NOI, NOI Acknowledgment Letter, SWPPP, MS4 SWPPP Acceptance form and any inspection reports that were prepared in conjunction with this permit for a period of at least five (5) years from the date that the Department receives a complete NOT submitted in accordance with Part V. of this general permit.

### B. Addresses

With the exception of the NOI, NOT, and MS4 SWPPP Acceptance form (which must be submitted to the address referenced in Part II.A.1 of this permit), all written correspondence requested by the Department, including individual permit applications, shall be sent to the address of the appropriate DOW Water (SPDES) Program contact at the Regional Office listed in Appendix F.

## Part VII. STANDARD PERMIT CONDITIONS

### A. Duty to Comply

The *owner or operator* must comply with all conditions of this permit. All contractors and subcontractors associated with the project must comply with the terms of the SWPPP. Any non-compliance with this permit constitutes a violation of the Clean Water Act (CWA) and the ECL and is grounds for an enforcement action against the *owner or operator* and/or the contractor/subcontractor; permit revocation, suspension or modification; or denial of a permit renewal application. Upon a finding of significant non-compliance with this permit or the applicable SWPPP, the Department may order an immediate stop to all *construction activity* at the site until the non-compliance is remedied. The stop work order shall be in writing, shall describe the non-compliance in detail, and shall be sent to the *owner or operator*.

If any human remains or archaeological remains are encountered during excavation, the *owner or operator* must immediately cease, or cause to cease, all *construction activity* in the area of the remains and notify the appropriate Regional Water Engineer (RWE). *Construction activity* shall not resume until written permission to do so has been received from the RWE.

### B. Continuation of the Expired General Permit

This permit expires five (5) years from the effective date. If a new general permit is not issued prior to the expiration of this general permit, an *owner or operator* with coverage under this permit may continue to operate and *discharge* in accordance with the terms and conditions of this general permit, if it is extended pursuant to the State Administrative Procedure Act and 6 NYCRR Part 621, until a new general permit is issued.

### C. Enforcement

Failure of the *owner or operator,* its contractors, subcontractors, agents and/or assigns to strictly adhere to any of the permit requirements contained herein shall constitute a violation of this permit. There are substantial criminal, civil, and administrative penalties associated with violating the provisions of this permit. Fines of up to $37,500 per day for each violation and imprisonment for up to fifteen (15) years may be assessed depending upon the nature and degree of the offense.

### D. Need to Halt or Reduce Activity Not a Defense

It shall not be a defense for an *owner or operator* in an enforcement action that it would have been necessary to halt or reduce the *construction activity* in order to maintain compliance with the conditions of this permit.

(Part VII.E)

**E. Duty to Mitigate**

The *owner or operator* and its contractors and subcontractors shall take all reasonable steps to *minimize* or prevent any *discharge* in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

**F. Duty to Provide Information**

The *owner or operator* shall furnish to the Department, within a reasonable specified time period of a written request, all documentation necessary to demonstrate eligibility and any information to determine compliance with this permit or to determine whether cause exists for modifying or revoking this permit, or suspending or denying coverage under this permit, in accordance with the terms and conditions of this permit. The NOI, SWPPP and inspection reports required by this permit are public documents that the *owner or operator* must make available for review and copying by any person within five (5) business days of the *owner or operator* receiving a written request by any such person to review these documents. Copying of documents will be done at the requester's expense.

**G. Other Information**

When the *owner or operator* becomes aware that they failed to submit any relevant facts, or submitted incorrect information in the NOI or in any of the documents required by this permit , or have made substantive revisions to the SWPPP (e.g. the scope of the project changes significantly, the type of post-construction stormwater management practice(s) changes, there is a reduction in the sizing of the post-construction stormwater management practice, or there is an increase in the disturbance area or *impervious area*), which were not reflected in the original NOI submitted to the Department, they shall promptly submit such facts or information to the Department using the contact information in Part II.A. of this permit. Failure of the *owner or operator* to correct or supplement any relevant facts within five (5) business days of becoming aware of the deficiency shall constitute a violation of this permit.

**H. Signatory Requirements**

1. All NOIs and NOTs shall be signed as follows:

   a. For a corporation these forms shall be signed by a responsible corporate officer. For the purpose of this section, a responsible corporate officer means:

      (i) a president, secretary, treasurer, or vice-president of the

corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(ii) the manager of one or more manufacturing, production or operating facilities, provided the manager is authorized to make management decisions which govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiating and directing other comprehensive measures to assure long term environmental compliance with environmental laws and regulations; the manager can ensure that the necessary systems are established or actions taken to gather complete and accurate information for permit application requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures;

b. For a partnership or sole proprietorship these forms shall be signed by a general partner or the proprietor, respectively; or

c. For a municipality, State, Federal, or other public agency these forms shall be signed by either a principal executive officer or ranking elected official. For purposes of this section, a principal executive officer of a Federal agency includes:

(i) the chief executive officer of the agency, or

(ii) a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., Regional Administrators of EPA).

2. The SWPPP and other information requested by the Department shall be signed by a person described in Part VII.H.1. of this permit or by a duly authorized representative of that person. A person is a duly authorized representative only if:

a. The authorization is made in writing by a person described in Part VII.H.1. of this permit;

b. The authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity, such as the position of plant manager, operator of a well or a well field, superintendent, position of *equivalent* responsibility, or an individual or position having overall responsibility for environmental matters for the company. (A duly authorized representative may thus be either a named

individual or any individual occupying a named position) and,

c. The written authorization shall include the name, title and signature of the authorized representative and be attached to the SWPPP.

3. All inspection reports shall be signed by the *qualified inspector* that performs the inspection.

4. The MS4 SWPPP Acceptance form shall be signed by the principal executive officer or ranking elected official from the *regulated, traditional land use control MS4,* or by a duly authorized representative of that person.

   It shall constitute a permit violation if an incorrect and/or improper signatory authorizes any required forms, SWPPP and/or inspection reports.

**I. Property Rights**

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations. *Owners or operators* must obtain any applicable conveyances, easements, licenses and/or access to real property prior to *commencing construction activity*.

**J. Severability**

The provisions of this permit are severable, and if any provision of this permit, or the application of any provision of this permit to any circumstance, is held invalid, the application of such provision to other circumstances, and the remainder of this permit shall not be affected thereby.

**K. Requirement to Obtain Coverage Under an Alternative Permit**

1. The Department may require any *owner or operator* authorized by this permit to apply for and/or obtain either an individual SPDES permit or another SPDES general permit. When the Department requires any *discharge*r authorized by a general permit to apply for an individual SPDES permit, it shall notify the *discharge*r in writing that a permit application is required. This notice shall include a brief statement of the reasons for this decision, an application form, a statement setting a time frame for the *owner or operator* to file the application for an individual SPDES permit, and a deadline, not sooner than 180 days from *owner or operator* receipt of the notification letter, whereby the authorization to

*discharge* under this general permit shall be terminated. Applications must be submitted to the appropriate Permit Administrator at the Regional Office. The Department may grant additional time upon demonstration, to the satisfaction of the Department, that additional time to apply for an alternative authorization is necessary or where the Department has not provided a permit determination in accordance with Part 621 of this Title.

2. When an individual SPDES permit is issued to a discharger authorized to *discharge* under a general SPDES permit for the same *discharge*(s), the general permit authorization for outfalls authorized under the individual SPDES permit is automatically terminated on the effective date of the individual permit unless termination is earlier in accordance with 6 NYCRR Part 750.

**L. Proper Operation and Maintenance**

The *owner or operator* shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the *owner or operator* to achieve compliance with the conditions of this permit and with the requirements of the SWPPP.

**M. Inspection and Entry**

The *owner or operator* shall allow an authorized representative of the Department, EPA, applicable county health department, or, in the case of a construction site which *discharges* through an *MS4*, an authorized representative of the *MS4* receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the *owner's or operator's* premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;

2. Have access to and copy at reasonable times, any records that must be kept under the conditions of this permit; and

3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), practices or operations regulated or required by this permit.

4. Sample or monitor at reasonable times, for purposes of assuring permit compliance or as otherwise authorized by the Act or ECL, any substances or parameters at any location.

**N. Permit Actions**

This permit may, at any time, be modified, suspended, revoked, or renewed by the Department in accordance with 6 NYCRR Part 621. The filing of a request by the *owner or operator* for a permit modification, revocation and reissuance, termination, a notification of planned changes or anticipated noncompliance does not limit, diminish and/or stay compliance with any terms of this permit.

**O. Definitions**

Definitions of key terms are included in Appendix A of this permit.

**P. Re-Opener Clause**

1. If there is evidence indicating potential or realized impacts on water quality due to any stormwater discharge associated with *construction activity* covered by this permit, the *owner or operator* of such discharge may be required to obtain an individual permit or alternative general permit in accordance with Part VII.K. of this permit or the permit may be modified to include different limitations and/or requirements.

2. Any Department initiated permit modification, suspension or revocation will be conducted in accordance with 6 NYCRR Part 621, 6 NYCRR 750-1.18, and 6 NYCRR 750-1.20.

**Q. Penalties for Falsification of Forms and Reports**

In accordance with 6NYCRR Part 750-2.4 and 750-2.5, any person who knowingly makes any false material statement, representation, or certification in any application, record, report or other document filed or required to be maintained under this permit, including reports of compliance or noncompliance shall, upon conviction, be punished in accordance with ECL §71-1933 and or Articles 175 and 210 of the New York State Penal Law.

**R. Other Permits**

Nothing in this permit relieves the *owner or operator* from a requirement to obtain any other permits required by law.

**APPENDIX A**

# Definitions

**Alter Hydrology from Pre to Post-Development Conditions -** means the post-development peak flow rate(s) has increased by more than 5% of the pre-developed condition for the design storm of interest (e.g. 10 yr and 100 yr).

**Combined Sewer -** means a sewer that is designed to collect and convey both “sewage” and “stormwater”.

**Commence (Commencement of) Construction Activities -** means the initial disturbance of soils associated with clearing, grading or excavation activities; or other construction related activities that disturb or expose soils such as demolition, stockpiling of fill material, and the initial installation of erosion and sediment control practices required in the SWPPP. See definition for “*Construction Activity(ies)*” also.

***Construction Activity*(ies) -** means any clearing, grading, excavation, filling, demolition or stockpiling activities that result in soil disturbance. Clearing activities can include, but are not limited to, logging equipment operation, the cutting and skidding of trees, stump removal and/or brush root removal. Construction activity does not include routine maintenance that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility.

**Direct Discharge (to a specific surface waterbody) -** means that runoff flows from a construction site by overland flow and the first point of discharge is the specific surface waterbody, or runoff flows from a construction site to a separate storm sewer system and the first point of discharge from the separate storm sewer system is the specific surface waterbody.

**Discharge(s)** - means any addition of any pollutant to waters of the State through an outlet or point source.

**Environmental Conservation Law (ECL)** - means chapter 43-B of the Consolidated Laws of the State of New York, entitled the Environmental Conservation Law.

**Equivalent (Equivalence)** – means that the practice or measure meets all the performance, longevity, maintenance, and safety objectives of the technical standard and will provide an equal or greater degree of water quality protection.

**Final Stabilization -** means that all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied

on all disturbed areas that are not covered by permanent structures, concrete or pavement.

**General SPDES permit** - means a SPDES permit issued pursuant to 6 NYCRR Part 750-1.21 and Section 70-0117 of the ECL authorizing a category of discharges.

**Groundwater(s)** - means waters in the saturated zone. The saturated zone is a subsurface zone in which all the interstices are filled with water under pressure greater than that of the atmosphere. Although the zone may contain gas-filled interstices or interstices filled with fluids other than water, it is still considered saturated.

**Historic Property** – means any building, structure, site, object or district that is listed on the State or National Registers of Historic Places or is determined to be eligible for listing on the State
or National Registers of Historic Places.

**Impervious Area (Cover) -** means all impermeable surfaces that cannot effectively infiltrate rainfall. This includes paved, concrete and gravel surfaces (i.e. parking lots, driveways, roads, runways and sidewalks); building rooftops and miscellaneous impermeable structures such as patios, pools, and sheds.

**Infeasible** – means not technologically possible, or not economically practicable and achievable in light of best industry practices.

**Larger Common Plan of Development or Sale -** means a contiguous area where multiple separate and distinct *construction activities* are occurring, or will occur, under one plan. The term “plan” in “larger common plan of development or sale” is broadly defined as any announcement or piece of documentation (including a sign, public notice or hearing, marketing plan, advertisement, drawing, permit application, State Environmental Quality Review Act (SEQRA) environmental assessment form or other documents, zoning request, computer design, etc.) or physical demarcation (including boundary signs, lot stakes, surveyor markings, etc.) indicating that *construction activities* may occur on a specific plot.

For discrete construction projects that are located within a larger common plan of development or sale that are at least 1/4 mile apart, each project can be treated as a separate plan of development or sale provided any interconnecting road, pipeline or utility project that is part of the same “common plan” is not concurrently being disturbed.

**Minimize** – means reduce and/or eliminate to the extent achievable using control measures (including best management practices) that are technologically available and economically practicable and achievable in light of best industry practices.

**Municipal Separate Storm Sewer (MS4)** - a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters,

ditches, man-made
channels, or storm drains):

(i) Owned or operated by a State, city, town, borough, county, parish, district, association, or other public body (created by or pursuant to State law) having jurisdiction over disposal of sewage, industrial wastes, stormwater, or other wastes, including special districts under State law such as a sewer district, flood control district or drainage district, or similar entity, or an Indian tribe or an authorized Indian tribal organization, or a designated and approved management agency under section 208 of the CWA that discharges to surface waters of the State*;*

(ii) Designed or used for collecting or conveying stormwater;

(iii) Which is not a *combined sewer*; and

(iv) Which is not part of a Publicly Owned Treatment Works (POTW) as defined at 40 CFR 122.2.

**National Pollutant Discharge Elimination System (NPDES)** - means the national system for the issuance of wastewater and stormwater permits under the Federal Water Pollution Control Act (Clean Water Act).

**New Development** – means any land disturbance that does not meet the definition of Redevelopment Activity included in this appendix.

**NOI Acknowledgment Letter** - means the letter that the Department sends to an owner or operator to acknowledge the Department's receipt and acceptance of a complete Notice of Intent. This letter documents the owner's or operator's authorization to discharge in accordance with the general permit for stormwater discharges from *construction activity*.

**Owner or Operator** - means the person, persons or legal entity which owns or leases the property on which the *construction activity* is occurring; and/or an entity that has operational control over the construction plans and specifications, including the ability to make modifications to the plans and specifications.

**Performance Criteria** – means the design criteria listed under the "Required Elements" sections in Chapters 5, 6 and 10 of the technical standard, New York State Stormwater Management Design Manual, dated January 2015. It does not include the Sizing Criteria (i.e. WQv, RRv, Cpv, Qp and Qf ) in Part I.C.2. of the permit.

**Pollutant** - means dredged spoil, filter backwash, solid waste, incinerator residue, sewage, garbage, sewage sludge, munitions, chemical wastes, biological materials, radioactive materials, heat, wrecked or discarded equipment, rock, sand and industrial, municipal, agricultural waste and ballast discharged into water; which may cause or might reasonably be expected to cause pollution of the waters of the state in contravention of the standards or guidance values adopted as provided in 6 NYCRR Parts 700 et seq .

**Qualified Inspector** - means a person that is knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, or other Department endorsed individual(s).

It can also mean someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided that person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the individual working under the direct supervision of the licensed Professional Engineer or Registered Landscape Architect shall receive four (4) hours of training every three (3) years.

It can also mean a person that meets the *Qualified Professional* qualifications in addition to the *Qualified Inspector* qualifications.

Note: Inspections of any post-construction stormwater management practices that include structural components, such as a dam for an impoundment, shall be performed by a licensed Professional Engineer.

**Qualified Professional -** means a person that is knowledgeable in the principles and practices of stormwater management and treatment, such as a licensed Professional Engineer, Registered Landscape Architect or other Department endorsed individual(s). Individuals preparing SWPPPs that require the post-construction stormwater management practice component must have an understanding of the principles of hydrology, water quality management practice design, water quantity control design, and, in many cases, the principles of hydraulics. All components of the SWPPP that involve the practice of engineering, as defined by the NYS Education Law (see Article 145), shall be prepared by, or under the direct supervision of, a professional engineer licensed to practice in the State of New York..

**Redevelopment Activity(ies)** – means the disturbance and reconstruction of existing impervious area, including impervious areas that were removed from a project site within five (5) years of preliminary project plan submission to the local government (i.e. site plan, subdivision, etc.).

**Regulated, Traditional Land Use Control MS4 -** means a city, town or village with land use control authority that is required to gain coverage under New York State DEC's SPDES General Permit For Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s).

**Routine Maintenance Activity -** means *construction activity* that is performed to maintain the original line and grade, hydraulic capacity, or original purpose of a facility, including, but not limited to:

- Re-grading of gravel roads or parking lots,
- Stream bank restoration projects (does not include the placement of spoil material),
- Cleaning and shaping of existing roadside ditches and culverts that maintains the approximate original line and grade, and hydraulic capacity of the ditch,
- Cleaning and shaping of existing roadside ditches that does not maintain the approximate original grade, hydraulic capacity and purpose of the ditch if the changes to the line and grade, hydraulic capacity or purpose of the ditch are installed to improve water quality and quantity controls (e.g. installing grass lined ditch),
- Placement of aggregate shoulder backing that makes the transition between the road shoulder and the ditch or embankment,
- Full depth milling and filling of existing asphalt pavements, replacement of concrete pavement slabs, and similar work that does not expose soil or disturb the bottom six (6) inches of subbase material,
- Long-term use of equipment storage areas at or near highway maintenance facilities,
- Removal of sediment from the edge of the highway to restore a previously existing sheet-flow drainage connection from the highway surface to the highway ditch or embankment,
- Existing use of Canal Corp owned upland disposal sites for the canal, and
- Replacement of curbs, gutters, sidewalks and guide rail posts.

**Site limitations –** means site conditions that prevent the use of an infiltration technique and or infiltration of the total WQv. Typical site limitations include: seasonal high groundwater, shallow depth to bedrock, and soils with an infiltration rate less than 0.5 inches/hour. The existence of site limitations shall be confirmed and documented using actual field testing (i.e. test pits, soil borings, and infiltration test) or using information from the most current United States Department of Agriculture (USDA) Soil Survey for the County where the project is located.

**Sizing Criteria** – means the criteria included in Part I.C.2 of the permit that are used to size post-construction stormwater management control practices. The criteria include; Water Quality Volume (WQv), Runoff Reduction Volume (RRv), Channel Protection Volume (Cpv), Overbank Flood (Qp), and Extreme Flood (Qf).

**State Pollutant Discharge Elimination System (SPDES)** - means the system established pursuant to Article 17 of the ECL and 6 NYCRR Part 750 for issuance of permits authorizing discharges to the waters of the state.

**Steep Slope** – means land area with a Soil Slope Phase that is identified as an E or F, or

the map unit name is inclusive of 25% or greater slope, on the United States Department of Agriculture ("USDA") Soil Survey for the County where the disturbance will occur.

**Surface Waters of the State** - shall be construed to include lakes, bays, sounds, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic ocean within the territorial seas of the state of New York and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, public or private (except those private waters that do not combine or effect a junction with natural surface waters), which are wholly or partially within or bordering the state or within its jurisdiction. Waters of the state are further defined in 6 NYCRR Parts 800 to 941.

**Temporarily Ceased** – means that an existing disturbed area will not be disturbed again within 14 calendar days of the previous soil disturbance.

**Temporary Stabilization** - means that exposed soil has been covered with material(s) as set forth in the technical standard, New York Standards and Specifications for Erosion and Sediment Control, to prevent the exposed soil from eroding. The materials can include, but are not limited to, mulch, seed and mulch, and erosion control mats (e.g. jute twisted yarn, excelsior wood fiber mats).

**Total Maximum Daily Loads** (TMDLs) - A TMDL is the sum of the allowable loads of a single pollutant from all contributing point and nonpoint sources. It is a calculation of the maximum amount of a pollutant that a waterbody can receive on a daily basis and still meet *water quality standards*, and an allocation of that amount to the pollutant's sources. A TMDL stipulates wasteload allocations (WLAs) for point source discharges, load allocations (LAs) for nonpoint sources, and a margin of safety (MOS).

**Trained Contractor -** means an employee from the contracting (construction) company, identified in Part III.A.6., that has received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity. After receiving the initial training, the *trained contractor* shall receive four (4) hours of training every three (3) years.

It can also mean an employee from the contracting (construction) company, identified in Part III.A.6., that meets the *qualified inspector* qualifications (e.g. licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), Registered Landscape Architect, or someone working under the direct supervision of, and at the same company as, the licensed Professional Engineer or Registered Landscape Architect, provided they have received four (4) hours of Department endorsed training in proper erosion and sediment control principles from a Soil and Water Conservation District, or other Department endorsed entity).

The *trained contractor* is responsible for the day to day implementation of the SWPPP.

**Uniform Procedures Act (UPA) Permit** - means a permit required under 6 NYCRR Part

621 of the Environmental Conservation Law (ECL), Article 70.

**Water Quality Standard** - means such measures of purity or quality for any waters in relation to their reasonable and necessary use as promulgated in 6 NYCRR Part 700 et seq.

## APPENDIX B

### Required SWPPP Components by Project Type

**Table 1**
**CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT ONLY INCLUDES EROSION AND SEDIMENT CONTROLS**

| |
|---|
| **The following construction activities that involve soil disturbances of one (1) or more acres of land, but less than five (5) acres:**<br><br>• Single family home not located in one of the watersheds listed in Appendix C or not *directly discharging* to one of the 303(d) segments listed in Appendix E<br>• Single family residential subdivisions with 25% or less impervious cover at total site build-out and not located in one of the watersheds listed in Appendix C and not directly discharging to one of the 303(d) segments listed in Appendix E<br>• Construction of a barn or other agricultural building, silo, stock yard or pen. |
| **The following construction activities that involve soil disturbances of one (1) or more acres of land:**<br><br>• Installation of underground, linear utilities; such as gas lines, fiber-optic cable, cable TV, electric, telephone, sewer mains, and water mains<br>• Environmental enhancement projects, such as wetland mitigation projects, stormwater retrofits and stream restoration projects<br>• Bike paths and trails<br>• Sidewalk construction projects that are not part of a road/ highway construction or reconstruction project<br>• Slope stabilization projects<br>• Slope flattening that changes the grade of the site, but does not significantly change the runoff characteristics<br>• Spoil areas that will be covered with vegetation<br>• Land clearing and grading for the purposes of creating vegetated open space (i.e. recreational parks, lawns, meadows, fields), excluding projects that *alter hydrology from pre to post development* conditions<br>• Athletic fields (natural grass) that do not include the construction or reconstruction of *impervious area* and do not *alter hydrology from pre to post development* conditions<br>• Demolition project where vegetation will be established and no redevelopment is planned<br>• Overhead electric transmission line project that does not include the construction of permanent access roads or parking areas surfaced with *impervious cover*<br>• Structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State", excluding projects that involve soil disturbances of less than five acres and construction activities that include the construction or reconstruction of impervious area |
| **The following construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land:**<br><br>• All construction activities located in the watersheds identified in Appendix D that involve soil disturbances between five thousand (5,000) square feet and one (1) acre of land. |

## Table 2
## CONSTRUCTION ACTIVITIES THAT REQUIRE THE PREPARATION OF A SWPPP THAT INCLUDES POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES

**The following construction activities that involve soil disturbances of one (1) or more acres of land:**

- Single family home located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions located in one of the watersheds listed in Appendix C or *directly discharging* to one of the 303(d) segments listed in Appendix E
- Single family residential subdivisions that involve soil disturbances of between one (1) and five (5) acres of land with greater than 25% impervious cover at total site build-out
- Single family residential subdivisions that involve soil disturbances of five (5) or more acres of land, and single family residential subdivisions that involve soil disturbances of less than five (5) acres that are part of a larger common plan of development or sale that will ultimately disturb five or more acres of land
- Multi-family residential developments; includes townhomes, condominiums, senior housing complexes, apartment complexes, and mobile home parks
- Airports
- Amusement parks
- Campgrounds
- Cemeteries that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Commercial developments
- Churches and other places of worship
- Construction of a barn or other agricultural building(e.g. silo) and structural practices as identified in Table II in the "Agricultural Management Practices Catalog for Nonpoint Source Pollution in New York State" that include the construction or reconstruction of *impervious area*, excluding projects that involve soil disturbances of less than five acres.
- Golf courses
- Institutional, includes hospitals, prisons, schools and colleges
- Industrial facilities, includes industrial parks
- Landfills
- Municipal facilities; includes highway garages, transfer stations, office buildings, POTW's and water treatment plants
- Office complexes
- Sports complexes
- Racetracks, includes racetracks with earthen (dirt) surface
- Road construction or reconstruction
- Parking lot construction or reconstruction
- Athletic fields (natural grass) that include the construction or reconstruction of impervious area (>5% of disturbed area) or *alter the hydrology from pre to post development* conditions
- Athletic fields with artificial turf
- Permanent access roads, parking areas, substations, compressor stations and well drilling pads, surfaced with *impervious cover,* and constructed as part of an over-head electric transmission line project , wind-power project, cell tower project, oil or gas well drilling project, sewer or water main project or other linear utility project
- All other construction activities that include the construction or reconstruction of *impervious area* <u>or</u> *alter the hydrology from pre to post development* conditions, <u>and</u> are not listed in Table 1

## APPENDIX C

### Watersheds Where Enhanced Phosphorus Removal Standards Are Required

**Watersheds where *owners or operators* of construction activities identified in Table 2 of Appendix B must prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the technical standard, New York State Stormwater Management Design Manual ("Design Manual").**

- Entire New York City Watershed located east of the Hudson River **-** Figure 1
- Onondaga Lake Watershed **-** Figure 2
- Greenwood Lake Watershed **-**Figure 3
- Oscawana Lake Watershed – Figure 4
- Kinderhook Lake Watershed – Figure 5

**Figure 1 - New York City Watershed East of the Hudson**

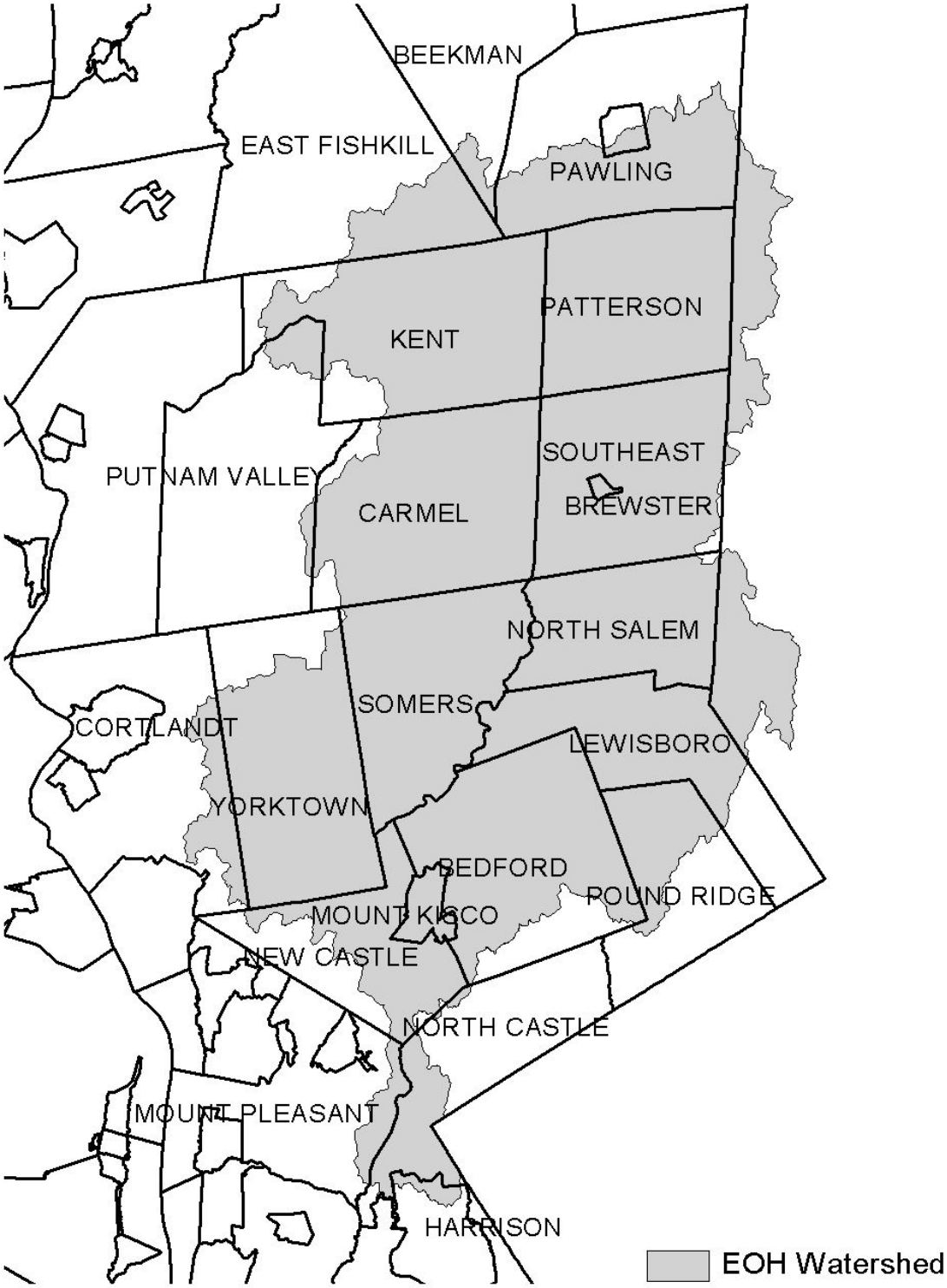


**Figure 2 - Onondaga Lake Watershed**

**Figure 3 - Greenwood Lake Watershed**

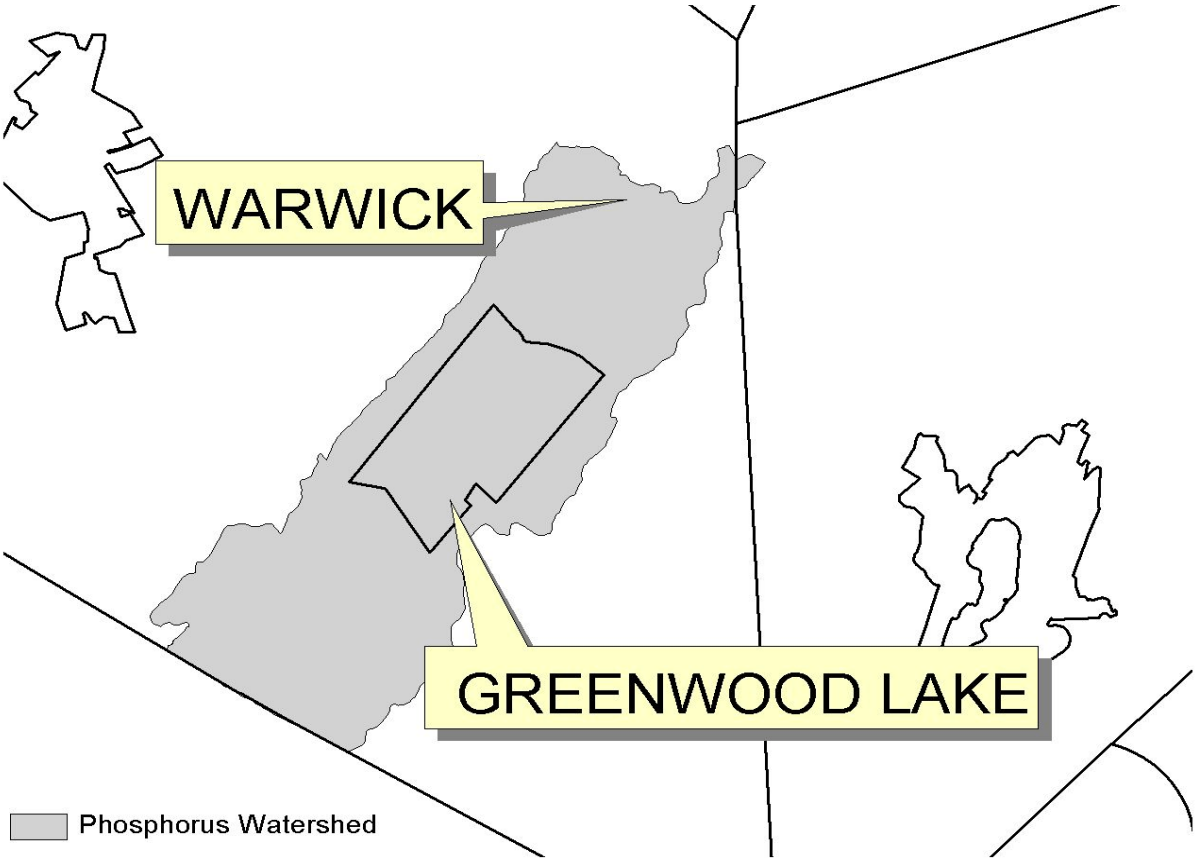


**Figure 4 - Oscawana Lake Watershed**

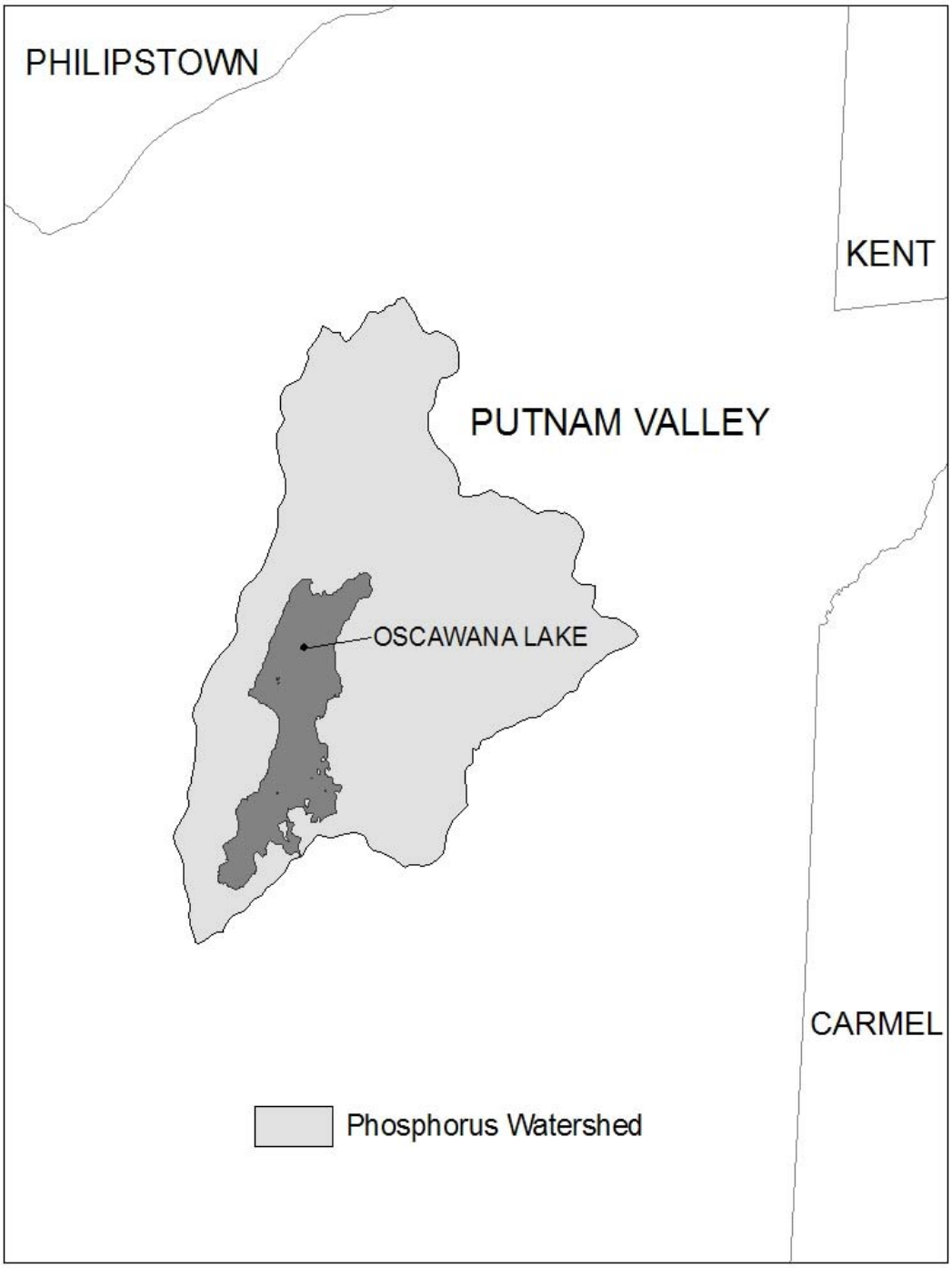
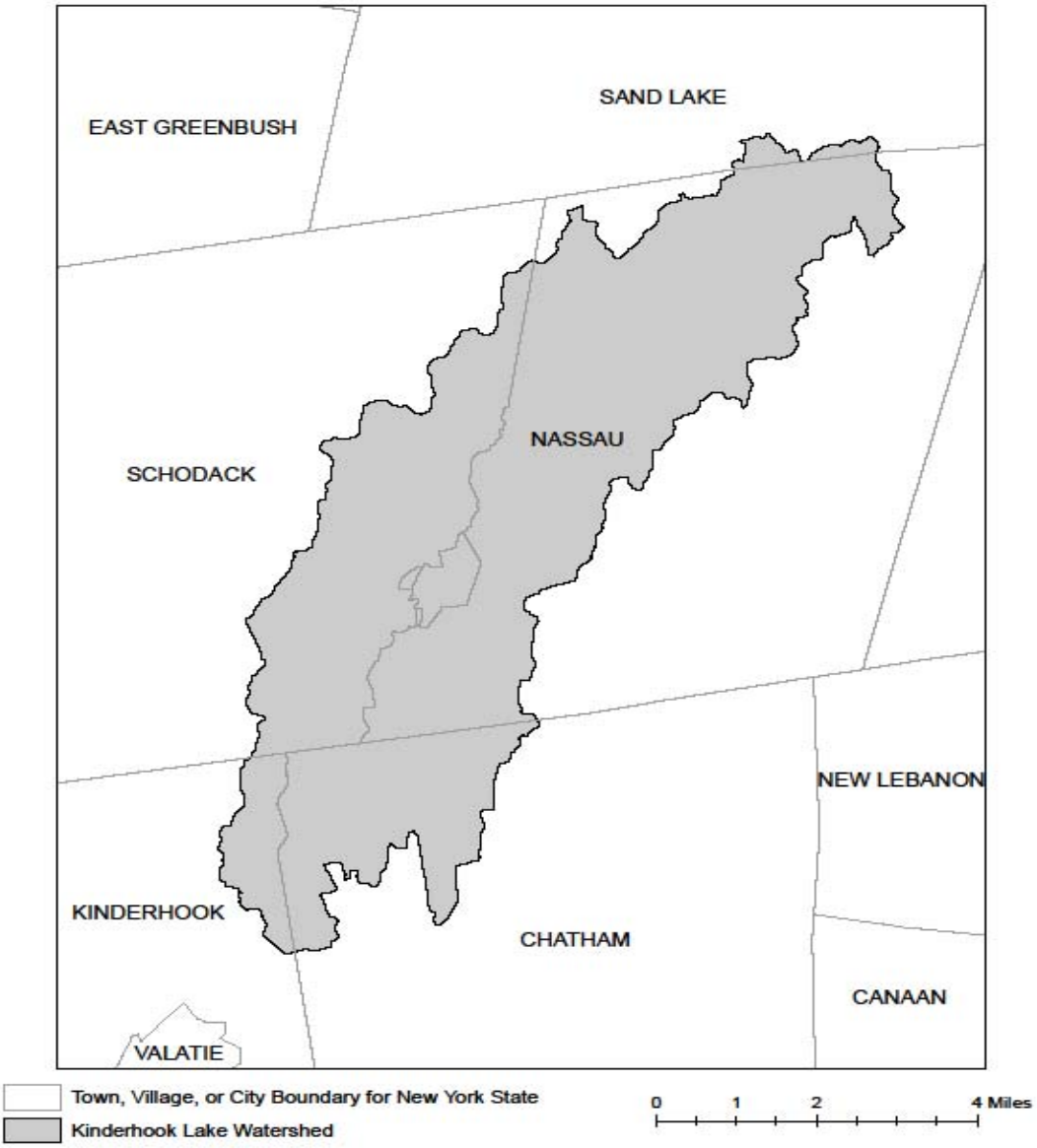


Figure 5: Kinderhook Lake Watershed



**APPENDIX D**

**Watersheds where *owners or operators* of construction activities that involve soil disturbances between five thousand (5000) square feet and one (1) acre of land must obtain coverage under this permit.**

| |
|---|
| Entire New York City Watershed that is located east of the Hudson River **-** See Figure 1 in Appendix C |

## APPENDIX E

List of 303(d) segments impaired by pollutants related to *construction activity* (e.g. silt, sediment or nutrients). *Owners or operators* of single family home and single family residential subdivisions with 25% or less total impervious cover at total site build-out that involve soil disturbances of one or more acres of land, but less than 5 acres, and *directly discharge* to one of the listed segments below shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the New York State Stormwater Management Design Manual ("Design Manual"), dated January 2015.

| COUNTY | WATERBODY | COUNTY | WATERBODY |
|---|---|---|---|
| Albany | Ann Lee (Shakers) Pond, Stump Pond | Greene | Sleepy Hollow Lake |
| Albany | Basic Creek Reservoir | Herkimer | Steele Creek tribs |
| Allegheny | Amity Lake, Saunders Pond | Kings | Hendrix Creek |
| Bronx | Van Cortlandt Lake | Lewis | Mill Creek/South Branch and tribs |
| Broome | Whitney Point Lake/Reservoir | Livingston | Conesus Lake |
| Broome | Fly Pond, Deer Lake | Livingston | Jaycox Creek and tribs |
| Broome | Minor Tribs to Lower Susquehanna (north) | Livingston | Mill Creek and minor tribs |
| | | Livingston | Bradner Creek and tribs |
| Cattaraugus | Allegheny River/Reservoir | Livingston | Christie Creek and tribs |
| Cattaraugus | Case Lake | Monroe | Lake Ontario Shoreline, Western |
| Cattaraugus | Linlyco/Club Pond | Monroe | Mill Creek/Blue Pond Outlet and tribs |
| Cayuga | Duck Lake | Monroe | Rochester Embayment - East |
| Chautauqua | Chautauqua Lake, North | Monroe | Rochester Embayment - West |
| Chautauqua | Chautauqua Lake, South | Monroe | Unnamed Trib to Honeoye Creek |
| Chautauqua | Bear Lake | Monroe | Genesee River, Lower, Main Stem |
| Chautauqua | Chadakoin River and tribs | Monroe | Genesee River, Middle, Main Stem |
| Chautauqua | Lower Cassadaga Lake | Monroe | Black Creek, Lower, and minor tribs |
| Chautauqua | Middle Cassadaga Lake | Monroe | Buck Pond |
| Chautauqua | Findley Lake | Monroe | Long Pond |
| Clinton | Great Chazy River, Lower, Main Stem | Monroe | Cranberry Pond |
| Columbia | Kinderhook Lake | Monroe | Mill Creek and tribs |
| Columbia | Robinson Pond | Monroe | Shipbuilders Creek and tribs |
| Dutchess | Hillside Lake | Monroe | Minor tribs to Irondequoit Bay |
| Dutchess | Wappinger Lakes | Monroe | Thomas Creek/White Brook and tribs |
| Dutchess | Fall Kill and tribs | Nassau | Glen Cove Creek, Lower, and tribs |
| Erie | Green Lake | Nassau | LI Tribs (fresh) to East Bay |
| Erie | Scajaquada Creek, Lower, and tribs | Nassau | East Meadow Brook, Upper, and tribs |
| Erie | Scajaquada Creek, Middle, and tribs | Nassau | Hempstead Bay |
| Erie | Scajaquada Creek, Upper, and tribs | Nassau | Hempstead Lake |
| Erie | Rush Creek and tribs | Nassau | Grant Park Pond |
| Erie | Ellicott Creek, Lower, and tribs | Nassau | Beaver Lake |
| Erie | Beeman Creek and tribs | Nassau | Camaans Pond |
| Erie | Murder Creek, Lower, and tribs | Nassau | Halls Pond |
| Erie | South Branch Smoke Cr, Lower, and tribs | Nassau | LI Tidal Tribs to Hempstead Bay |
| | | Nassau | Massapequa Creek and tribs |
| Erie | Little Sister Creek, Lower, and tribs | Nassau | Reynolds Channel, east |
| Essex | Lake George (primary county: Warren) | Nassau | Reynolds Channel, west |
| Genesee | Black Creek, Upper, and minor tribs | Nassau | Silver Lake, Lofts Pond |
| Genesee | Tonawanda Creek, Middle, Main Stem | Nassau | Woodmere Channel |
| Genesee | Oak Orchard Creek, Upper, and tribs | Niagara | Hyde Park Lake |
| Genesee | Bowen Brook and tribs | Niagara | Lake Ontario Shoreline, Western |
| Genesee | Bigelow Creek and tribs | Niagara | Bergholtz Creek and tribs |
| Genesee | Black Creek, Middle, and minor tribs | Oneida | Ballou, Nail Creeks |
| Genesee | LeRoy Reservoir | Onondaga | Ley Creek and tribs |
| Greene | Schoharie Reservoir | Onondaga | Onondaga Creek, Lower and tribs |

## APPENDIX E

**List of 303(d) segments impaired by pollutants related to construction activity, cont'd.**

| COUNTY | WATERBODY | COUNTY | WATERBODY |
|---|---|---|---|
| Onondaga | Onondaga Creek, Middle and tribs | Suffolk | Great South Bay, West |
| Onondaga | Onondaga Creek, Upp, and minor tribs | Suffolk | Mill and Seven Ponds |
| Onondaga | Harbor Brook, Lower, and tribs | Suffolk | Moriches Bay, East |
| Onondaga | Ninemile Creek, Lower, and tribs | Suffolk | Moriches Bay, West |
| Onondaga | Minor tribs to Onondaga Lake | Suffolk | Quantuck Bay |
| Onondaga | Onondaga Creek, Lower, and tribs | Suffolk | Shinnecock Bay (and Inlet) |
| Ontario | Honeoye Lake | Sullivan | Bodine, Montgomery Lakes |
| Ontario | Hemlock Lake Outlet and minor tribs | Sullivan | Davies Lake |
| Ontario | Great Brook and minor tribs | Sullivan | Pleasure Lake |
| Orange | Monhagen Brook and tribs | Sullivan | Swan Lake |
| Orange | Orange Lake | Tompkins | Cayuga Lake, Southern End |
| Orleans | Lake Ontario Shoreline, Western | Tompkins | Owasco Inlet, Upper, and tribs |
| Oswego | Pleasant Lake | Ulster | Ashokan Reservoir |
| Oswego | Lake Neatahwanta | Ulster | Esopus Creek, Upper, and minor tribs |
| Putnam | Oscawana Lake | | |
| Putnam | Palmer Lake | Ulster | Esopus Creek, Lower, Main Stem |
| Putnam | Lake Carmel | Ulster | Esopus Creek, Middle, and minor tribs |
| Queens | Jamaica Bay, Eastern, and tribs (Queens) | | |
| Queens | Bergen Basin | Warren | Lake George |
| Queens | Shellbank Basin | Warren | Tribs to L.George, Village of L George |
| Rensselaer | Nassau Lake | | |
| Rensselaer | Snyders Lake | Warren | Huddle/Finkle Brooks and tribs |
| Richmond | Grasmere, Arbutus and Wolfes Lakes | Warren | Indian Brook and tribs |
| Rockland | Congers Lake, Swartout Lake | Warren | Hague Brook and tribs |
| Rockland | Rockland Lake | Washington | Tribs to L.George, East Shr Lk George |
| Saratoga | Ballston Lake | | |
| Saratoga | Round Lake | Washington | Cossayuna Lake |
| Saratoga | Dwaas Kill and tribs | Washington | Wood Cr/Champlain Canal, minor tribs |
| Saratoga | Tribs to Lake Lonely | | |
| Saratoga | Lake Lonely | Wayne | Port Bay |
| Schenectady | Collins Lake | Wayne | Marbletown Creek and tribs |
| Schenectady | Duane Lake | Westchester | Lake Katonah |
| Schenectady | Mariaville Lake | Westchester | Lake Mohegan |
| Schoharie | Engleville Pond | Westchester | Lake Shenorock |
| Schoharie | Summit Lake | Westchester | Reservoir No.1 (Lake Isle) |
| Schuyler | Cayuta Lake | Westchester | Saw Mill River, Middle, and tribs |
| St. Lawrence | Fish Creek and minor tribs | Westchester | Silver Lake |
| St. Lawrence | Black Lake Outlet/Black Lake | Westchester | Teatown Lake |
| Steuben | Lake Salubria | Westchester | Truesdale Lake |
| Steuben | Smith Pond | Westchester | Wallace Pond |
| Suffolk | Millers Pond | Westchester | Peach Lake |
| Suffolk | Mattituck (Marratooka) Pond | Westchester | Mamaroneck River, Lower |
| Suffolk | Tidal tribs to West Moriches Bay | Westchester | Mamaroneck River, Upp, and tribs |
| Suffolk | Canaan Lake | Westchester | Sheldrake River and tribs |
| Suffolk | Lake Ronkonkoma | Westchester | Blind Brook, Lower |
| Suffolk | Beaverdam Creek and tribs | Westchester | Blind Brook, Upper, and tribs |
| Suffolk | Big/Little Fresh Ponds | Westchester | Lake Lincolndale |
| Suffolk | Fresh Pond | Westchester | Lake Meahaugh |
| Suffolk | Great South Bay, East | Wyoming | Java Lake |
| Suffolk | Great South Bay, Middle | Wyoming | Silver Lake |

Note: The list above identifies those waters from the final New York State "2014 Section 303(d) List of Impaired Waters Requiring a TMDL/Other Strategy", dated January 2015, that are impaired by silt, sediment or nutrients.

## APPENDIX F

### LIST OF NYS DEC REGIONAL OFFICES

| Region | COVERING THE FOLLOWING COUNTIES: | DIVISION OF ENVIRONMENTAL PERMITS (DEP) PERMIT ADMINISTRATORS | DIVISION OF WATER (DOW) WATER (SPDES) PROGRAM |
|---|---|---|---|
| 1 | NASSAU AND SUFFOLK | 50 CIRCLE ROAD<br>STONY BROOK, NY 11790<br>TEL. (631) 444-0365 | 50 CIRCLE ROAD<br>STONY BROOK, NY 11790-3409<br>TEL. (631) 444-0405 |
| 2 | BRONX, KINGS, NEW YORK, QUEENS AND RICHMOND | 1 HUNTERS POINT PLAZA,<br>47-40 21ST ST.<br>LONG ISLAND CITY, NY 11101-5407<br>TEL. (718) 482-4997 | 1 HUNTERS POINT PLAZA,<br>47-40 21ST ST.<br>LONG ISLAND CITY, NY 11101-5407<br>TEL. (718) 482-4933 |
| 3 | DUTCHESS, ORANGE, PUTNAM, ROCKLAND, SULLIVAN, ULSTER AND WESTCHESTER | 21 SOUTH PUTT CORNERS ROAD<br>NEW PALTZ, NY 12561-1696<br>TEL. (845) 256-3059 | 100 HILLSIDE AVENUE, SUITE 1W<br>WHITE PLAINS, NY 10603<br>TEL. (914) 428 - 2505 |
| 4 | ALBANY, COLUMBIA, DELAWARE, GREENE, MONTGOMERY, OTSEGO, RENSSELAER, SCHENECTADY AND SCHOHARIE | 1150 NORTH WESTCOTT ROAD<br>SCHENECTADY, NY 12306-2014<br>TEL. (518) 357-2069 | 1130 NORTH WESTCOTT ROAD<br>SCHENECTADY, NY 12306-2014<br>TEL. (518) 357-2045 |
| 5 | CLINTON, ESSEX, FRANKLIN, FULTON, HAMILTON, SARATOGA, WARREN AND WASHINGTON | 1115 STATE ROUTE 86, PO BOX 296<br>RAY BROOK, NY 12977-0296<br>TEL. (518) 897-1234 | 232 GOLF COURSE ROAD<br>WARRENSBURG, NY 12885-1172<br>TEL. (518) 623-1200 |
| 6 | HERKIMER, JEFFERSON, LEWIS, ONEIDA AND ST. LAWRENCE | STATE OFFICE BUILDING<br>317 WASHINGTON STREET<br>WATERTOWN, NY 13601-3787<br>TEL. (315) 785-2245 | STATE OFFICE BUILDING<br>207 GENESEE STREET<br>UTICA, NY 13501-2885<br>TEL. (315) 793-2554 |
| 7 | BROOME, CAYUGA, CHENANGO, CORTLAND, MADISON, ONONDAGA, OSWEGO, TIOGA AND TOMPKINS | 615 ERIE BLVD. WEST<br>SYRACUSE, NY 13204-2400<br>TEL. (315) 426-7438 | 615 ERIE BLVD. WEST<br>SYRACUSE, NY 13204-2400<br>TEL. (315) 426-7500 |
| 8 | CHEMUNG, GENESEE, LIVINGSTON, MONROE, ONTARIO, ORLEANS, SCHUYLER, SENECA, STEUBEN, WAYNE AND YATES | 6274 EAST AVON-LIMA ROAD<br>AVON, NY 14414-9519<br>TEL. (585) 226-2466 | 6274 EAST AVON-LIMA RD.<br>AVON, NY 14414-9519<br>TEL. (585) 226-2466 |
| 9 | ALLEGANY, CATTARAUGUS, CHAUTAUQUA, ERIE, NIAGARA AND WYOMING | 270 MICHIGAN AVENUE<br>BUFFALO, NY 14203-2999<br>TEL. (716) 851-7165 | 270 MICHIGAN AVE.<br>BUFFALO, NY 14203-2999<br>TEL. (716) 851-7070 |

# APPENDIX H

## BMP SPECIFICATIONS

# STANDARD AND SPECIFICATIONS FOR CONCRETE TRUCK WASHOUT

## Definition & Scope

A temporary excavated or above ground lined constructed pit where concrete truck mixers and equipment can be washed after their loads have been discharged, to prevent highly alkaline runoff from entering storm drainage systems or leaching into soil.

## Conditions Where Practice Applies

Washout facilities shall be provided for every project where concrete will be poured or otherwise formed on the site. This facility will receive highly alkaline wash water from the cleaning of chutes, mixers, hoppers, vibrators, placing equipment, trowels, and screeds. Under no circumstances will wash water from these operations be allowed to infiltrate into the soil or enter surface waters.

## Design Criteria

**Capacity:** The washout facility should be sized to contain solids, wash water, and rainfall and sized to allow for the evaporation of the wash water and rainfall. Wash water shall be estimated at 7 gallons per chute and 50 gallons per hopper of the concrete pump truck and/or discharging drum. The minimum size shall be 8 feet by 8 feet at the bottom and 2 feet deep. If excavated, the side slopes shall be 2 horizontal to 1 vertical.

**Location:** Locate the facility a minimum of 100 feet from drainage swales, storm drain inlets, wetlands, streams and other surface waters. Prevent surface water from entering the structure except for the access road. Provide appropriate access with a gravel access road sloped down to the structure. Signs shall be placed to direct drivers to the facility after their load is discharged.

**Liner:** All washout facilities will be lined to prevent leaching of liquids into the ground. The liner shall be plastic sheeting with a minimum thickness of 10 mils with no holes or tears, and anchored beyond the top of the pit with an earthen berm, sand bags, stone, or other structural appurtenance except at the access point.

If pre-fabricated washouts are used they must ensure the capture and containment of the concrete wash and be sized based on the expected frequency of concrete pours. They shall be sited as noted in the location criteria.

## Maintenance

- All concrete washout facilities shall be inspected daily. Damaged or leaking facilities shall be deactivated and repaired or replaced immediately. Excess rainwater that has accumulated over hardened concrete should be pumped to a stabilized area, such as a grass filter strip.
- Accumulated hardened material shall be removed when 75% of the storage capacity of the structure is filled. Any excess wash water shall be pumped into a containment vessel and properly disposed of off site.
- Dispose of the hardened material off-site in a construction/demolition landfill. On-site disposal may be allowed if this has been approved and accepted as part of the projects SWPPP. In that case, the material should be recycled as specified, or buried and covered with a minimum of 2 feet of clean compacted earthfill that is permanently stabilized to prevent erosion.
- The plastic liner shall be replaced with each cleaning of the washout facility.
- Inspect the project site frequently to ensure that no concrete discharges are taking place in non-designated areas.

# STANDARD AND SPECIFICATIONS FOR DUST CONTROL

## Definition & Scope

The control of dust resulting from land-disturbing activities, to prevent surface and air movement of dust from disturbed soil surfaces that may cause off-site damage, health hazards, and traffic safety problems.

## Conditions Where Practice Applies

On construction roads, access points, and other disturbed areas subject to surface dust movement and dust blowing where off-site damage may occur if dust is not controlled.

## Design Criteria

**Construction operations should be scheduled to minimize the amount of area disturbed at one time.** Buffer areas of vegetation should be left where practical. Temporary or permanent stabilization measures shall be installed. No specific design criteria is given; see construction specifications below for common methods of dust control.

Water quality must be considered when materials are selected for dust control. Where there is a potential for the material to wash off to a stream, ingredient information must be provided to the NYSDEC.

No polymer application shall take place without written approval from the NYSDEC.

## Construction Specifications

A. **Non-driving Areas** – These areas use products and materials applied or placed on soil surfaces to prevent airborne migration of soil particles.

**Vegetative Cover** – For disturbed areas not subject to traffic, vegetation provides the most practical method of dust control (see Section 3).

**Mulch** (including gravel mulch) – Mulch offers a fast effective means of controlling dust. This can also include rolled erosion control blankets.

**Spray adhesives** – These are products generally composed of polymers in a liquid or solid form that are mixed with water to form an emulsion that is sprayed on the soil surface with typical hydroseeding equipment. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations for the specific soils on the site. In no case should the application of these adhesives be made on wet soils or if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators and others working with the material.

B. **Driving Areas** – These areas utilize water, polymer emulsions, and barriers to prevent dust movement from the traffic surface into the air.

**Sprinkling** – The site may be sprayed with water until the surface is wet. This is especially effective on haul roads and access route to provide short term limited dust control.

**Polymer Additives** – These polymers are mixed with water and applied to the driving surface by a water truck with a gravity feed drip bar, spray bar or automated distributor truck. The mixing ratios and application rates will be in accordance with the manufacturer's recommendations. Incorporation of the emulsion into the soil will be done to the appropriate depth based on expected traffic. Compaction after incorporation will be by vibratory roller to a minimum of 95%. The prepared surface shall be moist and no application of the polymer will be made if there is a probability of precipitation within 48 hours of its proposed use. Material Safety Data Sheets will be provided to all applicators working with the material.

**Barriers** – Woven geo-textiles can be placed on the driving surface to effectively reduce dust throw and particle migration on haul roads. Stone can also be used for construction roads for effective dust control.

**Windbreak** – A silt fence or similar barrier can control air currents at intervals equal to ten times the barrier height. Preserve existing wind barrier vegetation as much as practical.

## Maintenance

Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

# STANDARD AND SPECIFICATIONS FOR SITE POLLUTION PREVENTION

## Definition & Scope

A collection of management practices intended to control non-sediment pollutants associated with construction activities to prevent the generation of pollutants due to improper handling, storage, and spills and prevent the movement of toxic substances from the site into surface waters.

## Conditions Where Practice Applies

On all construction sites where the earth disturbance exceeds 5,000 square feet, and involves the use of fertilizers, pesticides, petroleum based chemicals, fuels and lubricants, as well as sealers, paints, cleared woody vegetation, garbage, and sanitary wastes.

## Design Criteria

The variety of pollutants on a particular site and the severity of their impacts depend on factors such as the nature of the construction activity, the physical characteristics of the construction site, and the proximity of water bodies and conveyances to the pollutant source.

1. All state and federal regulations shall be followed for the storage, handling, application, usage, and disposal of pesticides, fertilizers, and petroleum products.

2. Vehicle and construction equipment staging and maintenance areas will be located away from all drainage ways with their parking areas graded so the runoff from these areas is collected, contained and treated prior to discharge from the site.

3. Provide sanitary facilities for on-site personnel.

4. Store, cover, and isolate construction materials including topsoil, and chemicals, to prevent runoff of pollutants and contamination of groundwater and surface waters.

5. Develop and implement a spill prevention and control plan. The plan should include NYSDEC's spill reporting and initial notification requirements.

6. Provide adequate disposal for solid waste including woody debris, stumps, and other construction waste and include these methods and directions in the construction details on the site construction drawings. Fill, woody debris, stumps and construction waste shall not be placed in regulated wetlands, streams or other surface waters.

7. Distribute or post informational material regarding proper handling, spill response, spill kit location, and emergency actions to be taken, to all construction personnel.

8. Refueling equipment shall be located at least 100 feet from all wetlands, streams and other surface waters.

# STANDARD AND SPECIFICATIONS FOR STABILIZED CONSTRUCTION ACCESS

## Definition & Scope

A stabilized pad of aggregate underlain with geotextile located at any point where traffic will be entering or leaving a construction site to or from a public right-of-way, street, alley, sidewalk, or parking area. The purpose of stabilized construction access is to reduce or eliminate the tracking of sediment onto public rights-of-way or streets.

## Conditions Where Practice Applies

A stabilized construction access shall be used at all points of construction ingress and egress.

## Design Criteria

See Figure 2.1 on page 2.31 for details.

**Aggregate Size:** Use a matrix of 1-4 inch stone, or reclaimed or recycled concrete equivalent.

**Thickness:** Not less than six (6) inches.

**Width:** 12-foot minimum but not less than the full width of points where ingress or egress occurs. 24-foot minimum if there is only one access to the site.

**Length:** As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum would apply).

**Geotextile:** To be placed over the entire area to be covered with aggregate. Filter cloth will not be required on a single-family residence lot. Piping of surface water under entrance shall be provided as required. If piping is impossible, a mountable berm with 5:1 slopes will be permitted.

**Criteria for Geotextile:** The geotextile shall be woven or nonwoven fabric consisting only of continuous chain polymeric filaments or yarns of polyester. The fabric shall be inert to commonly encountered chemicals, hydro-carbons, mildew, rot resistant, and conform to the fabric properties as shown:

| Fabric Properties[3] | Light Duty[1] Roads Grade Subgrade | Heavy Duty[2] Haul Roads Rough Graded | Test Method |
|---|---|---|---|
| Grab Tensile Strength (lbs) | 200 | 220 | ASTM D1682 |
| Elongation at Failure (%) | 50 | 60 | ASTM D1682 |
| Mullen Burst Strength (lbs) | 190 | 430 | ASTM D3786 |
| Puncture Strength (lbs) | 40 | 125 | ASTM D751 Modified |
| Equivalent | 40-80 | 40-80 | US Std Sieve |
| Opening Size | | | CW-02215 |
| Aggregate Depth | 6 | 10 | - |

[1]Light Duty Road: Area sites that have been graded to subgrade and where most travel would be single axle vehicles and an occasional multi-axle truck. Acceptable materials are Trevira Spunbond 1115, Mirafi 100X, Typar 3401, or equivalent.

[2]Heavy Duty Road: Area sites with only rough grading, and where most travel would be multi-axle vehicles. Acceptable materials are Trevira Spunbond 1135, Mirafi 600X, or equivalent.

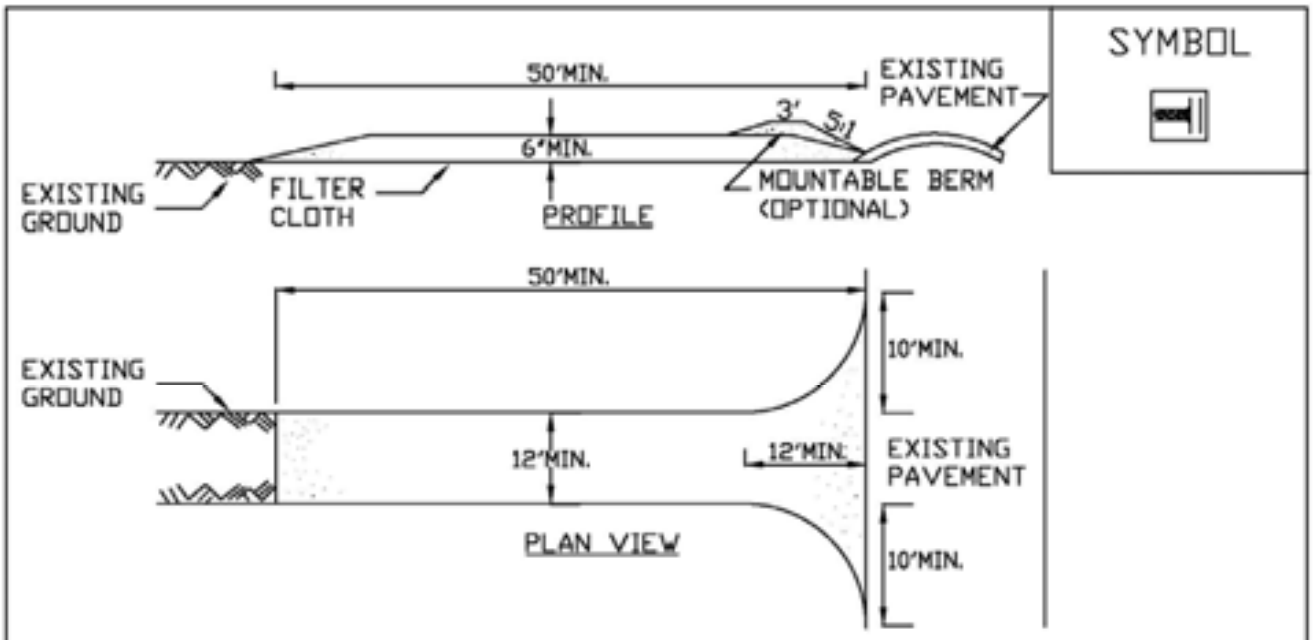
[3]Fabrics not meeting these specifications may be used only when design procedure and supporting documentation are supplied to determine aggregate depth and fabric strength.

## Maintenance

The access shall be maintained in a condition which will prevent tracking of sediment onto public rights-of-way or streets. This may require periodic top dressing with additional aggregate. All sediment spilled, dropped, or washed onto public rights-of-way must be removed immediately.

When necessary, wheels must be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device. All sediment shall be prevented from entering storm drains, ditches, or watercourses.

# Figure 2.1
# Stabilized Construction Access




## CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ACCESS SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

STABILIZED CONSTRUCTION ACCESS

# STANDARD AND SPECIFICATIONS FOR WINTER STABILIZATION

## Definition & Scope

A temporary site specific, enhanced erosion and sediment control plan to manage runoff and sediment at the site during construction activities in the winter months to protect off-site water resources.

## Conditions Where Practice Applies

This standard applies to all construction activities involved with ongoing land disturbance and exposure between November 15th to the following April 1st.

## Design Criteria

1. Prepare a snow management plan with adequate storage for snow and control of melt water, requiring cleared snow to be stored in a manner not affecting ongoing construction activities.

2. Enlarge and stabilize access points to provide for snow management and stockpiling. Snow management activities must not destroy or degrade installed erosion and sediment control practices.

3. A minimum 25 foot buffer shall be maintained from all perimeter controls such as silt fence. Mark silt fence with tall stakes that are visible above the snow pack.

4. Edges of disturbed areas that drain to a waterbody within 100 feet will have 2 rows of silt fence, 5 feet apart, installed on the contour.

5. Drainage structures must be kept open and free of snow and ice dams. All debris, ice dams, or debris from plowing operations, that restrict the flow of runoff and meltwater, shall be removed.

6. Sediment barriers must be installed at all appropriate perimeter and sensitive locations. Silt fence and other practices requiring earth disturbance must be installed before the ground freezes.

7. Soil stockpiles must be protected by the use of established vegetation, anchored straw mulch, rolled stabilization matting, or other durable covering. A barrier must be installed at least 15 feet from the toe of the stockpile to prevent soil migration and to capture loose soil.

8. In areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures should be initiated by the end of the next business day and completed within three (3) days. Rolled erosion control blankets must be used on all slopes 3 horizontal to 1 vertical or steeper.

9. If straw mulch alone is used for temporary stabilization, it shall be applied at double the standard rate of 2 tons per acre, making the application rate 4 tons per acre. Other manufactured mulches should be applied at double the manufacturer's recommended rate.

10. To ensure adequate stabilization of disturbed soil in advance of a melt event, areas of disturbed soil should be stabilized at the end of each work day unless:

    a. work will resume within 24 hours in the same area and no precipitation is forecast or;

    b. the work is in disturbed areas that collect and retain runoff, such as open utility trenches, foundation excavations, or water management areas.

11. Use stone paths to stabilize access perimeters of buildings under construction and areas where construction vehicle traffic is anticipated. Stone paths should be a minimum 10 feet in width but wider as necessary to accommodate equipment.

## Maintenance

The site shall be inspected frequently to ensure that the erosion and sediment control plan is performing its winter stabilization function. If the site will not have earth disturbing activities ongoing during the "winter season", **all** bare exposed soil must be stabilized by established vegetation, straw or other acceptable mulch, matting, rock, or other approved material such as rolled erosion control products. Seeding of areas with mulch cover is preferred but seeding alone is not acceptable for proper stabilization.

Compliance inspections must be performed and reports filed properly in accordance with the SWPPP for all sites under a winter shutdown.

# STANDARD AND SPECIFICATIONS FOR DEWATERING SUMP PIT

Discharge of turbid water pumped from the standpipe should be to a sediment trap, sediment basin, filter bag or stabilized area, such as a filter strip. If water from the sump pit will be pumped directly to a storm drain system, filter cloth with an equivalent sieve size between 40-80 should be wrapped around the standpipe to ensure clean water discharge. It is recommended that ¼ to ½ inch hardware cloth be wrapped around and secured to the standpipe prior to attaching the filter cloth. This will increase the rate of water seepage into the standpipe.

## Definition & Scope

A **temporary** pit which is constructed using pipe and stone for pumping excessive water from excavations to a suitable discharge area.

## Conditions Where Practice Applies

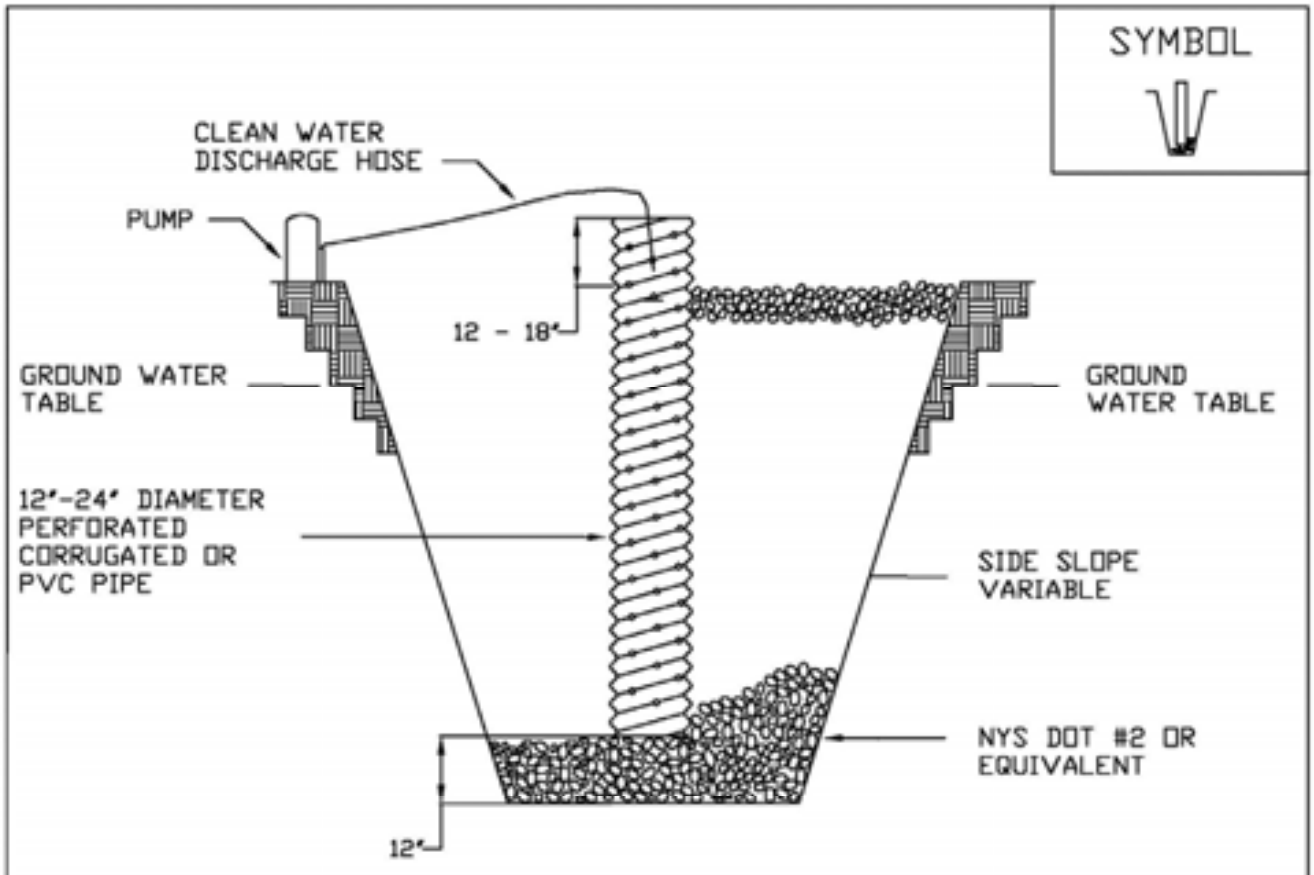
Sump pits are constructed when water collects during the excavation phase of construction. This practice is particularly useful in urban areas during excavation for building foundations. It may also be necessary during construction activities that encounter high ground water tables in floodplain locations.

## Design Criteria

The number of sump pits and their locations shall be determined by the contractor/engineer. A design is not required, but construction should conform to the general criteria outlined on Figure 3.3 on page 3.8.

A perforated vertical standpipe is placed in the center of the pit and surrounded with a stone screening material to collect filtered water. Water is then pumped from the center of the pipe to a suitable discharge area.

# Figure 3.3
# Dewatering Sump Pit Detail




## CONSTRUCTION SPECIFICATIONS

1. PIT DIMENSIONS ARE VARIABLE.
2. THE STANDPIPE SHOULD BE CONSTRUCTED BY PERFORATING A 12-24" DIAMETER CORRUGATED OR PVC PIPE.
3. A BASE OF NYS DOT #2 OR EQUIVALENT AGGREGATE SHOULD BE PLACED IN THE PIT TO A DEPTH OF 12". AFTER INSTALLING THE STANDPIPE, THE PIT SURROUNDING THE STANDPIPE SHOULD BE BACKFILLED WITH NYS DOT #2 OR EQUIVALENT AGGREGATE.
4. THE STANDPIPE SHOULD EXTEND 12-18" ABOVE THE LIP OF THE PIT.
5. IF DISCHARGE WILL BE PUMPED DIRECTLY TO A STORM DRAINAGE SYSTEM, THE STANDPIPE SHOULD BE WRAPPED WITH FILTERCLOTH BEFORE INSTALLATION. IT IS RECOMMENDED THAT 1/4"-1/2" HARDWARE CLOTH MAY BE PLACED AROUND THE STANDPIPE, PRIOR TO ATTACHING THE FILTERCLOTH.

| | |
|---|---|
| ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE | DEWATERING SUMP PIT |

# STANDARD AND SPECIFICATIONS FOR ROCK OUTLET PROTECTION

## Definition & Scope

A **permanent** section of rock protection placed at the outlet end of the culverts, conduits, or channels to reduce the depth, velocity, and energy of water, such that the flow will not erode the receiving downstream reach.

## Conditions Where Practice Applies

This practice applies where discharge velocities and energies at the outlets of culverts, conduits, or channels are sufficient to erode the next downstream reach. This applies to:

1. Culvert outlets of all types.
2. Pipe conduits from all sediment basins, dry storm water ponds, and permanent type ponds.
3. New channels constructed as outlets for culverts and conduits.

## Design Criteria

The design of rock outlet protection depends entirely on the location. Pipe outlet at the top of cuts or on slopes steeper than 10 percent, cannot be protected by rock aprons or riprap sections due to re-concentration of flows and high velocities encountered after the flow leaves the apron.

Many counties and state agencies have regulations and design procedures already established for dimensions, type and size of materials, and locations where outlet protection is required. Where these requirements exist, they shall be followed.

**Tailwater Depth**

The depth of tailwater immediately below the pipe outlet must be determined for the design capacity of the pipe. If the tailwater depth is less than half the diameter of the outlet pipe, and the receiving stream is wide enough to accept divergence of the flow, it shall be classified as a Minimum Tailwater Condition; see Figure 3.16 on page 3.42 as an example. If the tailwater depth is greater than half the pipe diameter and the receiving stream will continue to confine the flow, it shall be classified as a Maximum Tailwater Condition; see Figure 3.17 on page 3.43 as an example. Pipes which outlet onto flat areas with no defined channel may be assumed to have a Minimum Tailwater Condition; see Figure 3.16 on page 3.42 as an example.

**Apron Size**

The apron length and width shall be determined from the curves according to the tailwater conditions:

Minimum Tailwater – Use Figure 3.16 on page 3.42
Maximum Tailwater – Use Figure 3.17 on page 3.43

If the pipe discharges directly into a well defined channel, the apron shall extend across the channel bottom and up the channel banks to an elevation one foot above the maximum tailwater depth or to the top of the bank, whichever is less.

The upstream end of the apron, adjacent to the pipe, shall have a width two (2) times the diameter of the outlet pipe, or conform to pipe end section if used.

**Bottom Grade**

The outlet protection apron shall be constructed with no slope along its length. There shall be no overfall at the end of the apron. The elevation of the downstream end of the apron shall be equal to the elevation of the receiving channel or adjacent ground.

**Alignment**

The outlet protection apron shall be located so that there are no bends in the horizontal alignment.

**Materials**

The outlet protection may be done using rock riprap, grouted riprap, or gabions. Outlets constructed on the bank of a stream or wetland shall not use grouted rip-rap, gabions or concrete.

Riprap shall be composed of a well-graded mixture of rock size so that 50 percent of the pieces, by weight, shall be larger than the $d_{50}$ size determined by using the charts. A

well-graded mixture, as used herein, is defined as a mixture composed primarily of larger rock sizes, but with a sufficient mixture of other sizes to fill the smaller voids between the rocks. The diameter of the largest rock size in such a mixture shall be 1.5 times the $d_{50}$ size.

**Thickness**

The minimum thickness of the riprap layer shall be 1.5 times the maximum rock diameter for $d_{50}$ of 15 inches or less; and 1.2 times the maximum rock size for $d_{50}$ greater than 15 inches. The following chart lists some examples:

| $D_{50}$ (inches) | $d_{max}$ (inches) | Minimum Blanket Thickness (inches) |
|---|---|---|
| 4 | 6 | 9 |
| 6 | 9 | 14 |
| 9 | 14 | 20 |
| 12 | 18 | 27 |
| 15 | 22 | 32 |
| 18 | 27 | 32 |
| 21 | 32 | 38 |
| 24 | 36 | 43 |

**Rock Quality**

Rock for riprap shall consist of field rock or rough unhewn quarry rock. The rock shall be hard and angular and of a quality that will not disintegrate on exposure to water or weathering. The specific gravity of the individual rocks shall be at least 2.5.

**Filter**

A filter is a layer of material placed between the riprap and the underlying soil surface to prevent soil movement into and through the riprap. Riprap shall have a filter placed under it in all cases.

A filter can be of two general forms: a gravel layer or a plastic filter cloth. The plastic filter cloth can be woven or non-woven monofilament yarns, and shall meet these base requirements: thickness 20-60 mils, grab strength 90-120 lbs; and shall conform to ASTM D-1777 and ASTM D-1682.

Gravel filter blanket, when used, shall be designed by comparing particle sizes of the overlying material and the base material. Design criteria are available in Standard and Specification for Anchored Slope and Channel Stabilization on page 4.7.

**Gabions**

Gabions shall be made of hexagonal triple twist mesh with heavily galvanized steel wire. The maximum linear dimension of the mesh opening shall not exceed 4 ½ inches and the area of the mesh opening shall not exceed 10 square inches.

Gabions shall be fabricated in such a manner that the sides, ends, and lid can be assembled at the construction site into a rectangular basket of the specified sizes. Gabions shall be of single unit construction and shall be installed according to manufacturer's recommendations.

The area on which the gabion is to be installed shall be graded as shown on the drawings. Foundation conditions shall be the same as for placing rock riprap, and filter cloth shall be placed under all gabions. Where necessary, key, or tie, the structure into the bank to prevent undermining of the main gabion structure.

**Maintenance**

Once a riprap outlet has been installed, the maintenance needs are very low. It should be inspected after high flows for evidence of scour beneath the riprap or for dislodged rocks. Repairs should be made immediately.

## Design Procedure

1. Investigate the downstream channel to assure that nonerosive velocities can be maintained.

2. Determine the tailwater condition at the outlet to establish which curve to use.

3. Use the appropriate chart with the design discharge to determine the riprap size and apron length required. It is noted that references to pipe diameters in the charts are based on full flow. For other than full pipe flow, the parameters of depth of flow and velocity must be used to adjust the design discharges.

4. Calculate apron width at the downstream end if a flare section is to be employed.

**Design Examples are demonstrated in Appendix B.**

## Construction Specifications

1. The subgrade for the filter, riprap, or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.

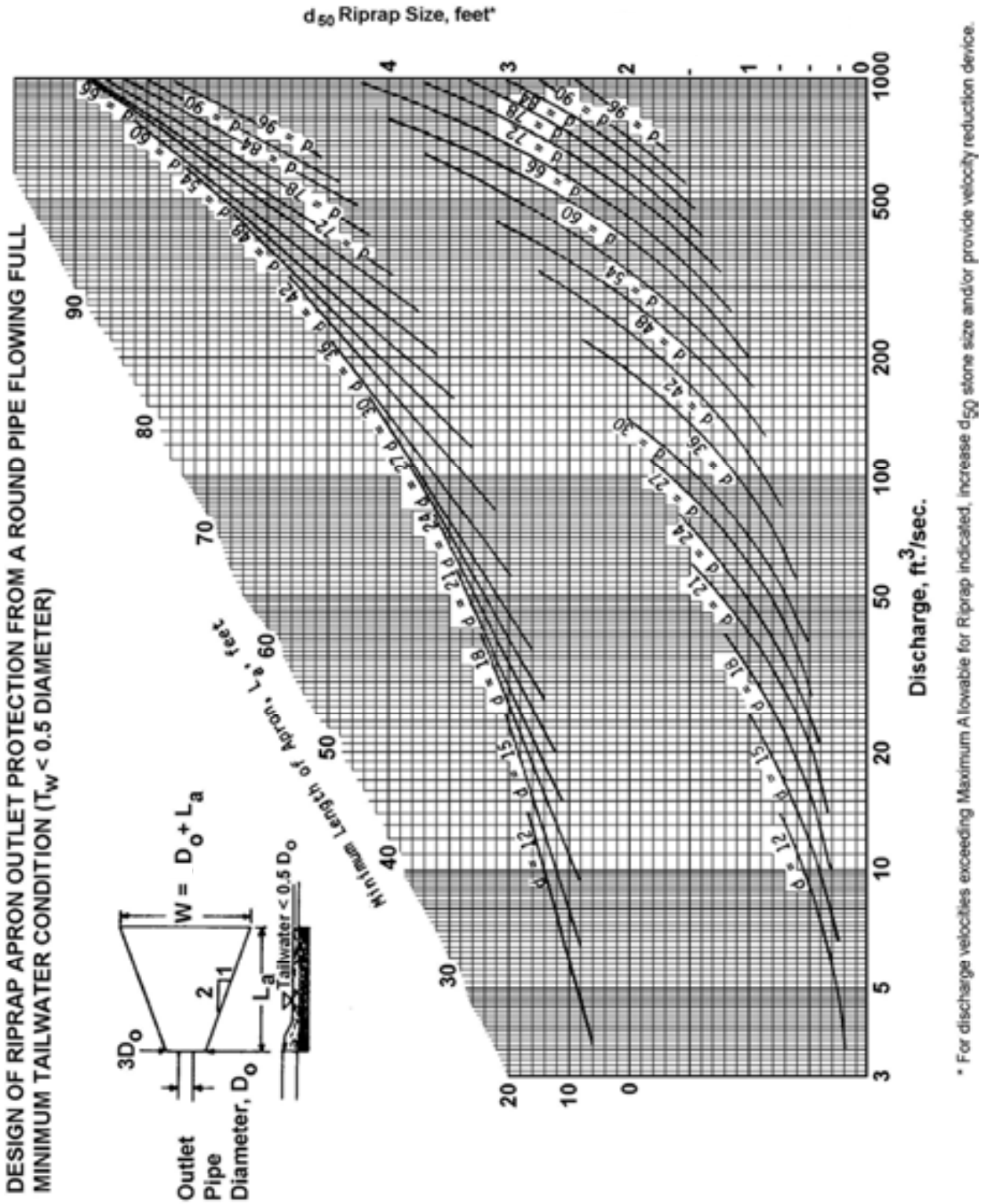
2. The rock or gravel shall conform to the specified grad-

ing limits when installed respectively in the riprap or filter.

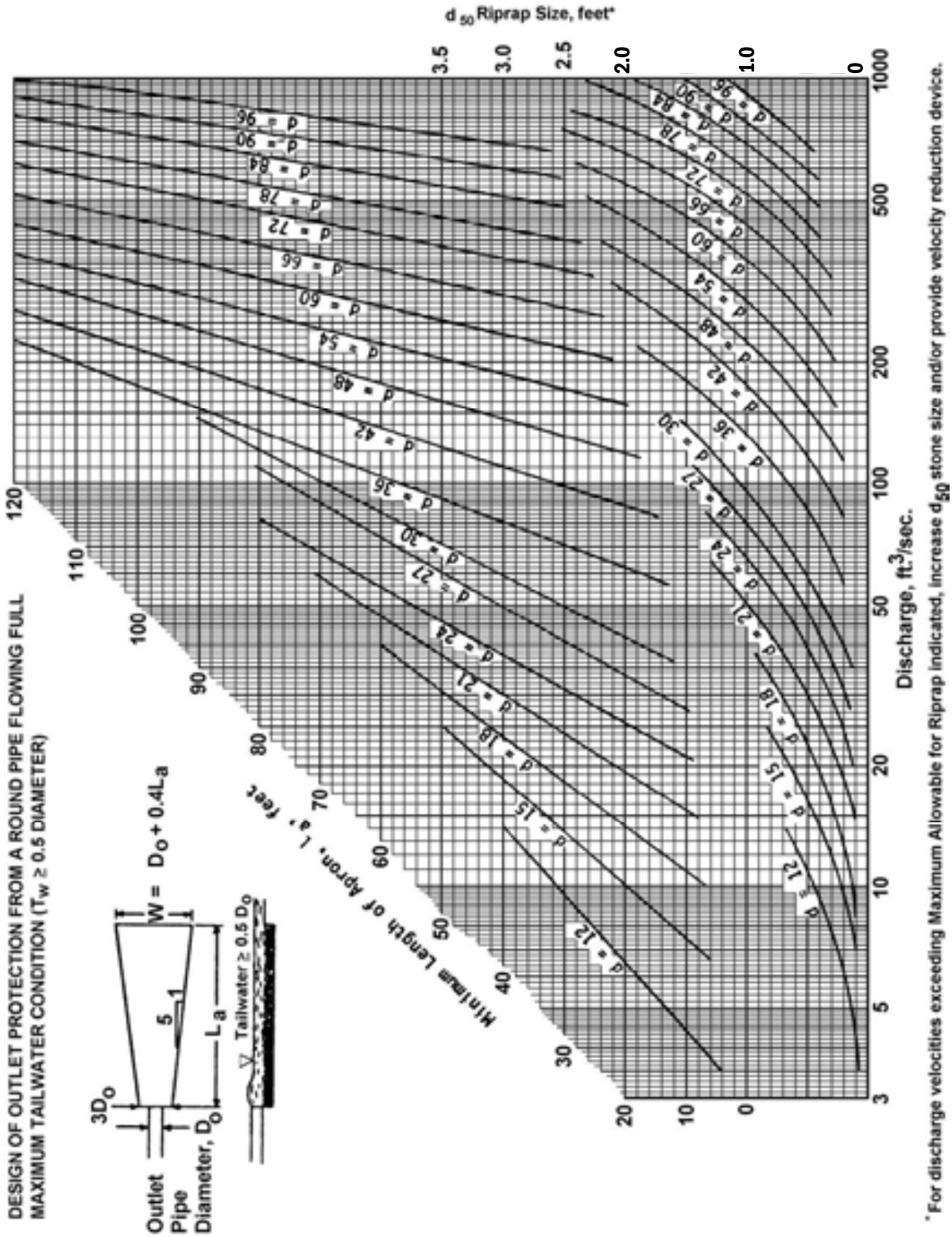
3. Filter cloth shall be protected from punching, cutting, or tearing. Any damage other than an occasional small hole shall be repaired by placing another piece of cloth over the damaged part or by completely replacing the cloth. All overlaps, whether for repairs or for joining two pieces of cloth shall be a minimum of one foot.

4. Rock for the riprap or gabion outlets may be placed by equipment. Both shall each be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The rock for riprap or gabion outlets shall be delivered and placed in a manner that will ensure that it is reasonably homogenous with the smaller rocks and spalls filling the voids between the larger rocks. Riprap shall be placed in a manner to prevent damage to the filter blanket or filter cloth. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

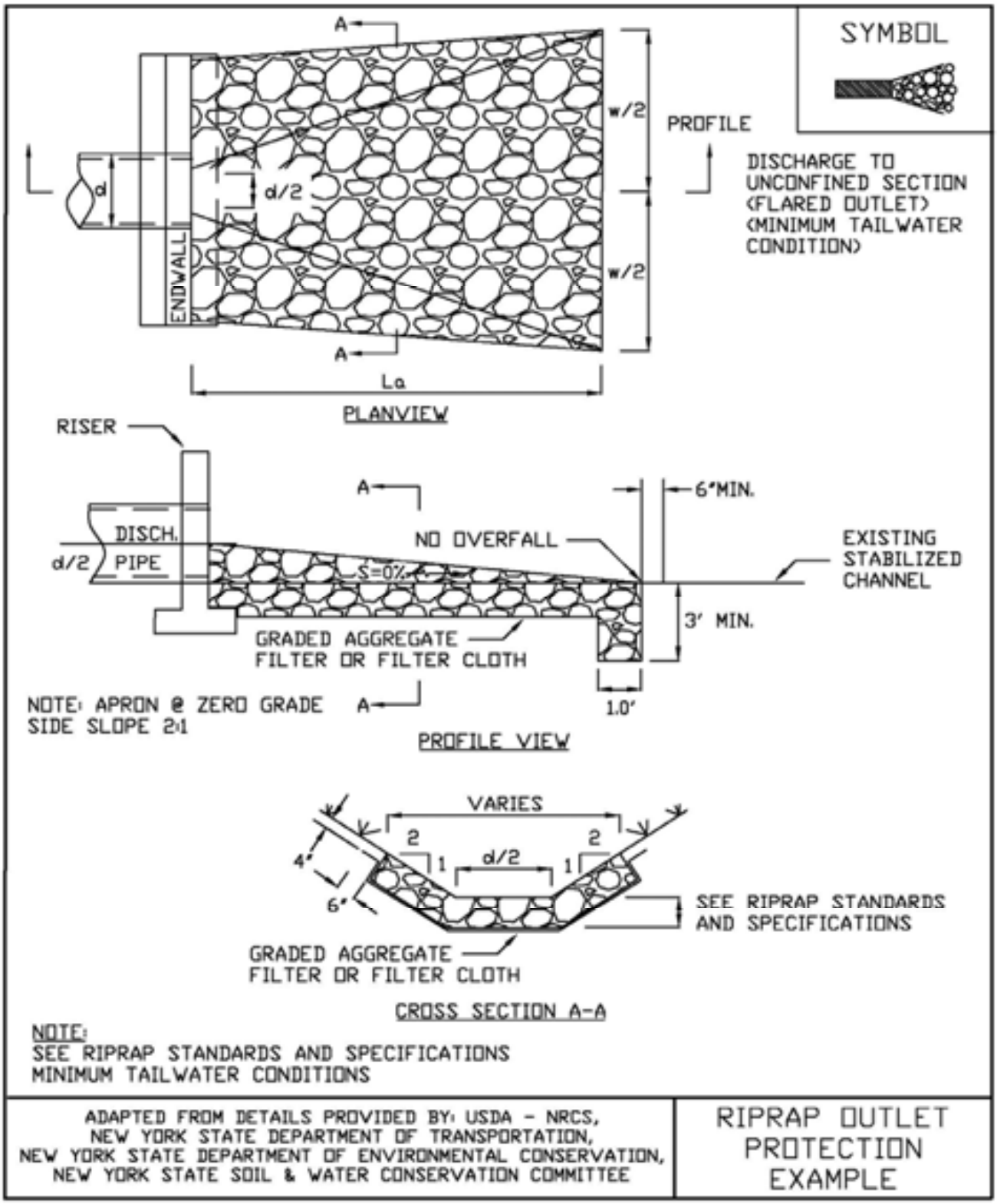
# Figure 3.16
# Outlet Protection Design—Minimum Tailwater Condition Chart (Design of Outlet Protection from a Round Pipe Flowing Full, Minimum Tailwater Condition: $T_w < 0.5D_o$) (USDA - NRCS)



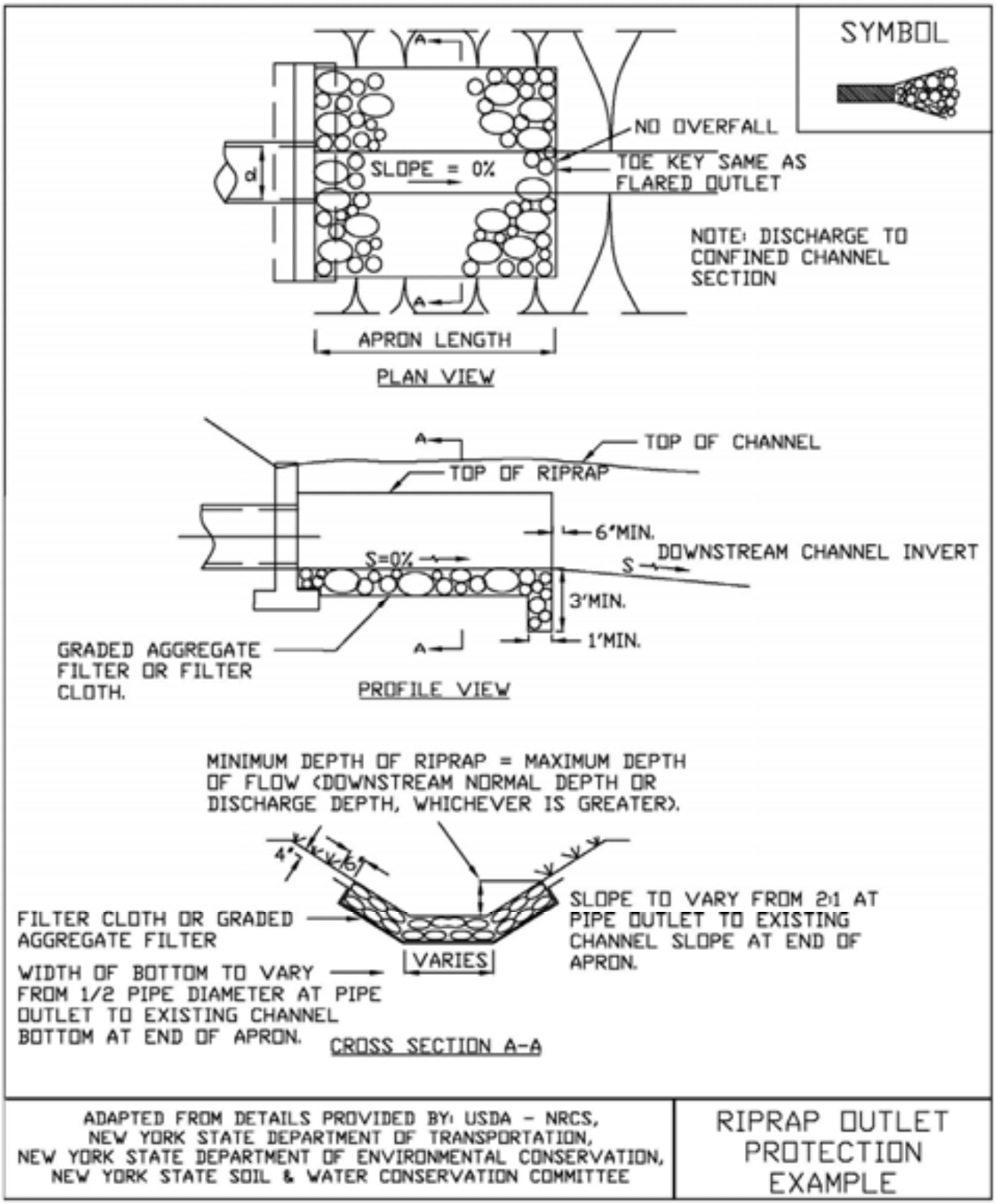
# Figure 3.17
# Outlet Protection Design—Maximum Tailwater Condition Chart (Design of Outlet Protection from a Round Pipe Flowing Full, Maximum Tailwater Condition: $T_w \geq 0.5D_o$) (USDA - NRCS)



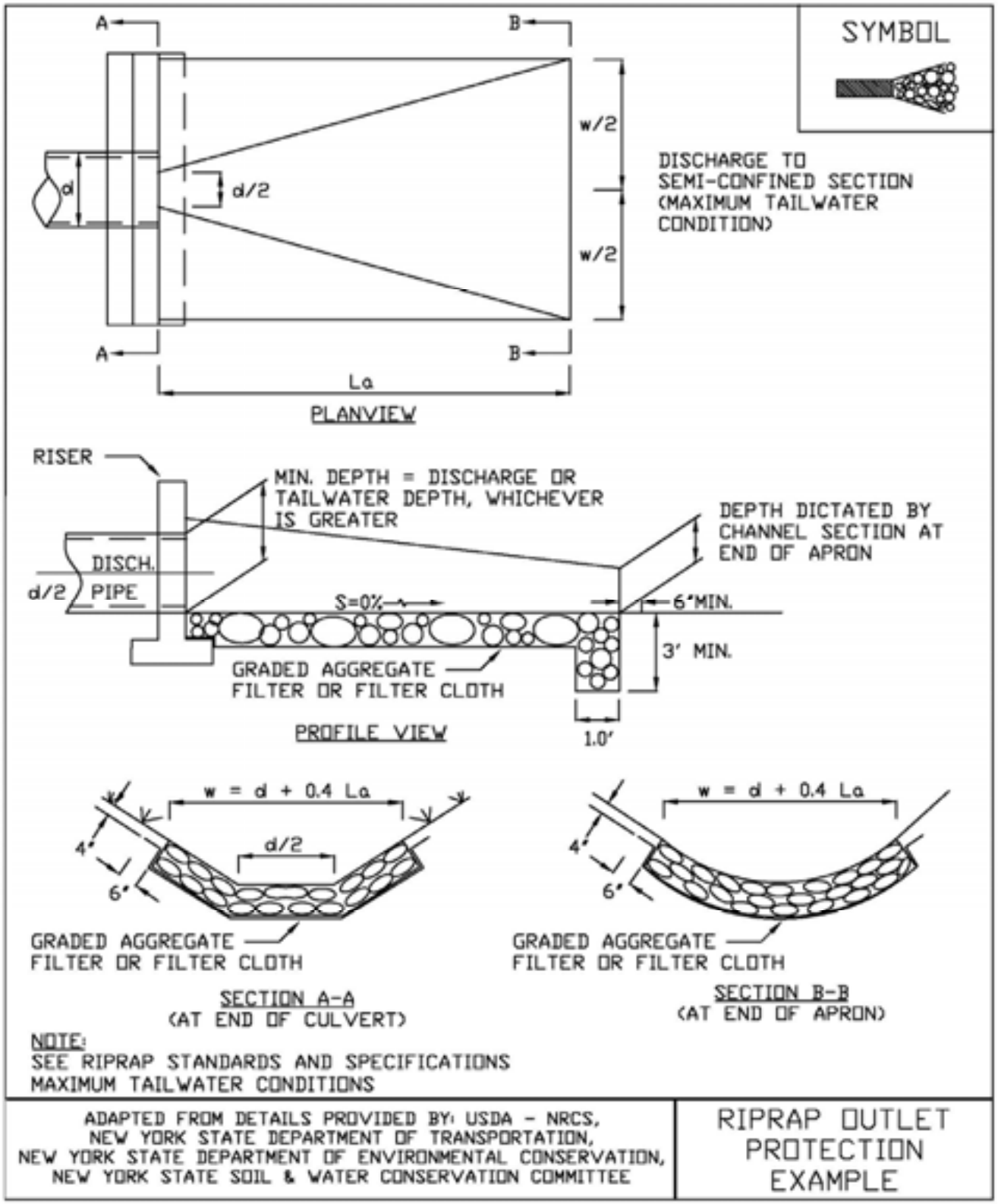
# Figure 3.18
# Riprap Outlet Protection Detail (1)



# Figure 3.19
# Riprap Outlet Protection Detail (2)



# Figure 3.20
# Riprap Outlet Protection Detail (3)



# STANDARD AND SPECIFICATIONS FOR FERTILIZER APPLICATION

## Definition & Scope

The **permanent** incorporation of fertilizer into the planting zone of the soil profile to provide nutrient amendments to the soil for vigorous support to plant and vegetation growth.

## Conditions Where Practice Applies

This standard applies to all areas where permanent seeding, sodding, and plant establishment is required. All application of fertilizer shall be in accordance with Nutrient Runoff Law - ECL Article 17, Title 21. Phosphorus runoff poses a threat to water quality. Therefore, under New York Law, fertilizer containing phosphorus may only be applied to lawn or non-agricultural turf when:

1. A soil test indicates that additional phosphorus is needed for growth of that lawn or non-agricultural turf, or

2. The fertilizer is used for newly established lawn or non -agricultural turf during the first growing season.

For projects located within watersheds where enhanced phosphorus removal standards are required as part of its post-construction stormwater management plan, use of any fertilizer containing more than 0.67 percent phosphate ($P_20_5$) content will be done only with a valid soil test demonstrating the need for that formulation.

## Design Criteria

Fertilizer is sold with an analysis printed on the tag or bag shown as three numbers separated by a dash, such as 5-10-5. The first number is the percent of the total weight of the bag that is nitrogen (N), the second is the percent of phosphate (phosphorus, P), and the third is the percent of potash (potassium, K). Other elements are sometimes included and are listed with these three basic components.

For example a 40 lb bag of 5-10-5 fertilizer contains 5% of 40 lbs of Nitrogen which equals 2 lbs. There is 10% of 40 lbs of phosphate (phosphorus) which equals 4 lbs, and there is 5% of potash (potassium), another 2 lbs., for a total of 8 lbs of active fertilizer in the 40 lb bag. The rest is filler to aid in spreading the material over the area to be treated.

Specify the design fertilizer mix and application rates based on the results of the soil tests.

## Specifications

1. In no case shall fertilizer be applied between December 1 and April 1 annually.

2. Fertilizer shall not be spread within 20 feet of a surface water.

3. Any fertilizer falling or spilled into impervious surface areas such as parking lots, roadways, and sidewalks should be immediately contained and legally applied or placed in an appropriate container.

4. Incorporate the fertilizer, and lime if specified, into the top 2-4 inches of the topsoil or soil profile.

5. When applying fertilizer by hydro seeding care should be taken to apply mix only to seed bed areas at an appropriate flow rate to prevent erosion and spraying onto impervious areas.

# STANDARD AND SPECIFICATIONS FOR LANDGRADING

## Definition & Scope

**Permanent** reshaping of the existing land surface by grading in accordance with an engineering topographic plan and specification to provide for erosion control and vegetative establishment on disturbed, reshaped areas.

## Design Criteria

The grading plan should be based upon the incorporation of building designs and street layouts that fit and utilize existing topography and desirable natural surrounding to avoid extreme grade modifications. Information submitted must provide sufficient topographic surveys and soil investigations to determine limitations that must be imposed on the grading operation related to slope stability, effect on adjacent properties and drainage patterns, measures for drainage and water removal, and vegetative treatment, etc.

Many municipalities and counties have regulations and design procedures already established for land grading and cut and fill slopes. Where these requirements exist, they shall be followed.

The plan must show existing and proposed contours of the area(s) to be graded. The plan shall also include practices for erosion control, slope stabilization, safe disposal of runoff water and drainage, such as waterways, lined ditches, reverse slope benches (include grade and cross section), grade stabilization structures, retaining walls, and surface and subsurface drains. The plan shall also include phasing of these practices. The following shall be incorporated into the plan:

1. Provisions shall be made to safely convey surface runoff to storm drains, protected outlets, or to stable water courses to ensure that surface runoff will not damage slopes or other graded areas; see standards and specifications for Grassed Waterway, Diversion, or Grade Stabilization Structure.

2. Cut and fill slopes that are to be stabilized with grasses shall not be steeper than 2:1. When slopes exceed 2:1, special design and stabilization consideration are required and shall be adequately shown on the plans. (Note: Where the slope is to be mowed, the slope should be no steeper than 3:1, although 4:1 is preferred because of safety factors related to mowing steep slopes.)

3. Reverse slope benches or diversion shall be provided whenever the vertical interval (height) of any 2:1 slope exceeds 20 feet; for 3:1 slope it shall be increased to 30 feet and for 4:1 to 40 feet. Benches shall be located to divide the slope face as equally as possible and shall convey the water to a stable outlet. Soils, seeps, rock outcrops, etc., shall also be taken into consideration when designing benches.

   A. Benches shall be a minimum of six feet wide to provide for ease of maintenance.

   B. Benches shall be designed with a reverse slope of 6:1 or flatter to the toe of the upper slope and with a minimum of one foot in depth. Bench gradient to the outlet shall be between 2 percent and 3 percent, unless accompanied by appropriate design and computations.

   C. The flow length within a bench shall not exceed 800 feet unless accompanied by appropriate design and computations; see Standard and Specifications for Diversion on page 3.9

4. Surface water shall be diverted from the face of all cut and/or fill slopes by the use of diversions, ditches and swales or conveyed downslope by the use of a designed structure, except where:

   A. The face of the slope is or shall be stabilized and the face of all graded slopes shall be protected from surface runoff until they are stabilized.

   B. The face of the slope shall not be subject to any concentrated flows of surface water such as from natural drainage ways, graded ditches, downspouts, etc.

   C. The face of the slope will be protected by anchored stabilization matting, sod, gravel, riprap, or other stabilization method.

5. Cut slopes occurring in ripable rock shall be serrated as shown in Figure 4.9 on page 4.26. The serrations shall be made with conventional equipment as the excavation is made. Each step or serration shall be constructed on the contour and will have steps cut at nominal two-foot intervals with nominal three-foot horizontal shelves. These steps will vary depending on the slope ratio or the cut slope. The nominal slope line is 1 ½: 1. These steps will weather and act to hold moisture, lime, fertilizer, and seed thus producing a much quicker and longer-lived vegetative cover and better slope stabilization. Overland flow shall be diverted from the top of all serrated cut slopes and carried to a suitable outlet.

6. Subsurface drainage shall be provided where necessary to intercept seepage that would otherwise adversely affect slope stability or create excessively wet site conditions.

7. Slopes shall not be created so close to property lines as to endanger adjoining properties without adequately protecting such properties against sedimentation, erosion, slippage, settlement, subsidence, or other related damages.

8. Fill material shall be free of brush, rubbish, rocks, logs, stumps, building debris, and other objectionable material. It should be free of stones over two (2) inches in diameter where compacted by hand or mechanical tampers or over eight (8) inches in diameter where compacted by rollers or other equipment. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.

9. Stockpiles, borrow areas, and spoil shall be shown on the plans and shall be subject to the provisions of this Standard and Specifications.

10. All disturbed areas shall be stabilized structurally or vegetatively in compliance with the Permanent Construction Area Planting Standard on page 4.42.

## Construction Specifications

See Figures 4.9 and 4.10 for details.

1. All graded or disturbed areas, including slopes, shall be protected during clearing and construction in accordance with the erosion and sediment control plan until they are adequately stabilized.

2. All erosion and sediment control practices and measures shall be constructed, applied and maintained in accordance with the erosion and sediment control plan and these standards.

3. Topsoil required for the establishment of vegetation shall be stockpiled in amount necessary to complete finished grading of all exposed areas.

4. Areas to be filled shall be cleared, grubbed, and stripped of topsoil to remove trees, vegetation, roots, or other objectionable material.

5. Areas that are to be topsoiled shall be scarified to a minimum depth of four inches prior to placement of topsoil.

6. All fills shall be compacted as required to reduce erosion, slippage, settlement, subsidence, or other related problems. Fill intended to support buildings, structures, and conduits, etc., shall be compacted in accordance with local requirements or codes.

7. All fill shall be placed and compacted in layers not to exceed 9 inches in thickness.

8. Except for approved landfills or nonstructural fills, fill material shall be free of frozen particles, brush, roots, sod, or other foreign objectionable materials that would interfere with, or prevent, construction of satisfactory fills.

9. Frozen material or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills.

10. Fill shall not be placed on saturated or frozen surfaces.

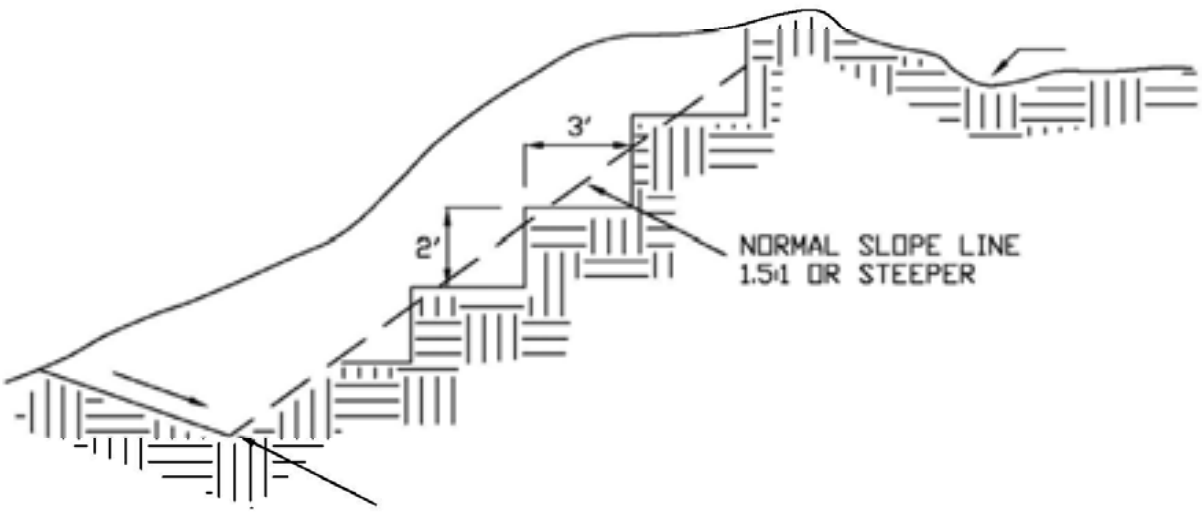
11. All benches shall be kept free of sediment during all phases of development.

12. Seeps or springs encountered during construction shall be handled in accordance with the Standard and Specification for Subsurface Drain on page 3.48 or other approved methods.

13. All graded areas shall be permanently stabilized immediately following finished grading.

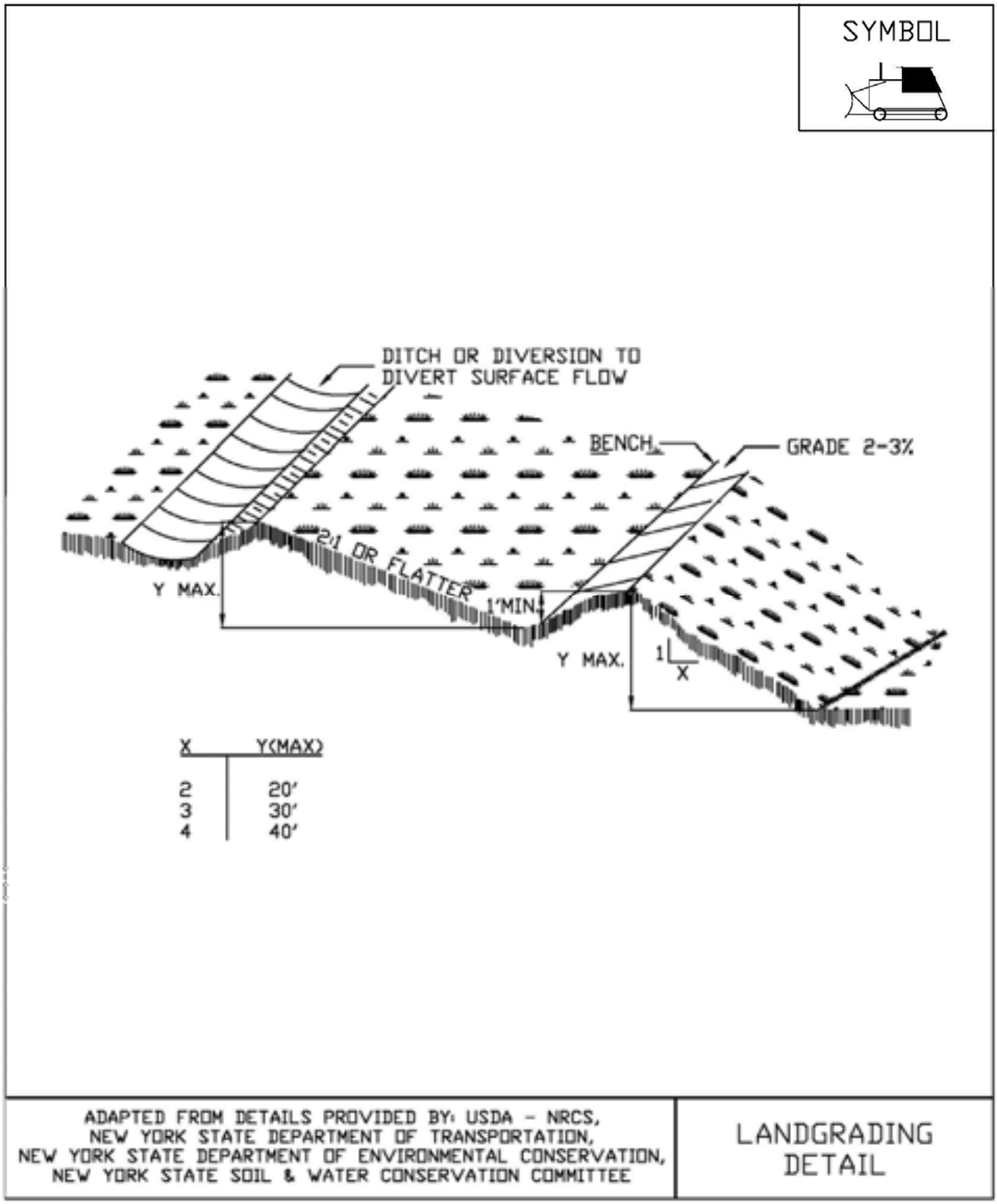
14. Stockpiles, borrow areas, and spoil areas shall be shown on the plans and shall be subject to the provisions of this Standard and Specifications.

# Figure 4.9
# Typical Section of Serrated Cut Slope




| | |
|---|---|
| ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE | TYPICAL SECTION OF SERRATED CUT SLOPE |

# Figure 4.10
# Landgrading



# Figure 4.11
# Landgrading - Construction Specifications

## CONSTRUCTION SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS INCLUDING SLOPES SHALL BE PROTECTED DURING CLEARING AND CONSTRUCTION IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN UNTIL THEY ARE PERMANENTLY STABILIZED.
2. ALL SEDIMENT CONTROL PRACTICES AND MEASURES SHALL BE CONSTRUCTED, APPLIED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
3. TOPSOIL REQUIRED FOR THE ESTABLISHMENT OF VEGETATION SHALL BE STOCKPILED IN AMOUNT NECESSARY TO COMPLETE FINISHED GRADING OF ALL EXPOSED AREAS.
4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
5. AREAS WHICH ARE TO BE TOPSOILED SHALL BE SCARIFIED TO A MINIMUM DEPTH OF FOUR INCHES PRIOR TO PLACEMENT OF TOPSOIL.
6. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
7. ALL FILL SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
8. EXCEPT FOR APPROVED LANDFILLS, FILL MATERIAL SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS.
9. FROZEN MATERIALS OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED IN FILLS.
10. FILL SHALL NOT BE PLACED ON SATURATED OR FROZEN SURFACES.
11. ALL BENCHES SHALL BE KEPT FREE OF SEDIMENT DURING ALL PHASES OF DEVELOPMENT.
12. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE STANDARD AND SPECIFICATION FOR SUBSURFACE DRAIN OR OTHER APPROVED METHOD.
13. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.
14. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE SHOWN ON THE PLANS AND SHALL BE SUBJECT TO THE PROVISIONS OF THIS STANDARD AND SPECIFICATION.

| | |
|---|---|
| ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE | LANDGRADING SPECIFICATIONS |

# STANDARD AND SPECIFICATIONS FOR PERMANENT CONSTRUCTION AREA PLANTING

## Definition & Scope

Establishing **permanent** grasses with other forbs and/or shrubs to provide a minimum 80% perennial vegetative cover on areas disturbed by construction and critical areas to reduce erosion and sediment transport. Critical areas may include but are not limited to steep excavated cut or fill slopes as well as eroding or denuded natural slopes and areas subject to erosion.

## Conditions Where Practice Applies

This practice applies to all disturbed areas void of, or having insufficient, cover to prevent erosion and sediment transport. See additional standards for special situations such as sand dunes and sand and gravel pits.

## Criteria

All water control measures will be installed as needed prior to final grading and seedbed preparation. Any severely compacted sections will require chiseling or disking to provide an adequate rooting zone, to a minimum depth of 12", see Soil Restoration Standard. The seedbed must be prepared to allow good soil to seed contact, with the soil not too soft and not too compact. Adequate soil moisture must be present to accomplish this. If surface is powder dry or sticky wet, postpone operations until moisture changes to a favorable condition. If seeding is accomplished within 24 hours of final grading, additional scarification is generally not needed, especially on ditch or stream banks. Remove all stones and other debris from the surface that are greater than 4 inches, or that will interfere with future mowing or maintenance.

Soil amendments should be incorporated into the upper 2 inches of soil when feasible. **The soil should be tested to determine the amounts of amendments needed.** Apply ground agricultural limestone to attain a pH of 6.0 in the upper 2 inches of soil. If soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 600 lbs. per acre of 5-5-10 or equivalent. If manure is used, apply a quantity to meet the nutrients of the above fertilizer. This requires an appropriate manure analysis prior to applying to the site. Do not use manure on sites to be planted with birdsfoot trefoil or in the path of concentrated water flow.

Seed mixtures may vary depending on location within the state and time of seeding. Generally, warm season grasses should only be seeded during early spring, April to May. These grasses are primarily used for vegetating excessively drained sands and gravels. See Standard and Specification for Sand and Gravel Mine Reclamation. Other grasses may be seeded any time of the year when the soil is not frozen and is workable. When legumes such as birdsfoot trefoil are included, spring seeding is preferred. See Table 4.4, "Permanent Construction Area Planting Mixture Recommendations" for additional seed mixtures.

| General Seed Mix: | Variety | lbs./ acre | lbs/1000 sq. ft. |
|---|---|---|---|
| Red Clover[1] OR | Acclaim, Rally, Red Head II, Renegade | 8[2] | 0.20 |
| Common white clover[1] | Common | 8 | 0.20 |
| PLUS | | | |
| Creeping Red Fescue | Common | 20 | 0.45 |
| PLUS | | | |
| Smooth Bromegrass OR | Common | 2 | 0.05 |
| Ryegrass (perennial) | Pennfine/Linn | 5 | 0.10 |

[1] add inoculant immediately prior to seeding
[2] Mix 4 lbs each of Empire and Pardee OR 4 lbs of Birdsfoot and 4 lbs white clover per acre. All seeding rates are given for Pure Live Seed (PLS)

Pure Live Seed, or (PLS) refers to the amount of live seed in a lot of bulk seed. Information on the seed bag label includes the type of seed, supplier, test date, source of seed, purity, and germination. Purity is the percentage of pure seed. Germination is the percentage of pure seed that will produce normal plants when planted under favorable conditions.

To compute Pure Live Seed multiply the "germination percent" times the "purity" and divide that by 100 to get Pure Live Seed.

$$\text{Pure Live Seed (PLS)} = \frac{\%\ \text{Germination} \times \%\ \text{Purity}}{100}$$

For example, the PLS for a lot of Kentucky Blue grass with 75% purity and 96% germination would be calculated as follows:

$$\frac{(96) \times (75)}{100} = 72\%\ \text{Pure Live Seed}$$

For 10lbs of PLS from this lot =

$$\frac{10}{0.72} = 13.9\ \text{lbs}$$

Therefore, 13.9 lbs of seed is the actual weight needed to meet 10lbs PSL from this specific seed lot.

Time of Seeding: The optimum timing for the general seed mixture is early spring. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Late June through early August is not a good time to seed, but may facilitate covering the land without additional disturbance if construction is completed. Portions of the seeding may fail due to drought and heat. These areas may need reseeding in late summer/fall or the following spring.

Method of seeding: Broadcasting, drilling, cultipack type seeding, or hydroseeding are acceptable methods. Proper soil to seed contact is key to successful seedings.

Mulching: Mulching is essential to obtain a uniform stand of seeded plants. Optimum benefits of mulching new seedings are obtained with the use of small grain straw applied at a rate of 2 tons per acre, and anchored with a netting or tackifier. See the Standard and Specifications for Mulching for choices and requirements.

Irrigation: Watering may be essential to establish a new seeding when a drought condition occurs shortly after a new seeding emerges. Irrigation is a specialized practice and care must be taken not to exceed the application rate for the soil or subsoil. When disconnecting irrigation pipe, be sure pipes are drained in a safe manor, not creating an erosion concern.

80% Perennial Vegetative Cover

50% Perennial Vegetative Cover

# Table 4.4
# Permanent Construction Area Planting Mixture Recommendations

| Seed Mixture | Variety | Rate in lbs./acre (PLS) | Rate in lbs./ 1, 000 $ft^2$ |
|---|---|---|---|
| **Mix #1** | | | |
| Creeping red fescue | Ensylva, Pennlawn, Boreal | 10 | .25 |
| Perennial ryegrass | Pennfine, Linn | 10 | .25 |
| *This mix is used extensively for shaded areas. | | | |
| **Mix #2** | | | |
| Switchgrass | Shelter, Pathfinder, Trailblazer, or Blackwell | 20 | .50 |
| *This rate is in pure live seed, this would be an excellent choice along the upland edge of a wetland to filter runoff and provide wildlife benefits. In areas where erosion may be a problem, a companion seeding of sand lovegrass should be added to provide quick cover at a rate of 2 lbs. per acre (0.05 lbs. per 1000 sq. ft.). | | | |
| **Mix #3** | | | |
| Switchgrass | Shelter, Pathfinder, Trailblazer, or Blackwell | 4 | .10 |
| Big bluestem | Niagara | 4 | .10 |
| Little bluestem | Aldous or Camper | 2 | .05 |
| Indiangrass | Rumsey | 4 | .10 |
| Coastal panicgrass | Atlantic | 2 | .05 |
| Sideoats grama | El Reno or Trailway | 2 | .05 |
| Wildflower mix | | .50 | .01 |
| *This mix has been successful on sand and gravel plantings. It is very difficult to seed without a warm season grass seeder such as a Truax seed drill. Broadcasting this seed is very difficult due to the fluffy nature of some of the seed, such as bluestems and indiangrass. | | | |
| **Mix #4** | | | |
| Switchgrass | Shelter, Pathfinder, Trailblazer, or Blackwell | 10 | .25 |
| Coastal panicgrass | Atlantic | 10 | .25 |
| *This mix is salt tolerant, a good choice along the upland edge of tidal areas and roadsides. | | | |
| **Mix #5** | | | |
| Saltmeadow cordgrass (Spartina patens)—This grass is used for tidal shoreline protection and tidal marsh restoration. It is planted by vegetative stem divisions.<br><br>'Cape' American beachgrass can be planted for sand dune stabilization above the saltmeadow cordgrass zone. | | | |
| **Mix #6** | | | |
| Creeping red fescue | Ensylva, Pennlawn, Boreal | 20 | .45 |
| Chewings Fescue | Common | 20 | .45 |
| Perennial ryegrass | Pennfine, Linn | 5 | .10 |
| Red Clover | Common | 10 | .45 |
| *General purpose erosion control mix. Not to be used for a turf planting or play grounds. | | | |

# STANDARD AND SPECIFICATIONS FOR RECREATION AREA SEEDING

## Definition & Scope

Establishing **permanent** grasses, legumes, vines, shrubs, trees, or other plants, or selectively reducing stand density and trimming woody plants, to improve an area for recreation. To increase the attractiveness and usefulness of recreation areas and to protect the soil and plant resources.

## Conditions Where Practice Applies

On any area planned for recreation use, lawns, and areas that will be maintained in a closely mowed condition.

## Specifications

**ESTABLISHING GRASSES** (Turfgrass)

The following applies for playgrounds, parks, athletic fields, camping areas, picnic areas, passive recreation areas such as lawns, and similar areas.

1. Time of Planting

Fall planting is preferred. Seed after August 15. In the spring, plant until May 15.

If seeding is done between May 15 and August 15, irrigation may be necessary to ensure a successful seeding.

2. Site Preparation

   A. Install needed water and erosion control measures and bring area to be seeded to desired grades. A minimum of 4 in. topsoil is required.

   B. Prepare seedbed by loosening soil to a depth of 4-6 inches and decompacting required areas per Soil Restoration Standard.

   C. See Standard and Specification of Topsoiling.

   D. Lime to a pH of 6.5. See Lime Application Standard.

   E. **Fertilize as per soil test** or, if soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 850 pounds of 5-5-10 or equivalent per acre (20 lbs/1,000 sq. ft.). See Fertilizer Application Standard.

   F. Incorporate lime and fertilizer in top 2-4 inches of topsoil.

   G. Smooth. Remove sticks, foreign matter, and stones over 1 inch in diameter, from the surface. Firm the seedbed.

3. Planting

Use a cultipacker type seeder if possible. Seed to a depth of 1/8 to 1/4 inch. If seed is to be broadcast, cultipack or roll after seeding. If hyroseeded, lime and fertilizer may be applied through the seeder, and rolling is not practical.

4. Mulching

Mulch all seedings in accordance with Standard and Specifications for Mulching. Small grain straw is the best material.

5. Seed Mixtures

Select seed mixture for site conditions and intended use from Table 4.5.

6. Contact Cornell Cooperative Extension Turf Specialist for suitable varieties.

Turf-type tall fescues have replaced the old KY31 tall fescues. New varieties have finer leaves and are the most resistant grass to foot traffic. Do not mix it with fine textured grasses such as bluegrass and red fescue.

Common ryegrass and redtop, which are relatively short lived species, provide quick green cover. Improved lawn cultivars of perennial ryegrass provide excellent quality turf, but continue to lack winter hardiness.

Common white clover can be added to mixtures at the rate of 1-2 lbs/acre to help maintain green color during the dry summer period; however, they will not withstand heavy traffic. Avoid using around swimming areas as flowers attract bees which can be easily stepped on.

# Table 4.5
# Recreation Turfgrass Seed Mixture

| Site - Use | Species (% by weight) | lbs/1.000 $ft^2$ (PLS) | lbs/acre (PLS) |
|---|---|---|---|
| **Sunny Sites**<br><br>(well, moderately well, and somewhat poorly drained soils) | ***Athletic fields and similar areas*** | | |
| | 80% Hard fescue | 2.4-3.2 | 105-138 |
| | 20% Perennial ryegrass | 0.6-0.8 | 25-37 |
| | | 3.0-4.0 | 130-175 |
| | OR, for southern and eastern, NY 50% Hard fescue | 1.5-2.0 | 65-88 |
| | 50% perennial ryegrass | 1.5-2.0 | 65-87 |
| | | 3.0-4.0 | 130-175 |
| | OR, 100% Creeping Red Fescue | 3.4-4.6 | 150-200 |
| | ***General recreation areas and lawns (Medium to high maintenance)*** | | |
| | 65% Creeping red fescue | 2.0-2.6 | 85-114 |
| | 20% Perennial ryegrass | 0.6-0.8 | 26-35 |
| | 15% Fine fescue | 0.4-0.6 | 19-26 |
| | | 3.0-4.0 | 130-175 |
| | OR, 100% Creeping red fescue | 3.4-4.6 | 150-200 |
| **Sunny Droughty Sites**<br>(general recreation areas and lawns, low maintenance)<br><br>(somewhat excessively to excessively drained soils, excluding Long Island) | 65% Fine fescue | 2.6-3.3 | 114-143 |
| | 15% Perennial ryegrass | 0.6-0.7 | 26-33 |
| | 20% Creeping red fescue | 0.8-1.0 | 35-44 |
| | | 4.0-5.0 | 175-220 |
| | OR, 100% Creeping red fescue | 3.4-4.6 | 150-200 |
| **Shady Dry Sites**<br><br>(well to somewhat poorly drained soils) | 65% fine fescue | 2.6-3.3 | 114-143 |
| | 15% perennial ryegrass | 0.6-0.7 | 26-33 |
| | 20% Creeping red fescue | 0.8-1.0 | 35-44 |
| | OR | 4.0-5.0 | 174-220 |
| | 80% blend of shade-tolerant Ceral rye | 2.4-3.2 | 105-138 |
| | 20% perennial ryegrass | 0.6-0.8 | 25-37 |
| | OR | 3.0-4.0 | 130-175 |
| | 100% Creeping red fescue | 3.4-4.6 | 150-200 |
| **Shady Wet Sites**<br><br>(somewhat poor to poorly drained soils) | 70% Creeping red fescue | 1.4-2.1 | 60-91 |
| | 30% blend of shade-tolerant Hard fescue | 0.6-0.9 | 25-39 |
| | OR | 2.0-3.0 | 85-130 |
| | 100% Chewings fescue | 3.4-4.6 | 150-200 |

For varieties suitable for specific locations, contact Cornell Cooperative Extension Turf Specialist.
Reference: Thurn, M.C., N.W. Hummel, and A.M. Petrovic. Cornell Extension Pub. Info. Bulletin 185 Revised. HomeLawns Establishment and Maintenance. 1994.

7. Fertilizing—First Year

Apply fertilizer as indicated by the soil test three to four weeks after germination (spring seedlings). If test results have not been obtained, apply 1 pound nitrogen/1,000 square feet using a complete fertilizer with a 2-1-1 or 4-1-3 ratio. Summer and early fall seedings, apply as above unless air temperatures are above 85ºF for an extended period. Wait for cooler temperatures to fertilize. Late fall/ winter seedings, fertilize in spring.

8. Restrict Use

New seedlings should be protected from use for one full year or a spring and fall growth cycle where possible to allow development of a dense sod with good root structure.

**MAINTAINING GRASSES**

1. Maintain a pH of 6.0 - 7.0.

2. Fertilize in late May to early June as follows with 5-5-10 analysis fertilizer at the rate of 5 lbs./1,000 sq. ft. and repeat in late August if sod density is not adequate. Avoid fertilizing when heat is greater than 85ºF. Top dress weak sod annually in the spring, but at least once every 2 to 3 years. **Fertilize in accordance with soil test analysis**, after determining adequate topsoil depth exists.

3. Aerate compacted or heavily used areas, like athletic fields, annually as soon as soil moisture conditions permit. Aerate area six to eight times using a spoon or hollow tine type aerator. Do not use solid spike equipment.

4. Reseed bare and thin areas annually with original seed mix.

# STANDARD AND SPECIFICATIONS FOR STABILIZATION WITH SOD

## Definition & Scope

Stabilizing restored, exposed soil surfaces by establishing long term stands of grass with sod to reduce damage from sediment and runoff to downstream areas and enhance natural beauty.

## Conditions Where Practice Applies

On exposed soils that have a potential for causing off site environmental damage where a quick vegetative cover is desired. Moisture, either applied or natural, is essential to success.

## Design Criteria

1. Sod shall be bluegrass or a bluegrass/red fescue mixture or a perennial ryegrass for average sites. (CAUTION: Perennial ryegrass has limited cold tolerance and may winter kill.) Use turf type cultivars of tall fescue for shady, droughty, or otherwise more critical areas. For variety selection, contact Cornell Cooperative Extension Turf Specialist.

2. Sod shall be machine cut at a uniform soil thickness of 3/4 inch, plus or minus 1/4 inch. Measurement for thickness shall exclude top growth and thatch.

3. Standard size sections of sod shall be strong enough to support their own weight and retain their size and shape when suspended vertically from a firm grasp on the upper 10 percent of the section.

4. Sod shall be free of weeds and undesirable coarse weedy grasses. Wild native or pasture grass sod shall not be used unless specified.

5. Sod shall not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.

6. Sod shall be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period shall be inspected and approved by the contracting officer or his designated representative prior to its installation.

**Site Preparation**

Fertilizer and lime application rates shall be determined by soil tests. Under unusual circumstances where there is insufficient time for a complete soil test and the contracting officer agrees, fertilizer and lime materials may be applied in amounts shown in subsection 2 below. Slope land such as to provide good surface water drainage. Avoid depressions or pockets.

1. Prior to sodding, the surface shall be smoothed and cleared of all trash, debris, and of all roots, brush, wire, grade stakes and other objects that would interfere with planting, fertilizing or maintenance operations.

2. **The soil should be tested to determine the amounts of amendments needed.** Where the soil is acid or composed of heavy clays, ground limestone shall be spread to raise the pH to 6.5. If the soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply commercial fertilizer at 20 lbs. of 5-5-10 (or equivalent) and mix into the top 3 inches of soil with the required lime for every 1,000 square feet. Soil should be moist prior to sodding. Arrange for temporary storage of sod to keep it shaded and cool.

**Sod Installation**

1. For the operation of laying, tamping, and irrigating for any areas, sod shall be completed within eight hours. During periods of excessively high temperature, the soil shall be lightly moistened immediately prior to laying the sod.

2. The first row of sod shall be laid in a straight line with subsequent rows placed parallel to, and tightly wedged against, each other. Lateral joints shall be staggered to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots. On sloping areas where erosion may be a problem, sod shall be laid with the long edges parallel to the contour and with

staggered joints.

3. Secure the sod by tamping and pegging, or other approved methods. As sodding is completed in any one section, the entire area shall be rolled or tamped to ensure solid contact of roots with the soil surface.

4. Sod shall be watered immediately after rolling or tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Keep sod moist for at least two weeks.

**Sod Maintenance**

1. In the absence of adequate rainfall, watering shall be performed daily, or as often as deemed necessary by the inspector, during the first week and in sufficient quantities to maintain moist soil to a depth of 4 inches. Watering should be done in the morning. Avoid excessive watering during applications.

2. After the first week, sod shall be watered as necessary to maintain adequate moisture and ensure establishment.

3. The first mowing should not be attempted until sod is firmly rooted. No more than 1/3 of the grass leaf shall be removed by the initial cutting or subsequent cuttings. Grass height shall be maintained between 2 and 3 inches unless otherwise specified. Avoid heavy mowing equipment for several weeks to prevent rutting.

4. If the soil must be fertilized before results of a soil test can be obtained to determine fertilizer needs, apply fertilizer three to four weeks after sodding, at a rate of 1 pound nitrogen/1,000 sq.ft. Use a complete fertilizer with a 2-1-1 ratio.

5. Weed Control: Target herbicides for weeds present. Consult current Cornell Pest Control Recommendations for Commercial Turfgrass Management or consult the local office of Cornell Cooperative Extension.

6. Disease Control: Consult the local office of the Cornell Cooperative Extension.

**Additional References**

1. Home Lawns, Establishment and Maintenance, CCE Information Bulletin 185, Revised November 1994. Cornell University, Ithaca, NY.

2. Installing a Sod Lawn. CCE Suffolk County, NY. Thomas Kowalsick February 1994, Revised January 1999. www.cce.cornell.edu/counties/suffolk/grownet

# STANDARD AND SPECIFICATIONS FOR TEMPORARY CONSTRUCTION AREA SEEDING

## Definition & Scope

Providing temporary erosion control protection to disturbed areas and/or localized critical areas for an interim period by covering all bare ground that exists as a result of construction activities or a natural event. Critical areas may include but are not limited to steep excavated cut or fill slopes and any disturbed, denuded natural slopes subject to erosion.

## Conditions Where Practice Applies

Temporary seedings may be necessary on construction sites to protect an area, or section, where final grading is complete, when preparing for winter work shutdown, or to provide cover when permanent seedings are likely to fail due to mid-summer heat and drought. The intent is to provide temporary protective cover during temporary shutdown of construction and/or while waiting for optimal planting time.

## Criteria

Water management practices must be installed as appropriate for site conditions. The area must be rough graded and slopes physically stable. Large debris and rocks are usually removed. Seedbed must be seeded within 24 hours of disturbance or scarification of the soil surface will be necessary prior to seeding.

Fertilizer or lime are not typically used for temporary seedings.

IF: Spring or summer or early fall, then seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb./1000 sq. ft. or use 1 lb./1000 sq. ft.).

IF: Late fall or early winter, then seed Certified 'Aroostook' winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs./1000 sq. ft.).

Any seeding method may be used that will provide uniform application of seed to the area and result in relatively good soil to seed contact.

Mulch the area with hay or straw at 2 tons/acre (approx. 90 lbs./1000 sq. ft. or 2 bales). Quality of hay or straw mulch allowable will be determined based on long term use and visual concerns. Mulch anchoring will be required where wind or areas of concentrated water are of concern. Wood fiber hydromulch or other sprayable products approved for erosion control (nylon web or mesh) may be used if applied according to manufacturers' specification. Caution is advised when using nylon or other synthetic products. They may be difficult to remove prior to final seeding and can be a hazard to young wildlife species.

# STANDARD AND SPECIFICATIONS FOR TOPSOILING

## Definition & Scope

Spreading a specified quality and quantity of topsoil materials on graded or constructed subsoil areas to provide acceptable plant cover growing conditions, thereby reducing erosion; to reduce irrigation water needs; and to reduce the need for nitrogen fertilizer application.

## Conditions Where Practice Applies

Topsoil is applied to subsoils that are droughty (low available moisture for plants), stony, slowly permeable, salty or extremely acid. It is also used to backfill around shrub and tree transplants. This standard does not apply to wetland soils.

## Design Criteria

1. Preserve existing topsoil in place where possible, thereby reducing the need for added topsoil.

2. Conserve by stockpiling topsoil and friable fine textured subsoils that must be stripped from the excavated site and applied after final grading where vegetation will be established. Topsoil stockpiles must be stabilized. Stockpile surfaces can be stabilized by vegetation, geotextile or plastic covers. This can be aided by orientating the stockpile lengthwise into prevailing winds.

3. Refer to USDA Natural Resource Conservation Service soil surveys or soil interpretation record sheets for further soil texture information for selecting appropriate design topsoil depths.

**Site Preparation**

1. As needed, install erosion and sediment control practices such as diversions, channels, sediment traps, and stabilizing measures, or maintain if already installed.

2. Complete rough grading and final grade, allowing for depth of topsoil to be added.

3. Scarify all compact, slowly permeable, medium and fine textured subsoil areas. Scarify at approximately right angles to the slope direction in soil areas that are steeper than 5 percent. Areas that have been overly compacted shall be decompacted in accordance with the Soil Restoration Standard.

4. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.

**Topsoil Materials**

1. Topsoil shall have at least 6 percent by weight of fine textured stable organic material, and no greater than 20 percent. Muck soil shall not be considered topsoil.

2. Topsoil shall have not less than 20 percent fine textured material (passing the NO. 200 sieve) and not more than 15 percent clay.

3. Topsoil treated with soil sterilants or herbicides shall be so identified to the purchaser.

4. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter, trash, noxious weeds such as nut sedge and quackgrass, and will have less than 10 percent gravel.

5. Topsoil containing soluble salts greater than 500 parts per million shall not be used.

6. Topsoil may be manufactured as a mixture of a mineral component and organic material such as compost.

**Application and Grading**

1. Topsoil shall be distributed to a uniform depth over the area. It shall not be placed when it is partly frozen, muddy, or on frozen slopes or over ice, snow, or standing water puddles.

2. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched, and stabilized by “tracking” with suitable equipment.

3. Apply topsoil in the amounts shown in Table 4.7 below:

| Table 4.7 - Topsoil Application Depth | | |
|---|---|---|
| **Site Conditions** | **Intended Use** | **Minimum Topsoil Depth** |
| 1. Deep sand or loamy sand | Mowed lawn | 6 in. |
| | Tall legumes, unmowed | 2 in. |
| | Tall grass, unmowed | 1 in. |
| 2. Deep sandy loam | Mowed lawn | 5 in. |
| | Tall legumes, unmowed | 2 in. |
| | Tall grass, unmowed | none |
| 3. Six inches or more: silt loam, clay loam, loam, or silt | Mowed lawn | 4 in. |
| | Tall legumes, unmowed | 1 in. |
| | Tall grass, unmowed | 1 in. |

# STANDARD AND SPECIFICATIONS FOR COMPOST FILTER SOCK

## Definition & Scope

A **temporary** sediment control practice composed of a degradable geotextile mesh tube filled with compost filter media to filter sediment and other pollutants associated with construction activity to prevent their migration offsite.

## Condition Where Practice Applies

Compost filter socks can be used in many construction site applications where erosion will occur in the form of sheet erosion and there is no concentration of water flowing to the sock. In areas with steep slopes and/or rocky terrain, soil conditions must be such that good continuous contact between the sock and the soil is maintained throughout its length. For use on impervious surfaces such as road pavement or parking areas, proper anchorage must be provided to prevent shifting of the sock or separation of the contact between the sock and the pavement. Compost filter socks are utilized both at the site perimeter as well as within the construction areas. These socks may be filled after placement by blowing compost into the tube pneumatically, or filled at a staging location and moved into its designed location.

## Design Criteria

1. Compost filter socks will be placed on the contour with both terminal ends of the sock extended 8 feet upslope at a 45 degree angle to prevent bypass flow.

2. Diameters designed for use shall be 12” – 32” except that 8” diameter socks may be used for residential lots to control areas less than 0.25 acres.

3. The flat dimension of the sock shall be at least 1.5 times the nominal diameter.

4. The **Maximum Slope Length** (in feet) above a compost filter sock shall not exceed the following limits:

| Dia. (in.) | Slope % | | | | | | |
|---|---|---|---|---|---|---|---|
| | **2** | **5** | **10** | **20** | **25** | **33** | **50** |
| 8 | 225* | 200 | 100 | 50 | 20 | — | — |
| 12 | 250 | 225 | 125 | 65 | 50 | 40 | 25 |
| 18 | 275 | 250 | 150 | 70 | 55 | 45 | 30 |
| 24 | 350 | 275 | 200 | 130 | 100 | 60 | 35 |
| 32 | 450 | 325 | 275 | 150 | 120 | 75 | 50 |
| * Length in feet | | | | | | | |

5. The compost infill shall be well decomposed (matured at least 3 months), weed-free, organic matter. It shall be aerobically composted, possess no objectionable odors, and contain less than 1%, by dry weight, of man-made foreign matter. The physical parameters of the compost shall meet the standards listed in Table 5.2 - Compost Standards Table. **Note: All biosolids compost produced in New York State (or approved for importation) must meet NYS DEC’s 6 NYCRR Part 360 (Solid Waste Management Facilities) requirements. The Part 360 requirements are equal to or more stringent than 40 CFR Part 503 which ensure safe standards for pathogen reduction and heavy metals content. When using compost filter socks adjacent to surface water, the compost should have a low nutrient value.**

6. The compost filter sock fabric material shall meet the

7. Compost filter socks shall be anchored in earth with 2” x 2” wooden stakes driven 12” into the soil on 10 foot centers on the centerline of the sock. On uneven terrain, effective ground contact can be enhanced by the placement of a fillet of filter media on the disturbed area side of the compost sock.

8. All specific construction details and material specifications shall appear on the erosion and sediment control constructions drawings when compost filter socks are included in the plan.

## Maintenance

1. Traffic shall not be permitted to cross filter socks.

2. Accumulated sediment shall be removed when it reaches half the above ground height of the sock and disposed of in accordance with the plan.

3. Socks shall be inspected weekly and after each runoff event. Damaged socks shall be repaired in the manner required by the manufacturer or replaced within 24 hours of inspection notification.

4. Biodegradable filter socks shall be replaced after 6 months; photodegradable filter socks after 1 year. Polypropylene socks shall be replaced according to the manufacturer’s recommendations.

5. Upon stabilization of the area contributory to the sock, stakes shall be removed. The sock may be left in place and vegetated or removed in accordance with the stabilization plan. For removal the mesh can be cut and the compost spread as an additional mulch to act as a soil supplement.

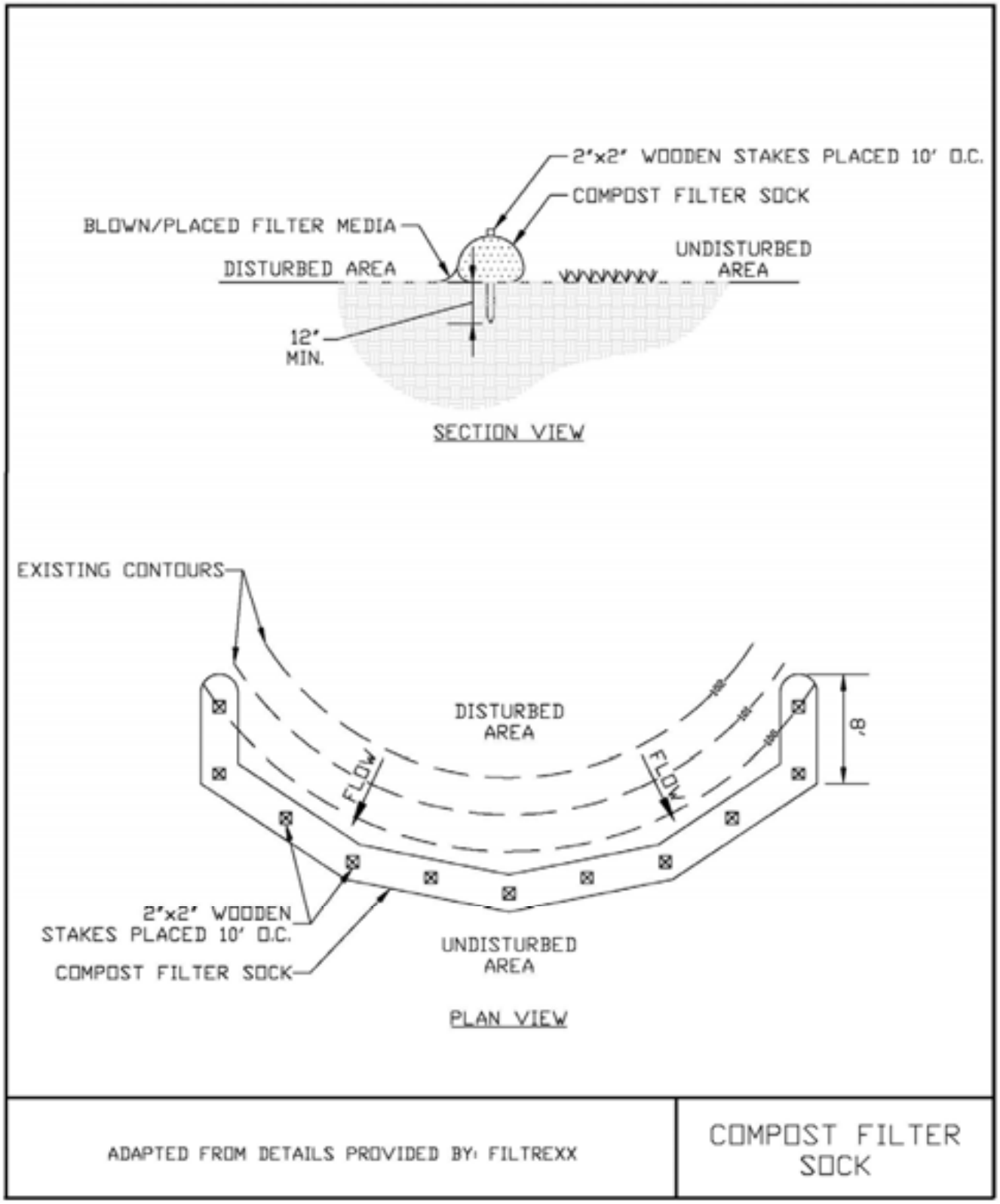
# Table 5.1 - Compost Sock Fabric Minimum Specifications Table

| Material Type | 3 mil HDPE | 5 mil HDPE | 5 mil HDPE | Multi-Filament Polypropylene (MFPP) | Heavy Duty Multi-Filament Polypropylene (HDMFPP) |
|---|---|---|---|---|---|
| Material Characteristics | Photodegradable | Photodegradable | Biodegradable | Photodegradable | Photodegradable |
| Sock Diameters | 12”<br>18” | 12”<br>18”<br>24”<br>32” | 12”<br>18”<br>24”<br>32” | 12”<br>18”<br>24”<br>32” | 12”<br>18”<br>24”<br>32” |
| Mesh Opening | 3/8” | 3/8” | 3/8” | 3/8” | 1/8” |
| Tensile Strength | | 26 psi | 26 psi | 44 psi | 202 psi |
| Ultraviolet Stability % Original Strength (ASTM G-155) | 23% at 1000 hr. | 23% at 1000 hr. | | 100% at 1000 hr. | 100% at 1000 hr. |
| Minimum Functional Longevity | 6 months | 9 months | 6 months | 1 year | 2 years |

# Table 5.2 - Compost Standards Table

| | |
|---|---|
| Organic matter content | 25% - 100% (dry weight) |
| Organic portion | Fibrous and elongated |
| pH | 6.0 – 8.0 |
| Moisture content | 30% - 60% |
| Particle size | 100% passing a 1” screen and<br>10 - 50% passing a 3/8” screen |
| Soluble salt concentration | 5.0 dS/m (mmhos/cm) maximum |

# Figure 5.2
# Compost Filter Sock



# STANDARD AND SPECIFICATIONS FOR DEWATERING DEVICE

## Definition & Scope

An appurtenance to a sediment trapping structure such as a basin or trap that allows sediment laden water to pond allowing sediment to settle out while removing relatively clean water to a suitable, stable outlet.

## Condition Where Practice Applies

Dewatering devices are appropriate where the discharge from a trap or basin will be by gravity flow through a riser and pipe outlet system. The skimmer dewatering device is the preferred option. A fixed pipe dewatering device, configured as a perforated vertical riser surrounded by filter fabric and stone material is an alternate option for small structures.

## Design Criteria

**Skimmer Device**

1. Skimmers must be designed so as to float just beneath the water surface to remove the least sediment laden water effectively.
2. Skimmer shall be constructed with a 4 foot long flexible pipe elbow to allow for vertical movement of the skimmer for its designated range of operation.
3. The designer will provide a table that shows all required dimensions for the skimmer. An example of this table is shown in Figure 5.4 on page 5.12. See design example in Appendix B.
4. The skimmer will be provided with vertical travel guides and a resting stone pad set at the appropriate design elevation.
5. The orifice plate will be at the "T" intersection of the perforated skimmer section with the non-perforated extension arm.

**Riser-Pipe Device**

1. The riser-pipe device is constructed as a fixed rigid structure with a larger diameter pipe as the vertical riser connected to a smaller diameter horizontal pipe barrel.
2. The joint of these two conduits will be anchored by means of a concrete block or welded steel plate to prevent flotation.
3. The riser will be perforated above the bottom of the dewatering zone elevation and wrapped with a geotextile filter fabric to filter out sediment.
4. The filter fabric shall be covered with stone graded as NYSDOT #1, #2, or a blend of both, to protect the fabric from deterioration.
5. An orifice plate shall be placed in the riser at the bottom of the dewatering zone elevation to control the dewatering rate.

**Dewatering Drawdown**

As a minimum, sediment traps and basins should have their temporary storage dewatered over a 48 hour period to maximize sediment retention. If the soils disturbed within the drainage area will have 60% - 80% fines the settling time should be increased to 4 days. Soils containing greater than 80% fines will need longer settling times but in no case longer than 7 days to maintain the hydraulic performance of the basin for recurring runoff events.

1. Skimmer orifices may be sized by using the design chart shown in Figure 5.3 on page 5.11.
2. Riser-pipe orifice sizes may be approximated by the following formula:

$$A_0 = \frac{A_s \times 2h^{0.5}}{T \times C_d \times 20{,}428}$$

Where:

$A_0$ = Areas of the dewatering orifice ($ft^2$)

As = Surface area of the basin/trap ($ft^2$)

h = head of water above the orifice (ft)

$C_d$ = 0.6 (contraction coefficient of an orifice)

T = Detention time needed to dewater basin (48 hours minimum)

Therefore, the minimum $A_o$ formula for 48 hrs. reduces to:

$$A_o = \frac{A_s \times 2h^{0.5}}{588{,}326}$$

## Material Specifications

1. Skimmer Devices - These devices shall be constructed with Schedule 40 PVC pipe with diameters of 4 to 6 inches. The flexible arm shall be equal diameter of non -perforated, corrugated, plastic tubing.

2. Riser-pipe Devices - These devices shall be constructed of Schedule 40 PVC if plastic pipe is used or galvanized corrugated steel or aluminum pipe. The minimum diameter shall be 6 inches if the device is used in conjunction with another permanent riser. All perforations will be at the interior of the corrugations.

## Maintenance

1. Dewatering devices shall be inspected weekly and after each runoff event.

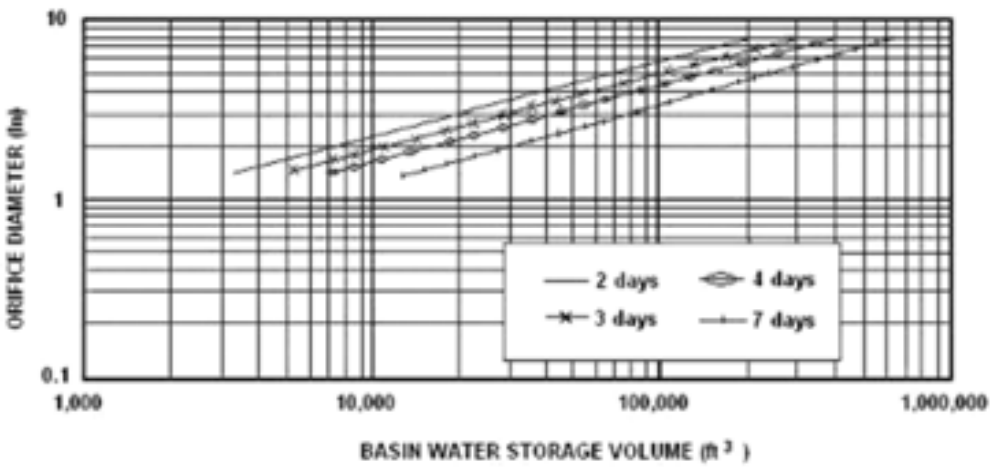
2. Filter fabric or media will be replaced as needed.

3. Any malfunctioning skimmer or its components shall be repaired or replaced within 24 hours of inspection notification.

4. Sediment shall be removed from the system when it reaches the level marked in a sediment cleanout stake or the top of the skimmer landing area.

5. The structure shall only be removed when the tributary area has been properly stabilized.

# Figure 5.3 - Skimmer Orifice Design Chart



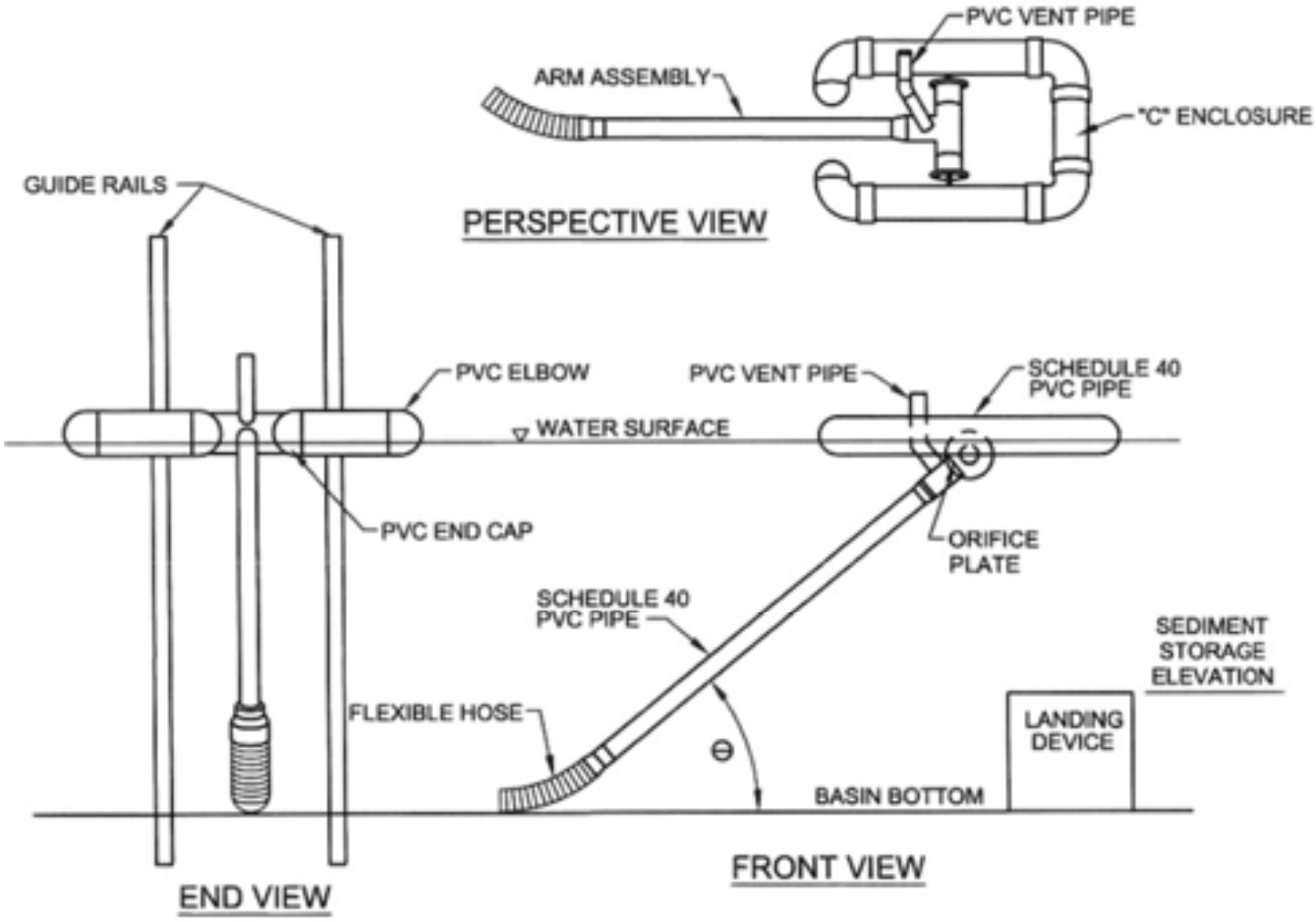

* Figure adapted from Penn State Agricultural and Biological Fact Sheet F-253

Notes:

1. Figure 5.3 is for use in designing the orifice plate for the skimmer shown in Figure 5.4. It assumes 3” to 5” head (depending upon the size of the skimmer). The required head for use of Figure 5.3 varies as follows: For a skimmer with a dewatering tube ≤ 2 1/2” diameter, use a 2” head. For a 3” diameter tube, use a 2.5” head; 4” tube, use 3.3” head, 5” tube use 4” head, and 6” diameter tube use 5” head.

2. Find the vertical line representing the basin’s dewatering zone volume. At the intersection of the vertical line with the desired dewatering time, read horizontally to the left to find the required skimmer orifice diameter.

# Figure 5.4
# Skimmer Dewatering Device




* Figure adapted from Penn State Agricultural and Biological Fact Sheet F-253

| Basin No. | Water Surface Elevation (ft.) | Arm Length* (ft.) | Arm Dia. (in.) | Orifice Size** (in.) | Top of Landing Device Elevation (ft.) | Flexible Hose Length (in.) | Flexible Hose Attachment Elevation (ft.) |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

* Minimum Arm length = Full design storage depth x 1.414 ( for 45 degree angle)
** Must be equal to or less than arm diameter

## Skimmer Construction Notes

1. Pipe flotation section shall be solvent welded to ensure an airtight assembly. The contractor is required to conduct a test to check for leaks prior to installation.

2. Skimmer section shall have 12 rows of 1/2” diameter holes, 1 1/4” on center. If additional filtration is necessary, the filtering media shall consist of a Type GD-II geotextile fabric wrapped around the perforated portion of the skimmer and attached with plastic snap ties, bands, etc.

3. Flexible pipe shall be inserted into solid pipe and fastened with 2 #8 wood screws.

4. At a minimum, the structure shall be inspected after each rain and repairs made as needed. If vandalism is a problem, more frequent inspection may be necessary.

5. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.

6. The structure shall only be removed when the contributing drainage area has been properly stabilized.

## Materials

(Note: materials for a 4” diameter arm assembly)

1. Solid Pipe - 4” Schedule 40 PVC

2. Perforated Pipe - 4” Schedule 40 PVC

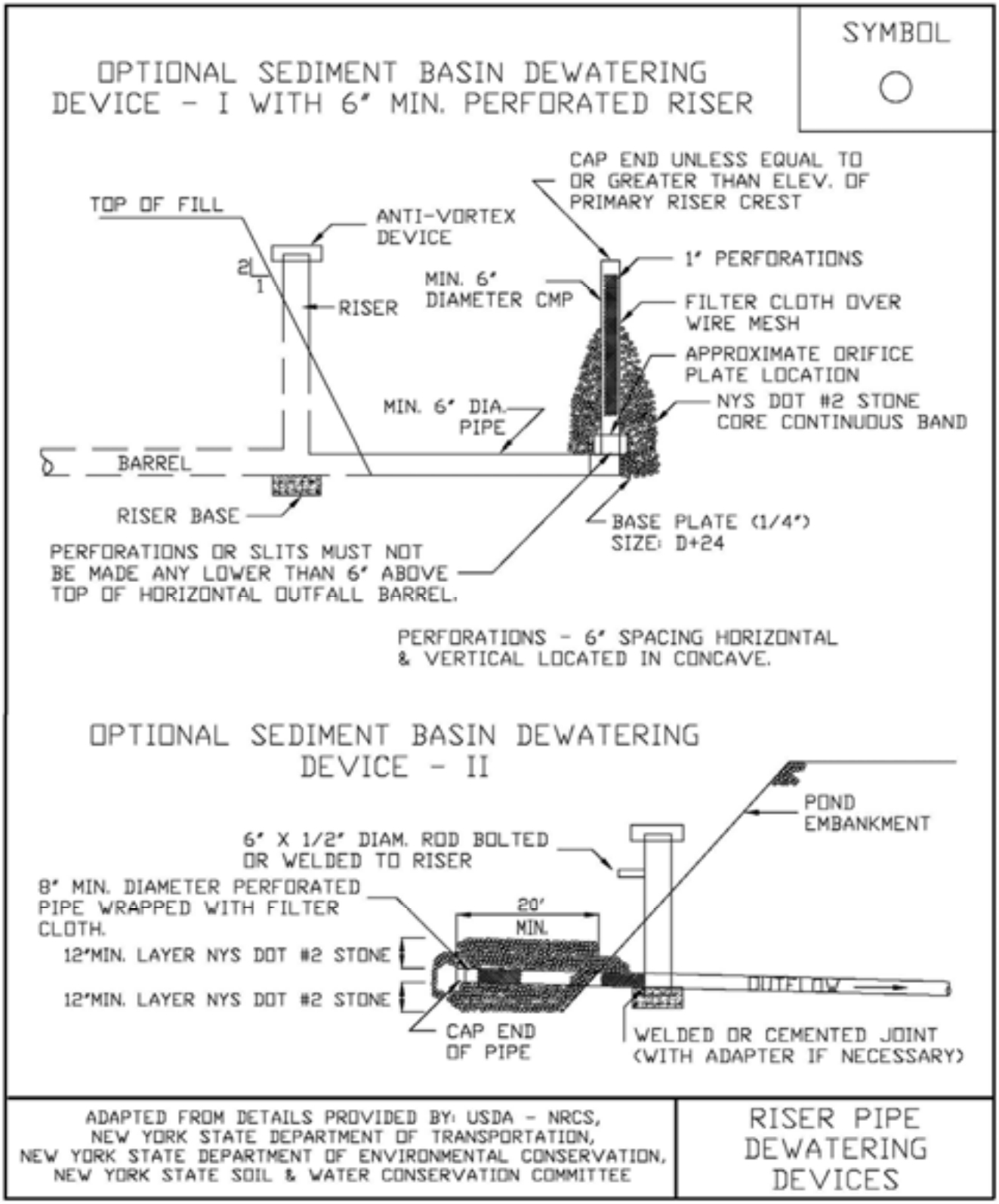
3. 90º Tee (1 each) - 4” Schedule 40 PVC

4. 90º Elbow (4 each) - 4” Schedule 40 PVC

5. Cap (2 each) - 4” Schedule 40 PVC, solid

6. Flexible pipe - 4” Corrugated Plastic Tubing (non-perforated)

# Figure 5.5
# Riser Pipe Dewatering Device



# Figure 5.6
# Riser Pipe Dewatering Device Construction Notes

## Riser Pipe Construction Notes

1. Standpipe and connector pipe shall be a minimum of 6 inches diameter.

2. Metal pipe may be galvanized steel or aluminum; plastic pipe may be Schedule 40 PVC or HDPP.

3. Construction operations shall be carried out in such a manner that erosion and water pollution are minimized.

4. The structure shall only be removed when the contributing drainage area has been properly stabilized.

5. All pipe connections shall be watertight. The lower portion of the standpipe, at a point above the barrel connection, shall be fitted with an internal orifice plate sized to release the volume of the basin no sooner than 48 hours.

6. The top 2/3 of the standpipe shall be perforated with 1 inch diameter hole or slit spaced 6 inches vertically and horizontally and placed in the concave portion of the pipe. No holes will be allowed within 6 inches inches of the horizontal connector pipe.

7. The riser shall be wrapped with a Type GD-II geotextile fabric. The fabric shall extend 6inches above the highest hole and 6” below the lowest hole. Where ends of fabric come together, they shall be overlapped, folded and stapled to prevent bypass.

8. Straps or connecting bands shall be used to hold the fabric and wire mesh (as needed) in place. They shall be placed at the top and bottom of the cloth.

9. The standpipe shall be anchored with either concrete base or steel plate base to prevent flotation. Concrete bases shall be 12 inches thick with the standpipe embedded nine inches. Steel plate bases will be 1/4 inch minimum thickness attached to the standpipe by a continuous weld around the bottom to form a watertight connection. The plate shall have 2.5 feet of stone, gravel or tampered earth placed on it.

10. The perforated standpipe shall be surrounded by NYSDOT #1 or #2 stone or a blend of both to protect the filter fabric.

# STANDARD AND SPECIFICATIONS FOR GEOTEXTILE FILTER BAG

## Definition & Scope

A **temporary** portable device through which sediment laden water is pumped to trap and retain sediment prior to its discharge to drainageways or off-site.

## Condition Where Practice Applies

On sites where space is limited such as urban construction or linear projects (e.g. roads and utility work) where rights-of-way are limited and larger de-silting practices are impractical.

## Design Criteria

1. Location - The portable filter bag should be located to minimize interference with construction activities and pedestrian traffic. It should also be placed in a location that is vegetated, relatively level, and provides for ease of access by heavy equipment, cleanout, disposal of trapped sediment, and proper release of filtered water.

   The filter bag shall also be placed at least 50 feet from all wetlands, streams or other surface waters.

2. Size - Geotextile filter bag shall be sized in accordance with the manufacturers recommendations based on the pump discharge rate.

## Materials and Installation

1. The geotextile material will have the following attributes:

| | |
|---|---|
| Minimum Grab Tensile Strength | 200 lbs. |
| Minimum Grab Tensile Elongation | 50 % |
| Minimum Trapezoid Tear Strength | 80 lbs. |
| Mullen Burst Strength | 380 psi |
| Minimum Puncture Strength | 130 lbs |
| Apparent Opening Size | 40 - 80 US sieve |
| Minimum UV Resistance | 70% |
| Minimum Flow Thru Rate | 70 gpm/sq ft |

2. The bag shall be sewn with a double needle machine using high strength thread, double stitched “Joe” type capable of minimum roll strength of 100 lbs/inch (ASTM D4884).

3. The geotextile filter bag shall have an opening large enough to accommodate a 4 inch diameter discharge hose with an attached strap to tie off the bag to the hose to prevent back flow.

4. The geotextile shall be placed on a gravel bed 2 inches thick, a straw mat 4 inches thick, or a vegetated filter strip to allow water to flow out of the bag in all directions.

## Maintenance

1. The geotextile filter bag is considered full when remaining bag flow area has been reduced by 75%. At this point, it should be replaced with a new bag.

2. Disposal may be accomplished by removing the bag to an appropriate designated upland area, cut open, remove the geotextile for disposal, and spread sediment contents and seeded and mulched according to the vegetative plan.

# STANDARD AND SPECIFICATIONS FOR SILT FENCE

## Definition & Scope

A **temporary** barrier of geotextile fabric installed on the contours across a slope used to intercept sediment laden runoff from small drainage areas of disturbed soil by temporarily ponding the sediment laden runoff allowing settling to occur. The maximum period of use is limited by the ultraviolet stability of the fabric (approximately one year).

## Conditions Where Practice Applies

A silt fence may be used subject to the following conditions:

1. Maximum allowable slope length and fence length will not exceed the limits shown in the Design Criteria for the specific type of silt fence used ; and

2. Maximum ponding depth of 1.5 feet behind the fence; and

3. Erosion would occur in the form of sheet erosion; and

4. There is no concentration of water flowing to the barrier; and

5. Soil conditions allow for proper keying of fabric, or other anchorage, to prevent blowouts.

## Design Criteria

1. Design computations are not required for installations of 1 month or less. Longer installation periods should be designed for expected runoff.

2. All silt fences shall be placed as close to the disturbed area as possible, but at least 10 feet from the toe of a slope steeper than 3H:1V, to allow for maintenance and roll down. The area beyond the fence must be undisturbed or stabilized.

3. The type of silt fence specified for each location on the plan shall not exceed the maximum slope length and maximum fence length requirements shown in the following table:

| | | Slope Length/Fence Length (ft.) | | |
|---|---|---|---|---|
| Slope | Steepness | Standard | Reinforced | Super |
| <2% | < 50:1 | 300/1500 | N/A | N/A |
| 2-10% | 50:1 to 10:1 | 125/1000 | 250/2000 | 300/2500 |
| 10-20% | 10:1 to 5:1 | 100/750 | 150/1000 | 200/1000 |
| 20-33% | 5:1 to 3:1 | 60/500 | 80/750 | 100/1000 |
| 33-50% | 3:1 to 2:1 | 40/250 | 70/350 | 100/500 |
| >50% | > 2:1 | 20/125 | 30/175 | 50/250 |

**Standard Silt Fence (SF)** is fabric rolls stapled to wooden stakes driven 16 inches in the ground.
**Reinforced Silt Fence (RSF)** is fabric placed against welded wire fabric with anchored steel posts driven 16 inches in the ground.
**Super Silt Fence (SSF)** is fabric placed against chain link fence as support backing with posts driven 3 feet in the ground.

4. Silt fence shall be removed as soon as the disturbed area has achieved final stabilization.

The silt fence shall be installed in accordance with the appropriate details. Where ends of filter cloth come together, they shall be overlapped, folded and stapled to prevent sediment bypass. Butt joints are not acceptable. A detail of the silt fence shall be shown on the plan. See Figure 5.30 on page 5.56 for Reinforced Silt Fence as an example of details to be provided.

## Criteria for Silt Fence Materials

1. Silt Fence Fabric: The fabric shall meet the following specifications unless otherwise approved by the appropriate erosion and sediment control plan approval authority. Such approval shall not constitute statewide acceptance.

| Fabric Properties | Minimum Acceptable Value | Test Method |
|---|---|---|
| Grab Tensile Strength (lbs) | 110 | ASTM D 4632 |
| Elongation at Failure (%) | 20 | ASTM D 4632 |
| Mullen Burst Strength (PSI) | 300 | ASTM D 3786 |
| Puncture Strength (lbs) | 60 | ASTM D 4833 |
| Minimum Trapezoidal Tear Strength (lbs) | 50 | ASTM D 4533 |
| Flow Through Rate (gal/ min/sf) | 25 | ASTM D 4491 |
| Equivalent Opening Size | 40-80 | US Std Sieve ASTM D 4751 |
| Minimum UV Residual (%) | 70 | ASTM D 4355 |

2. Fence Posts (for fabricated units): The length shall be a minimum of 36 inches long. Wood posts will be of sound quality hardwood with a minimum cross sectional area of 3.5 square inches. Steel posts will be standard T and U section weighing not less than 1.00 pound per linear foot. Posts for super silt fence shall be standard chain link fence posts.

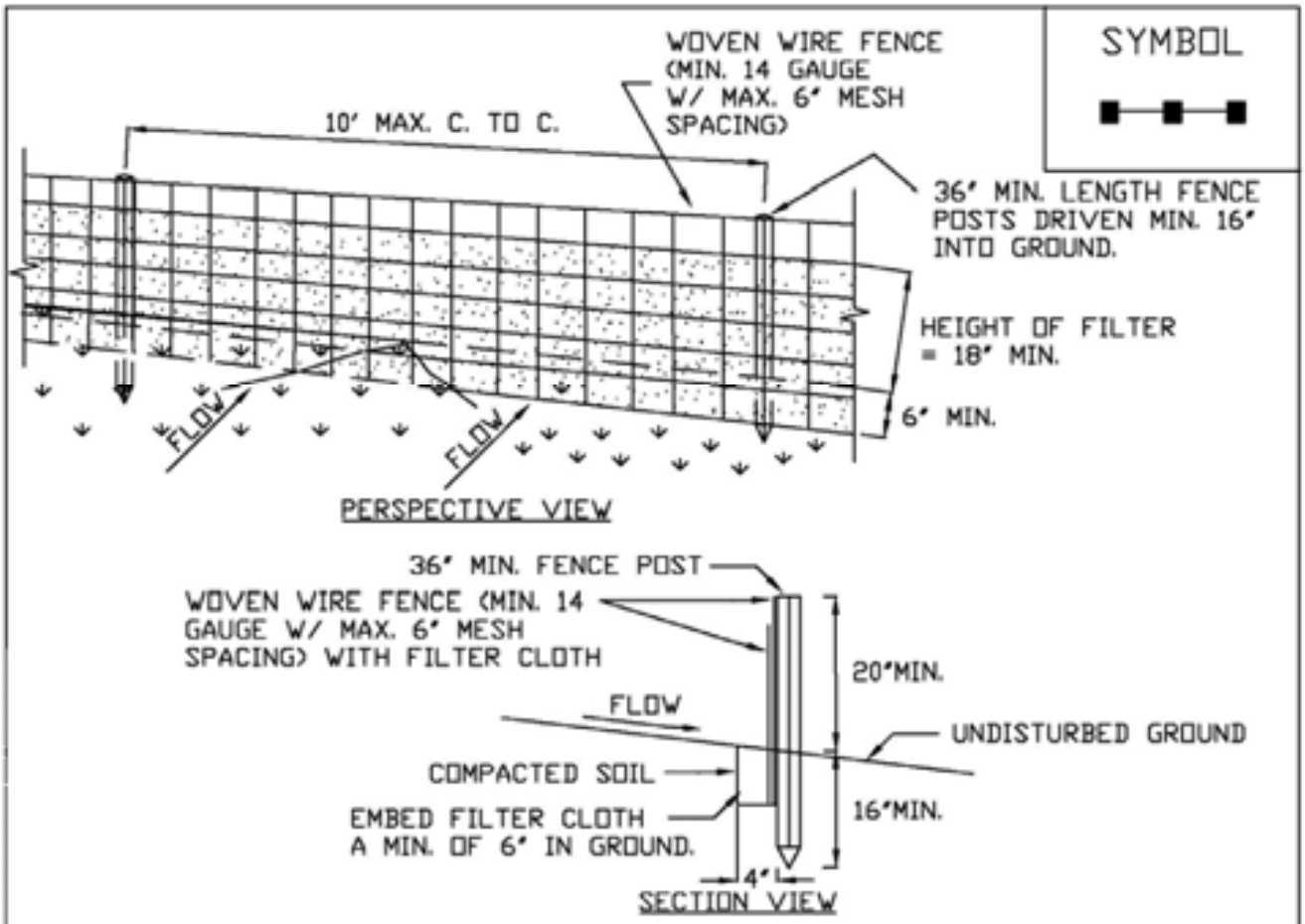
3. Wire Fence for reinforced silt fence: Wire fencing shall be a minimum 14 gage with a maximum 6 in. mesh opening, or as approved.

4. Prefabricated silt fence is acceptable as long as all material specifications are met.

Reinforced Silt Fence

Super Silt Fence

# Figure 5.30
# Reinforced Silt Fence




## CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

ADAPTED FROM DETAILS PROVIDED BY: USDA - NRCS, NEW YORK STATE DEPARTMENT OF TRANSPORTATION, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

REINFORCED SILT FENCE

# STANDARD AND SPECIFICATIONS FOR STORM DRAIN INLET PROTECTION

## Definition & Scope

A **temporary** barrier with low permeability, installed around inlets in the form of a fence, berm or excavation around an opening, detaining water and thereby reducing the sediment content of sediment laden water by settling thus preventing heavily sediment laden water from entering a storm drain system.

## Conditions Where Practice Applies

This practice shall be used where the drainage area to an inlet is disturbed, it is not possible to temporarily divert the storm drain outfall into a trapping device, and watertight blocking of inlets is not advisable. **It is not to be used in place of sediment trapping devices.** This practice shall be used with an upstream buffer strip if placed at a storm drain inlet on a paved surface. It may be used in conjunction with storm drain diversion to help prevent siltation of pipes installed with low slope angle.

**Types of Storm Drain Inlet Practices**

There are five (5) specific types of storm drain inlet protection practices that vary according to their function, location, drainage area, and availability of materials:

I. Excavated Drop Inlet Protection
II. Fabric Drop Inlet Protection
III. Stone & Block Drop Inlet Protection
IV. Paved Surface Inlet Protection
V. Manufactured Insert Inlet Protection

## Design Criteria

Drainage Area – The drainage area for storm drain inlets shall not exceed one acre. Erosion control/temporary stabilization measures must be implemented on the disturbed drainage area tributary to the inlet. The crest elevations of these practices shall provide storage and minimize bypass flow.

**Type I – Excavated Drop Inlet Protection**

This practice is generally used during initial overlot grading after the storm drain trunk line is installed.

Limit the drainage area to the inlet device to 1 acre. Excavated side slopes shall be no steeper than 2:1. The minimum depth shall be 1 foot and the maximum depth 2 feet as measured from the crest of the inlet structure. Shape the excavated basin to fit conditions with the longest dimension oriented toward the longest inflow area to provide maximum trap efficiency. The capacity of the excavated basin should be established to contain 900 cubic feet per acre of disturbed area. Weep holes, protected by fabric and stone, should be provided for draining the temporary pool.

Inspect and clean the excavated basin after every storm. Sediment should be removed when 50 percent of the storage volume is achieved This material should be incorporated into the site in a stabilized manner.

**Type II – Fabric Drop Inlet Protection**

This practice is generally used during final elevation grading phases after the storm drain system is completed.

Limit the drainage area to 1 acre per inlet device. Land area slope immediately surrounding this device should not exceed 1 percent. The maximum height of the fabric above the inlet crest shall not exceed 1.5 feet unless reinforced.

The top of the barrier should be maintained to allow overflow to drop into the drop inlet and not bypass the inlet to

unprotected lower areas. Support stakes for fabric shall be a minimum of 3 feet long, spaced a maximum 3 feet apart. They should be driven close to the inlet so any overflow drops into the inlet and not on the unprotected soil. Improved performance and sediment storage volume can be obtained by excavating the area.

Inspect the fabric barrier after each rain event and make repairs as needed. Remove sediment from the pool area as necessary with care not to undercut or damage the filter fabric. Upon stabilization of the drainage area, remove all materials and unstable sediment and dispose of properly. Bring the adjacent area of the drop inlet to grade, smooth and compact and stabilize in the appropriate manner to the site.

**Type III – Stone and Block Drop Inlet Protection**

This practice is generally used during the initial and intermediate overlot grading of a construction site.

Limit the drainage area to 1 acre at the drop inlet. The stone barrier should have a minimum height of 1 foot and a maximum height of 2 feet. Do not use mortar. The height should be limited to prevent excess ponding and bypass flow.

Recess the first course of blocks at least 2 inches below the crest opening of the storm drain for lateral support. Subsequent courses can be supported laterally if needed by placing a 2x4 inch wood stud through the block openings perpendicular to the course. The bottom row should have a few blocks oriented so flow can drain through the block to dewater the basin area.

The stone should be placed just below the top of the blocks on slopes of 2:1 or flatter. Place hardware cloth of wire mesh with ½ inch openings over all block openings to hold stone in place.

As an optional design, the concrete blocks may be omitted and the entire structure constructed of stone, ringing the outlet (“doughnut”). The stone should be kept at a 3:1 slope toward the inlet to keep it from being washed into the inlet. A level area 1 foot wide and four inches below the crest will further prevent wash. Stone on the slope toward the inlet should be at least 3 inches in size for stability and 1 inch or smaller away from the inlet to control flow rate. The elevation of the top of the stone crest must be maintained 6 inches lower than the ground elevation down slope from the inlet to ensure that all storm flows pass over the stone into the storm drain and not past the structure. Temporary diking should be used as necessary to prevent bypass flow.

The barrier should be inspected after each rain event and repairs made where needed. Remove sediment as necessary to provide for accurate storage volume for subsequent rains. Upon stabilization of contributing drainage area, remove all materials and any unstable soil and dispose of properly.

Bring the disturbed area to proper grade, smooth, compact and stabilize in a manner appropriate to the site.

**Type IV – Paved Surface Inlet Protection**

This practice is generally used after pavement construction has been done while final grading and soil stabilization is occurring. These practices should be used with upstream buffer strips in linear construction applications, and with temporary surface stabilization for overlot areas, to reduce the sediment load at the practice. This practice includes sand bags, compost filter socks, geo-tubes filled with ballast, and manufactured surface barriers. Pea gravel can also be used in conjunction with these practices to improve performance. When the inlet is not at a low point, and is offset from the pavement or gutter line, protection should be selected and installed so that flows are not diverted around the inlet.

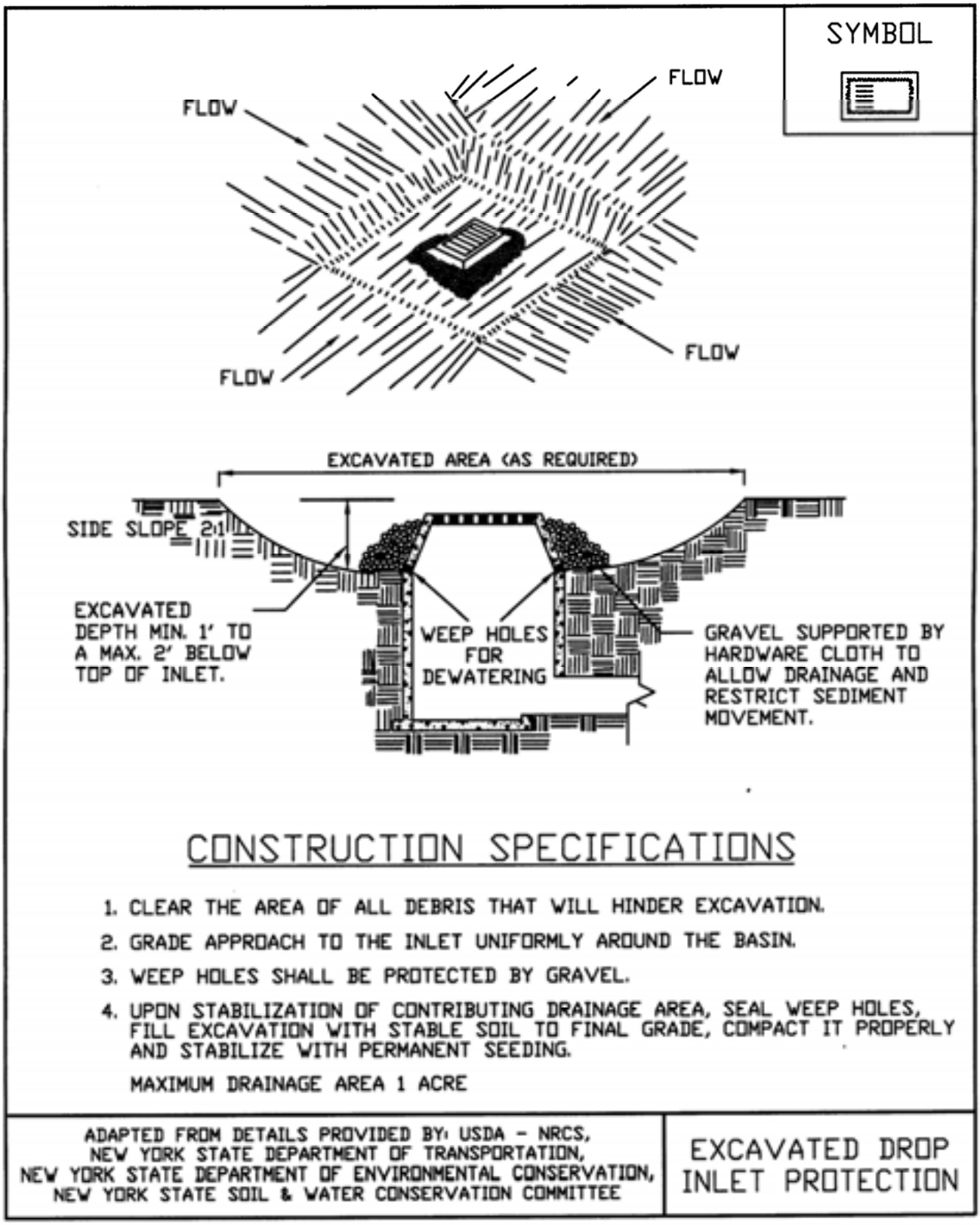
The drainage area should be limited to 1 acre at the drain inlet. All practices will be placed at the inlet perimeter or beyond to maximize the flow capacity of the inlet. Practices shall be weighted, braced, tied, or otherwise anchored to prevent movement or shifting of location on paved surfaces. Traffic safety shall be integrated with the use of this practice. All practices should be marked with traffic safety cones as appropriate. Structure height shall not cause flooding or by-pass flow that would cause additional erosion.

The structure should be inspected after every storm event. Any sediment should be removed and disposed of on the site. Any broken or damaged components should be replaced. Check all materials for proper anchorage and secure as necessary.

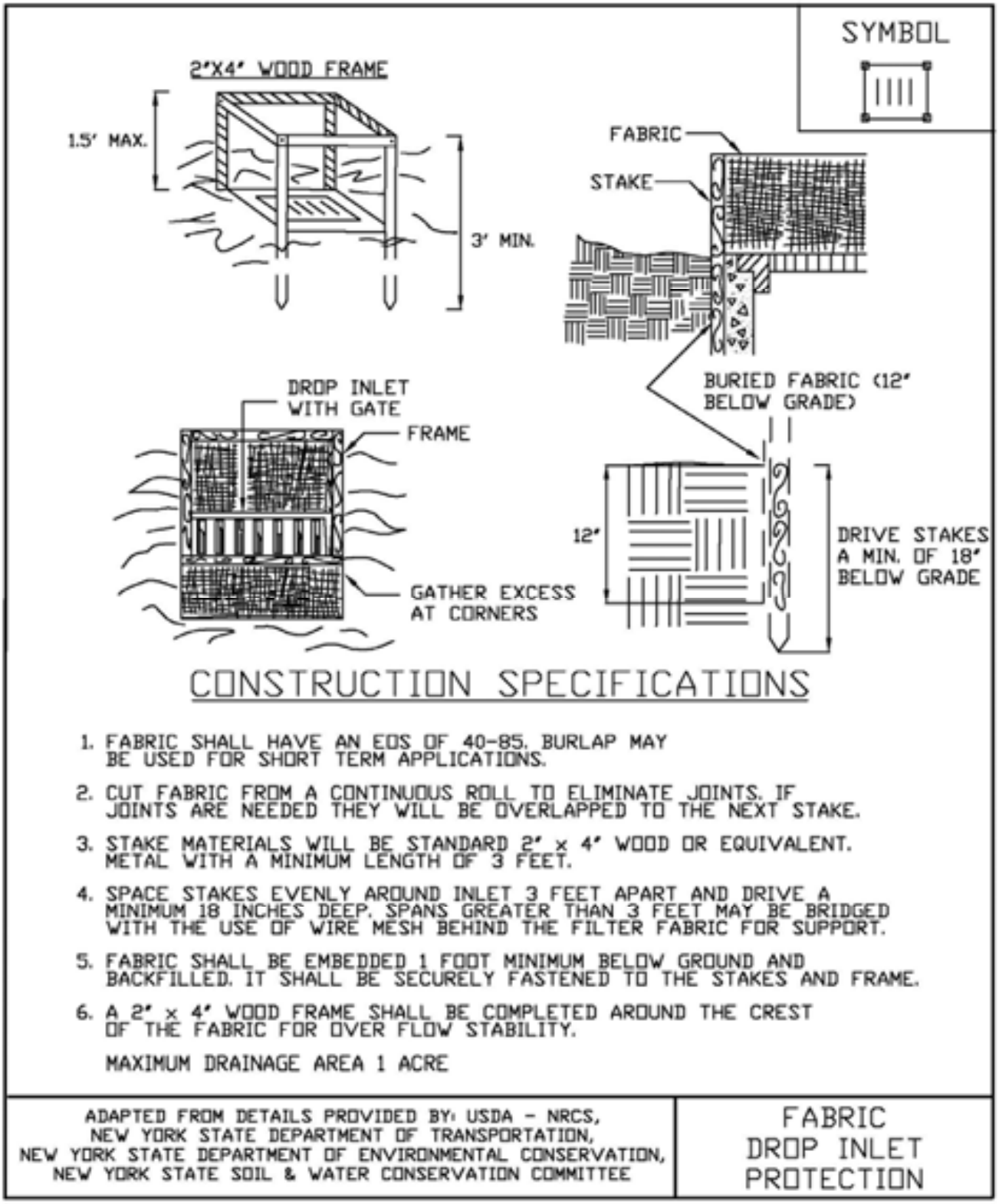
**Type V - Manufactured Insert Inlet Protection**

The drainage area shall be limited to 1 acre at the drain inlet. All inserts will be installed and anchored in accordance with the manufacturers recommendations and design details. The fabric portion of the structure will equal or exceed the performance standard for the silt fence fabric. The inserts will be installed to preserve a minimum of 50 percent of the open, unobstructed design flow area of the storm drain inlet opening to maintain capacity for storm events.

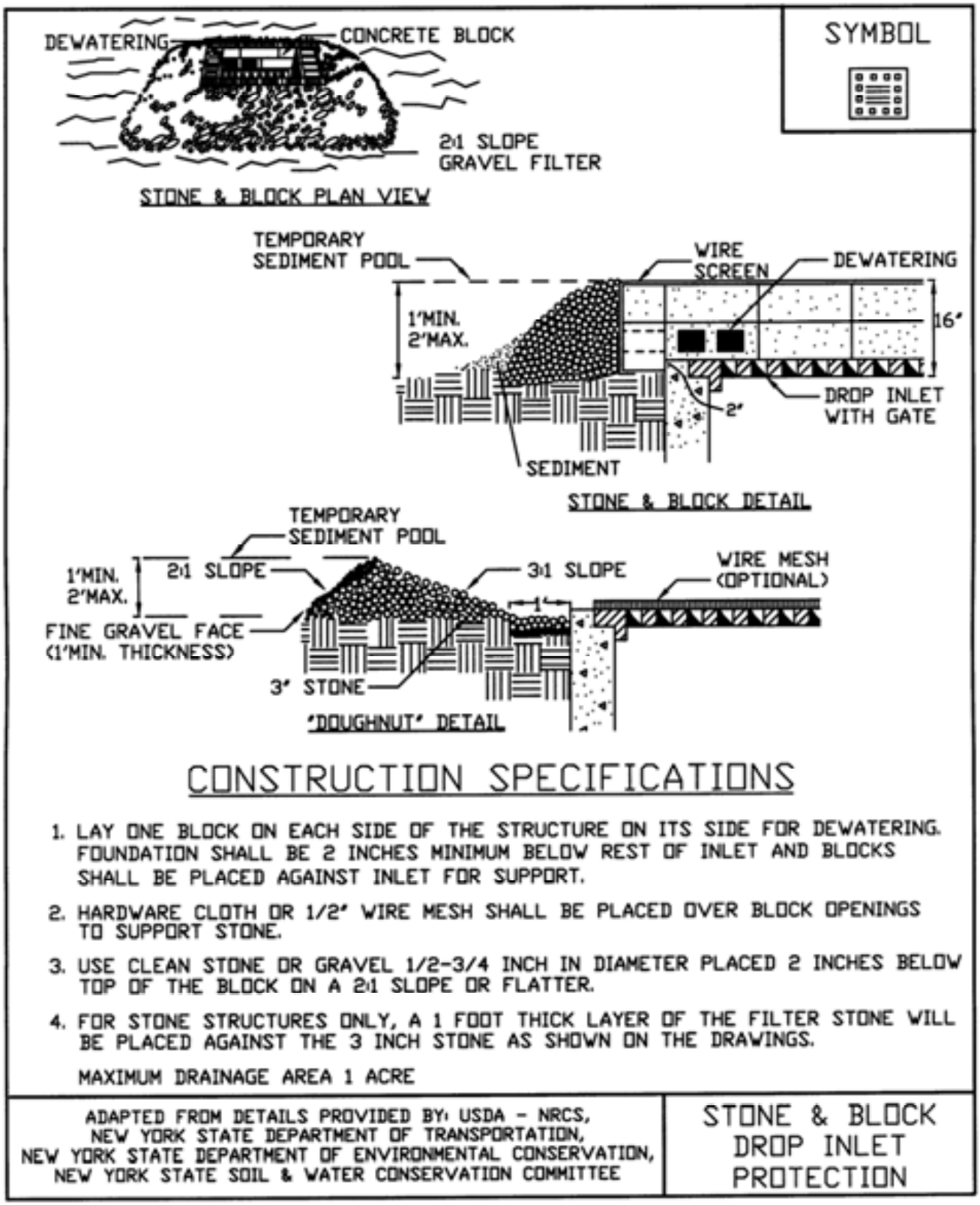
# Figure 5.31
# Excavated Drop Inlet Protection



# Figure 5.32
# Fabric Drop Inlet Protection



# Figure 5.33
# Stone & Block Drop Inlet Protection



McFarland Johnson
Innovative Solutions / Sustainable Results

2525 SR 332, Box 6, Suite 101 • Canandaigua, NY 14424
Phone: 585-905-0970 • Fax: 585-905-0882
www.mjinc.com

July 29, 2019

Deb Osterhoudt
Prime Companies
621 Columbia Street
Cohoes, NY 12047

RE: Durkee Street Mixed Use Development Project - Plattsburgh, New York
Traffic Generation Letter of Findings

Dear Ms. Osterhoudt,

McFarland Johnson, Inc. (MJ) has reviewed the vehicular traffic anticipated to be generated by the proposed Durkee Street Mixed Use Development Project in Plattsburgh, New York and respectively submits this Letter of Findings. The intent of this letter of findings is to assess the projected changes in vehicular traffic generated by the site from the existing conditions to the currently proposed development.

**Existing Conditions**
The existing site currently contains 289 parking spaces, of which, it was estimated that roughly 275 of those spaces are used on a daily basis according to the Parking Observations and Recommendations study completed by Carl Walker dated February 2018. The study also concluded that in general city wide the parking is roughly 85% occupied during the peak timeframe at noon on weekdays. Access to the current parking lot is provided from Durkee Street and Bridge Street via single unsignalized driveway curb cuts.

**Proposed Conditions**
The proposed site currently includes 114 residential units, 10,000 square feet of commercial space and an auxiliary 92 space parking lot. The project will have 35 spaces on a courtyard level with a driveway access to Durkee Street and 165 spaces on a lower level with access to Bridge Street; the 92-space auxiliary parking lot will have a separate entrance onto Durkee Street, for a total of 292 parking spaces provided by the project.

**Proposed Traffic Generation**
For analysis purposes, the peak hours site generated traffic was estimated using trip generation rates provided in the Institute of Transportation Engineers' (ITE) Trip Generation manual, 10th edition as shown in the table below. Although it was concluded that 275 parking spaces were occupied during the peak parking period for the existing lot, that does not necessarily mean all those vehicles entered/exited during a single hour. The ITE trip generation manual uses statistical data collected nationwide to determine an appropriate amount of traffic generated during the peak hour for use in traffic analysis. The proposed trip generation was conservatively calculated assuming that the entire 92 space auxiliary lot was fully occupied by vehicles not associated with the proposed residential and commercial spaces.

Shown in the table below, the resulting trip generation volumes were calculated for both the existing and proposed uses of the site.

**TRIP GENERATION CALCULATION TABLE**

ITE Trip Generation 10th Edition Manual Research Data:

| Type of Land Use | ITE Code | Unit | | Weekday Morning Peak | | | Weekday Evening Peak | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Enter | Exit | Total | Enter | Exit | Total |
| Park and Ride Lot | 90 | 275 | Occupied Spaces | Generation Rate = | | 0.44 | Generation Rate = | | 0.55 |
| | | | | 81% | 19% | 100% | 25% | 75% | 100% |
| | | | | 98 | 23 | 121 | 38 | 113 | 151 |
| **Total Existing Trips** | | | | **98** | **23** | **121** | **38** | **113** | **151** |
| Shopping Center | 820 | 10 | KSF | Generation Rate = | | 3.00 | Generation Rate = | | 4.21 |
| | | | | 54% | 46% | 100% | 50% | 50% | 100% |
| | | | | 16 | 14 | 30 | 21 | 21 | 42 |
| Multifamily Housing (Low-Rise) | 220 | 114 | Units | Generation Rate = | | 0.56 | Generation Rate = | | 0.67 |
| | | | | 28% | 72% | 100% | 59% | 41% | 100% |
| | | | | 18 | 46 | 64 | 45 | 31 | 76 |
| Park and Ride Lot | 90 | 92 | Occupied Spaces | Generation Rate = | | 0.44 | Generation Rate = | | 0.55 |
| | | | | 81% | 19% | 100% | 25% | 75% | 100% |
| | | | | 33 | 8 | 40 | 13 | 38 | 51 |
| **Total Proposed Trips** | | | | **67** | **68** | **134** | **79** | **90** | **169** |
| **Difference in Trips** | | | | **-31** | **45** | **13** | **41** | **-23** | **18** |

* Trip generation rates is based on ITE Trip Generation Manual 10th Edition for Trips Generated during the anticipated morning and evening peak hours.

Based on the results from the trip generation calculations, it is estimated that the proposed development will generate roughly 13 more trips during the morning peak hour and 18 more trips during the evening peak hour. The origin and destination of these trips will change as a result of the project, with an increase in exiting trips in the morning and entering trips in the evening due to the proposed residential use. The proposed development will also distribute the traffic to three access points, while the current site utilizes two driveways.

The general industry practice for many urban municipalities is that an intersection should be analyzed for impact associated with a proposed development if 100 new trips are proposed through that intersection. Although the traffic patterns will likely be altered by the proposed development, we do not believe that the proposed development will increase the traffic volumes by 100 vehicles during the peak hour at any specific intersection; therefore, it is our opinion that no further traffic impact analysis is required as a result of traffic that would be generated by the proposed development.

Please do not hesitate to call should you require additional information or have any questions.
Sincerely yours,

McFARLAND-JOHNSON, INC.

Adam J. Frosino, PE, PTOE
Project Manager - Traffic

1
A5.1

# WEST ELEVATION

SCALE @ 11X17: 1"=20'

0 10' 20' 40'

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Plattsburgh Mixed Use Development

Building Elevations

The City of Plattsburgh
Plattsburgh, NY
1/29/2020

A5.1

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A5.2

# EAST ELEVATION

SCALE @ 11X17: 1"=20'

0 10' 20' 40'

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A5.3

# SOUTH ELEVATION

SCALE @ 11X17: 1"=20'

0 10' 20' 40'

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Legend of Materials

- Clapboard Siding
- Vertical Board & Batten Siding
- Masonry Texture
- Stone Veneer
- Metal Panel
- Cornice / Trim: Versatex or Sim.
- Windows/Commercial Storefront: Insulated Glass/Metal Frame
- Exterior Railing: Metal

1
A5.4

# NORTH ELEVATION

SCALE @ 11X17: 1"=20'

0 10' 20' 40'


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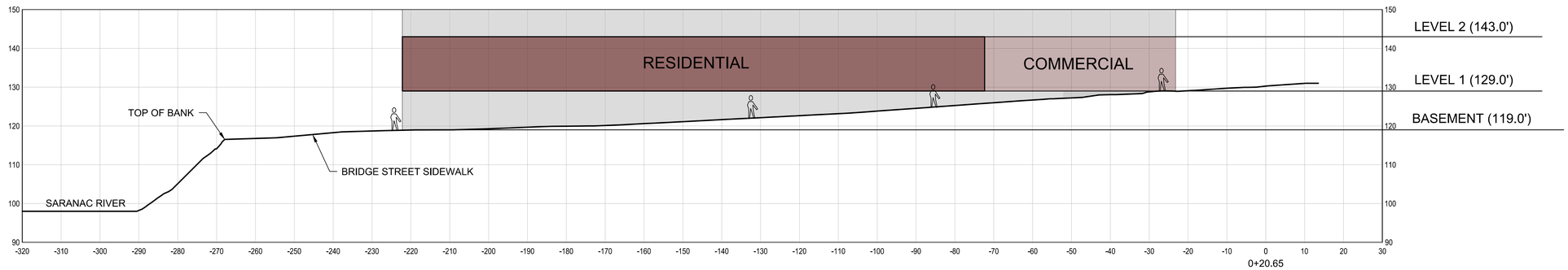
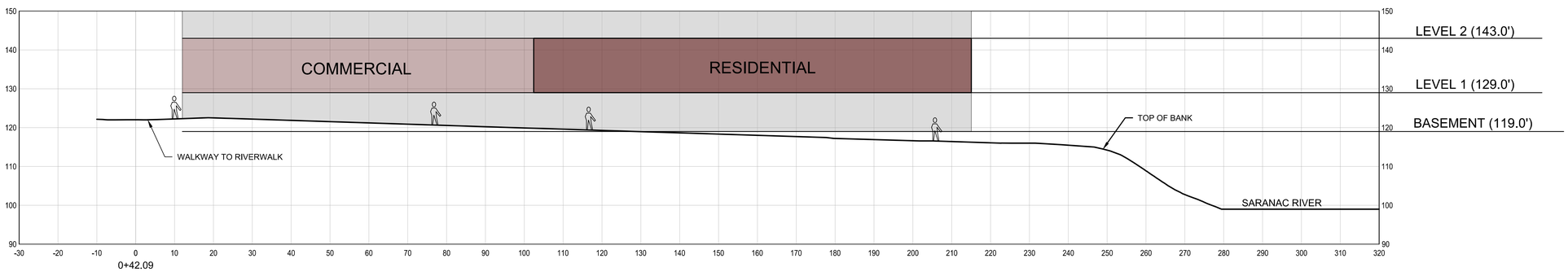
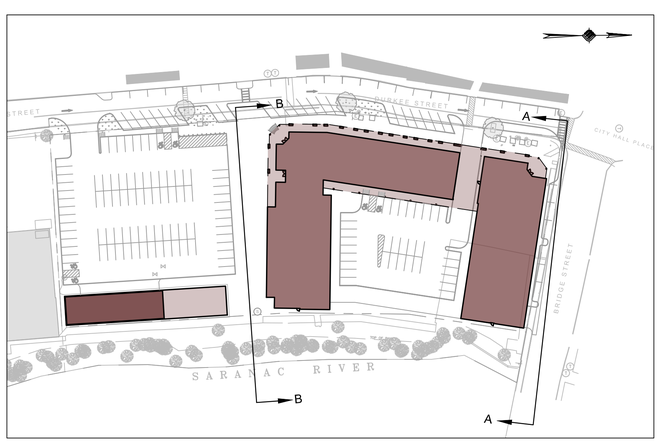



SECTION VIEW A - A




SECTION VIEW B - B




KEY MAP

0 15 30 45 FT

SCALE


McFarland Johnson
60 RAILROAD PLACE
SUITE 402
SARATOGA SPRINGS, NEW YORK 12866
P:518-580-9380 F:518-580-9383
mjinc.com


PROJECT MILESTONE

SITE PLAN SUBMISSION

| NO. | DATE | DESCRIPTION |
|---|---|---|

CLIENT: PRIME PLATTSBURGH, LLC

CITY OF PLATTSBURGH, NEW YORK

PROJECT: DURKEE STREET MIXED USE DEVELOPMENT

| | |
|---|---|
| DRAWN | NSO |
| DESIGNED | NSO |
| CHECKED | TCB |
| SCALE | 1"=15' |
| DATE | JANUARY 2020 |
| PROJECT | 18491.00 |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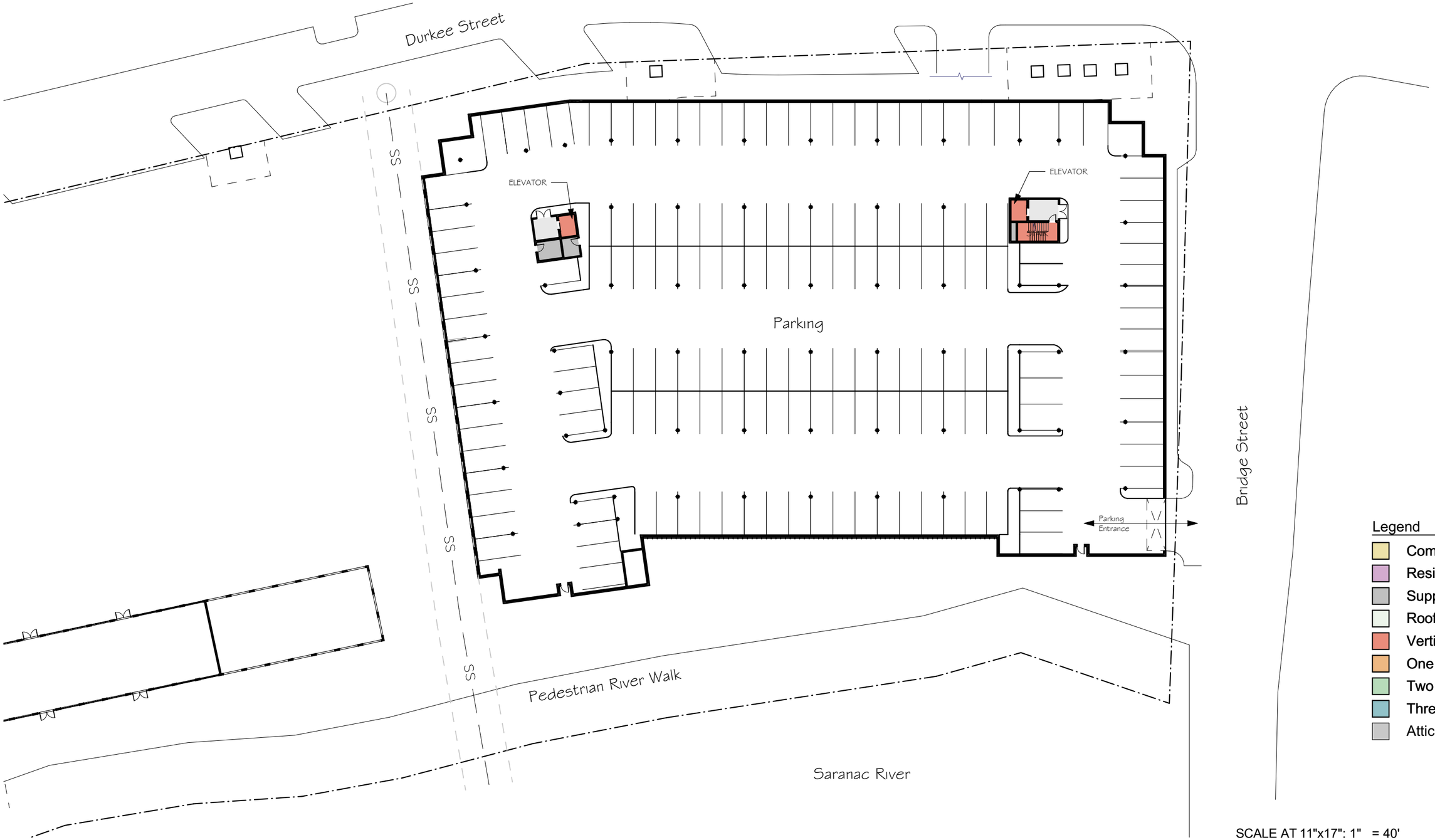
DRAWING TITLE

SECTION VIEWS

DRAWING NUMBER

SV-01




Legend

- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic

SCALE AT 11"x17": 1" = 40'

0 20' 40' 80'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# Plattsburgh Mixed Use Development

## Basement Plan

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Legend

- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic

SCALE AT 11"x17": 1" = 40'

0 20' 40' 80'


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# Plattsburgh Mixed Use Development

## Level One Plan

Project North

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Legend

- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic

SCALE AT 11"x17": 1" = 40'

0 20' 40' 80'


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Level Two & Three Plan

Project North

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Legend

- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic

SCALE AT 11"x17": 1" = 40'

0 20' 40' 80'

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Plattsburgh Mixed Use Development

Level Four Plan

Project North

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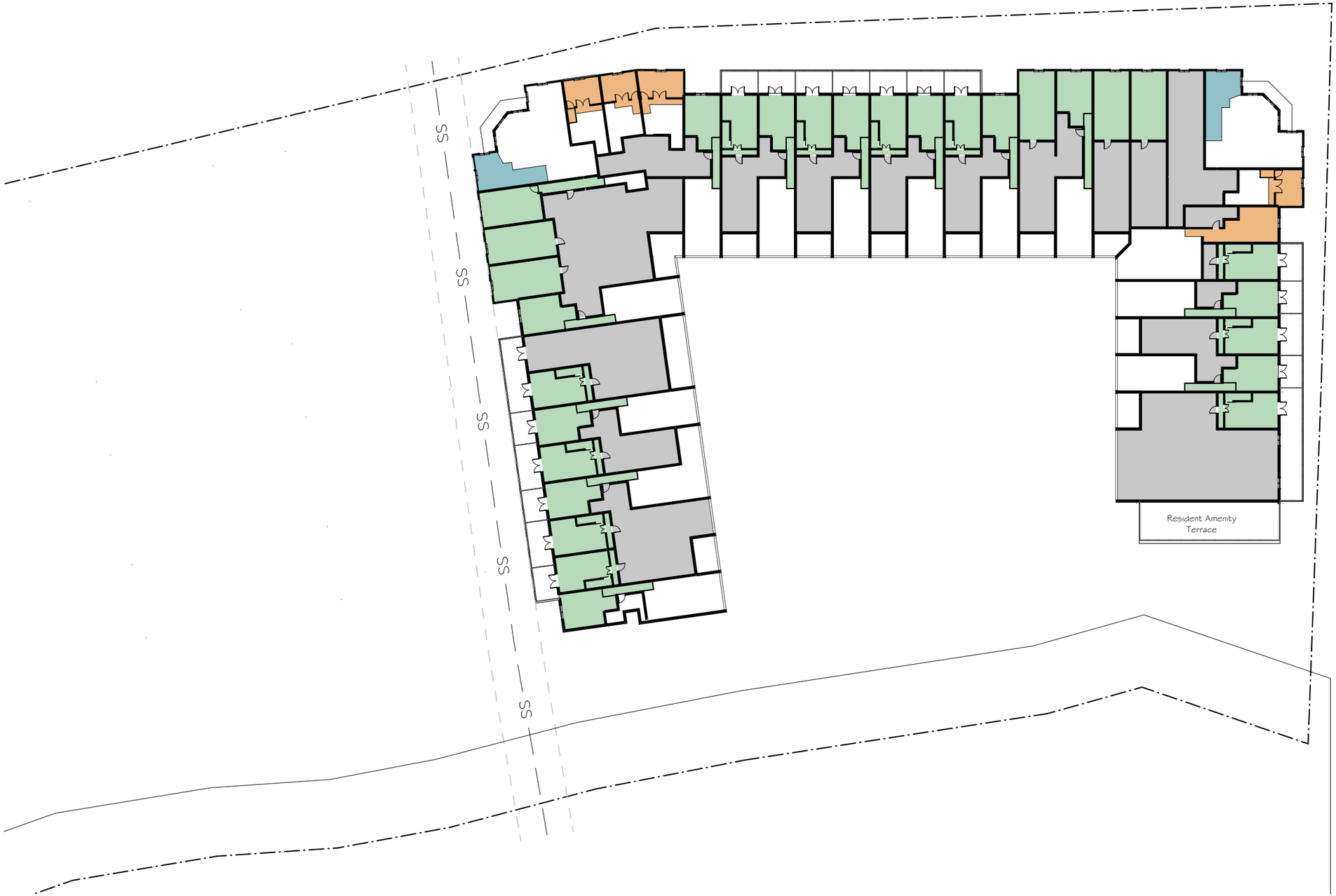


Legend

- Commercial
- Resident Amenities
- Support
- Roof Terraces
- Vertical Circulation
- One Bedroom
- Two Bedroom
- Three Bedroom
- Attic

SCALE AT 11"x17": 1" = 40'

0 20' 40' 80'

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Plattsburgh Mixed Use Development

Attic/Mezzanine Plan

Project North

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Plattsburgh Mixed Use Development

View from Bridge St. & Durkee St.

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

1


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Plattsburgh Mixed Use Development

View from Durkee St.

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Plattsburgh, NY
1/24/2020



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Plattsburgh Mixed Use Development

View from Bridge St.

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Plattsburgh Mixed Use Development

View from Bridge St. 2

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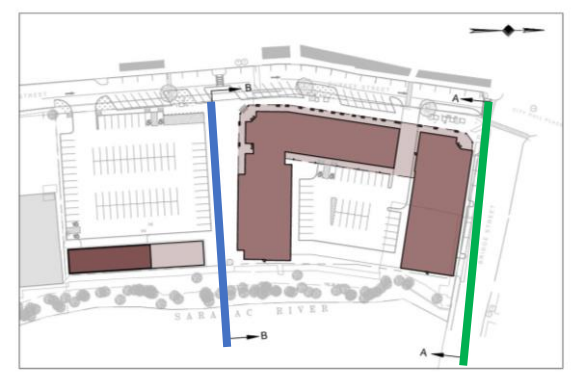
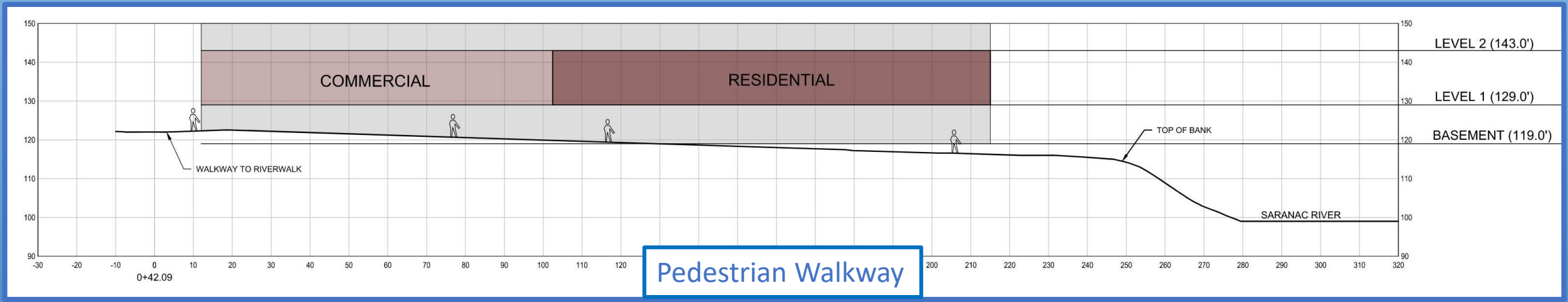
IMPROVEMENTS WITHIN DURKEE STREET BY OTHERS
ENTRANCE TO SURFACE PARKING
STOP
EXISTING ELECTRICAL EQUIPMENT TO REMAIN (TYP.)
OPEN SPACE PEDESTRIAN CORRIDOR CONNECTION BETWEEN PROPOSED ARTS PARK AND RIVERFRONT BOARDWALK PATH
9' SETBACK
EXISTING ELECTRICAL EQUIPMENT TO REMAIN (TYP.)
30' EX. & SETBACK
35' & SETBACK
ENTRANCE TO COURTYARD PARKING
STOP
EXISTING ELECTRICAL EQUIPMENT TO REMAIN (TYP.)
CONCRETE SIDEWALK (TYP.)
LOADING SPACE
DUMPSTERS
86
10'
LANDSCAPING (TYP.)
CIVIC SPACE
5' SETBACK
2' SETBACK
PROPOSED PROPERTY LINE (TYP.)
RIVERFRONT WALK IMPROVEMENTS BY OTHERS
TOP OF BANK
EXISTING PROPERTY LINE (TYP.)
18' (TYP.)
24' (TYP.)
18' (TYP.)
9' (TYP.)
35
AMENITIES
4' SETBACK
3' SETBACK
ENTRANCE TO UNDERGROUND PARKING
IMPROVEMENTS WITHIN BRIDGE STREET BY OTHERS
BRIDGE STREET




KEY MAP




Pedestrian Walkway

Bridge Street

MACKENZIE ARCHITECTS P.C.
162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

Plattsburgh Mixed Use Development
View from Bridge St. & Durkee St.

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

1

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162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

Plattsburgh Mixed Use Development
View from Durkee St.

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

2

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Plattsburgh Mixed Use Development
View from Bridge St.

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

3

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Plattsburgh Mixed Use Development
View from Bridge St. 2

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

4

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162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

Plattsburgh Mixed Use Development

Aerial Simulation from Northwest

The City of Plattsburgh
Plattsburgh, NY
2/28/2020

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**MACKENZIE ARCHITECTS P.C.**

162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

Plattsburgh Mixed Use Development

Durkee Street Building Height Comparison

The City of Plattsburgh
Plattsburgh, NY
3/11/2020

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Submitted by Plattsburgh Citizens Coalition

# PROPOSED DRI 114 UNIT RESIDENTIAL HOUSING COMPLEX
# WEST ELEVATION

| ELEVATION | 122.96 | 125.12 | 127.48 | 130.24 |
|---|---|---|---|---|

Presented at Public Hearing by Plattsburgh Citizens Coalition

Created by Saratoga Associates for the City's Riverwalk
Provided for Informational Purposes Only
Not Part of the Prime Project

Created by Saratoga Associates for the City's Riverwalk
Provided for Informational Purposes Only
Not Part of the Prime Project

**Beebie, Lisa**

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**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Friday, April 10, 2020 1:15 PM
**To:** Beebie, Lisa
**Subject:** Fwd: Message for zoning board

---------- Forwarded message ---------
From: **City Info** <cityinfo@plattsburghcitygov.com>
Date: Mon, Apr 6, 2020 at 8:13 AM
Subject: Fwd: Message for zoning board
To: Matthew <MillerMa@cityofplattsburgh-ny.gov>

---------- Forwarded message ---------
From: **Kelly, Michael** <KellyM@cityofplattsburgh-ny.gov>
Date: Sat, Apr 4, 2020 at 9:16 PM
Subject: Message for zoning board
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>

Hi,

I am writing to express my wholehearted support for the Prime Durkee Street development plan. The project has been closely scrutinized by the GEIS process and has passed with flying colors. Prime Companies, for its part, is developing quality apartment units all over the capital district and will be a good corporate citizen in Plattsburgh, just like they are wherever else they have built apartments.

A handful of misguided and disgruntled citizens are opposed to the Durkee Street development project, but the truth is most of this small group of people don't even live in the city and have little or no stake in the city's future. We citizens do have a stake, though, and we want to see our city grow.

There is no other project planned for Durkee Street! If this does not go through, then there will not be another chance, at least in the framework of the DRI. The State will take their money back and move it to a more deserving location. This will also harm our relationship with Albany, and future monies will be less available for Plattsburgh. That valuable piece of property with so much potential will remain a parking lot.

On the other hand, if the Prime project is approved and built, it will be just the beginning for downtown Plattsburgh. This project, when successfully completed, will spark development and improvements all over downtown and the harborside area. Developers are interested in downtown Plattsburgh, and they are eagerly waiting to see how we as a city handle the Durkee Street project. Please, let's not let this golden opportunity pass us by. Our children and grandchildren will thank us.

Michael Kelly
Plattsburgh City Councilor - Ward 2
44 City Hall Place
Plattsburgh, NY 12901
518-561-0072

---------- Forwarded message ---------
From: **City Info** <cityinfo@plattsburghcitygov.com>
Date: Mon, Apr 6, 2020 at 8:36 AM
Subject: Fwd: ZONING BOARD SPECIAL MEETING AGENDA
To: Matthew <MillerMa@cityofplattsburgh-ny.gov>

---------- Forwarded message ---------
From: <sunshine19542@charter.net>
Date: Sun, Apr 5, 2020 at 4:49 PM
Subject: ZONING BOARD SPECIAL MEETING AGENDA
To: <cityinfo@plattsburghcitygov.com>

Dear Zoning Board:

In all the years I did minutes for the zoning board – the Special Use Permits were always explained as a "Matter of Right."

Appeal #2232 – 22 Durkee Street:

I ask that you approve the SUP for Durkee Street. Durkee Street has been dragged on long enough and needs to be approved. If ever we need a shot in the arm for development, this is the time.

I'm sorry that the Building Inspector's Office, along with the Community Development Office, and Zoning and Planning Boards have to deal with "unfounded and false accusations."

Please continue your hard work and diligence of enforcing the zoning code.

Thank you for listening to my concerns.

Denise Nephew

Plattsburgh

**Beebie, Lisa**

---

**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 12:05 PM
**To:** McMahon, Joe
**Cc:** Beebie, Lisa
**Subject:** Fwd: Zoning Board Comment

---------- Forwarded message ---------
From: **Peggy** <peggydegrandpre@yahoo.com>
Date: Mon, Apr 6, 2020 at 11:08 AM
Subject: Zoning Board Comment
To: <cityinfo@plattsburghcitygov.com>

I support the DRI
Sent from Peggy's iPad

**Beebie, Lisa**

**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 12:28 PM
**To:** McMahon, Joe
**Cc:** Beebie, Lisa
**Subject:** Fwd: Zoning Board comment

---------- Forwarded message ---------
From: <sun85@aol.com>
Date: Mon, Apr 6, 2020 at 11:57 AM
Subject: Zoning Board comment
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>

I'd like to express my support for the long-anticipated Durkee Street redevelopment project. While I believe it is wise to take a measured approach in order to achieve the best outcome for everyone who will be affected, I look forward to the revitalized downtown that will result from the plans currently in place. As a long-time user of the Farmer's Market, I look forward to its new, expanded location by the lake. The vendors' enthusiasm for the new space makes it all the more appealing for customers to follow them there.

It appears that much of the new design for Durkee Street will improve use of existing space, including some features that have been underused, like the green space currently used for the walkway from Margaret to Durkee. My hope is that the influx of residents downtown will result in increased traffic for the existing variety of businesses in that locale, and perhaps a few new ones.

Thank you and best of luck as you move forward.

Steve Patnode

**Beebie, Lisa**

| | |
|---|---|
| **From:** | McMahon, Joe |
| **Sent:** | Monday, April 6, 2020 11:44 AM |
| **To:** | Beebie, Lisa |
| **Subject:** | FW: Public Comment for April 6 Zoning Board and April 7 Planning Baord |
| **Attachments:** | City DRI Letter Henry 4-6-20.pdf |

fyi

**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 11:36 AM
**To:** Miller, Matthew <MillerMa@cityofplattsburgh-ny.gov>; McMahon, Joe <McMahonJ@cityofplattsburgh-ny.gov>
**Subject:** Fwd: Public Comment for April 6 Zoning Board and April 7 Planning Baord

---------- Forwarded message ---------
From: **Brown, Rodney** <Rodney.Brown@clintoncountygov.com>
Date: Mon, Apr 6, 2020 at 10:49 AM
Subject: Public Comment for April 6 Zoning Board and April 7 Planning Baord
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>
Cc: Henry, Mark <Mark.Henry@clintoncountygov.com>

Please provide copies of the attached letter to both the City Zoning Board of Appeals and City Planning Board for their respective meetings on April 6th and 7th. On behalf of Legislator Henry, I ask that the letter be formally recorded as public comment for both meetings, and if possible, be read at the meetings. Thank you.

---

Rodney L. Brown, Deputy Administrator

Clinton County Legislature

137 Margaret Street – Suite 208

Plattsburgh, NY 12901

Tel. 518-565-4709

Email: Rodney.Brown@clintoncountygov.com

---

**Mark R. Henry**
**Clinton County Legislator, Area 3**
**6 Church Street**
**Chazy, NY 12921**
**Phone: (518) 578-4359 (cell)**
**mhenry2@twcny.rr.com**

April 6, 2020

TO: City of Plattsburgh Zoning Board of Appeals; and
City of Plattsburgh Planning Board

Dear Board Members:

I have recently received information that your respective Boards will be voting on various actions related to the Prime Companies Mixed Use Residential/Commercial project proposed for the Durkee Street Parking Lot, and partially funded by the Downtown Revitalization Imitative (DRI) grant.

By this letter, I express my wholehearted and unconditional support for this project. In many ways the City of Plattsburgh is the lifeblood of Clinton County. A strong downtown will lift up the entire County. I truly believe that stagnant downtowns result in a slow deterioration of the economic, cultural and emotional vigor of a City. Alternatively, a downtown that continues to grow and adapt will remain vital and energize a community.

The downtown for the City of Plattsburgh, in my opinion, needs the invigoration of downtown residents that will result from the Prime Companies' proposed project. The project will bring renewed life to the day-to-day flow of activities downtown, including most importantly business and recreational activities. While some have decried the supposed negative impacts of this project, focusing on the loss of parking, I believe the City of Plattsburgh has taken the steps necessary to provide alternative parking opportunities to prevent any negative impacts. This project has so much promise for the City of Plattsburgh and County of Clinton. I urge you to focus on all the positive impacts that would result from this project, and take the steps necessary to approve the project and usher in a renewed era of optimism and economic growth for the City.

The views expressed in this letter are mine alone, and I do not speak for the Clinton County Legislature as a whole. While the short notice involved does not permit the Legislature to deliberate and provide a collective response, I will encourage my colleagues to provide their own statements as time allows. I wish you the best of luck in guiding the City of Plattsburgh during these trying times.

With best regards,

Mark Henry

Mark R. Henry
County Legislator

# CLINTON COUNTY PLANNING DEPARTMENT

135 Margaret Street – Suite 124 · Plattsburgh, New York 12901
Planning (518) 565-4711 • C.C.P.T. (518) 565-4713 • Facsimile (518) 565-4885


March 13, 2020

TO: City of Plattsburgh Common Council
City of Plattsburgh Zoning Board of Appeals
City of Plattsburgh Planning Board

41 City Hall Place
Plattsburgh, NY 12901

Dear Council/Board Members:

The purpose of this letter is to provide my professional and personal opinion regarding the proposed Prime Plattsburgh LLC mixed use development project to be located in the Durkee Street parking lot. I respectfully request that this letter be presented and be recorded on the official record for your respective bodies.

I possess a Masters of Regional Planning Degree from the University of Massachusetts at Amherst, and have served as the Clinton County Planning Director for over 29 years. During that time I have worked on multiple planning initiatives in the City of Plattsburgh, most of them focused on the downtown core of the City. The downtown core of the City of Plattsburgh languished in the period following the intensive commercial and retail development of upper Cornelia Street in the Town of Plattsburgh in the 1970s and 1980s. The downtown core has rebounded to an extent, but still lacks the retail base and steady presence of residents necessary to truly prosper.

The downtown core needs a reinvigoration of people that would be provided by the residential proposal presented by the Prime Plattsburgh LLC at the location of the Durkee Street parking lot. It is my opinion that this project will greatly contribute to the value of the City, enhance the financial strength and resilience of the City, and provide the steady residential base that will uplift and expand the retail offerings located downtown. The proposed project is a classic urban infill project in that it involves the development of underutilized or vacant space within a downtown core already served by existing transportation, water, wastewater and other utilities. Infill projects involve little additional cost to the municipality, while contributing financial productivity and revitalization.

Downtown Plattsburgh would be helped immensely by an increase of residents that will live, recreate, purchase and generally spend time in the downtown core. This project would provide such a benefit of a magnitude that the City has not seen in decades.

Regarding the specifics the project site plan, I find that the proposed structure is compatible in size, scale and design to adjacent structures, and while the design details are subject to personal taste, I believe they would enhance, not detract from existing development. I also find that the plan would enhance and promote walkability given the designed connection

with the proposed Arts Park and Riverwalk, fostering a greater pedestrian flow to those amenities.

The most credible potential negative impact I have heard voiced to date is that of parking availability. The Durkee Street parking lot is the primary source of off-street parking downtown, and publicly available parking in the parking lot will be significantly reduced as a result of the project. I serve on the Plattsburgh Parking Advisory Committee, and the Committee has reviewed relevant parking studies and plans, parking counts and reports of parking violations from the City Police Department. I have been particularly interested and involved in this matter as the County Department of Social Services is and will continue to be the largest single user of off-street parking in the downtown core. Upon review of relevant information and after considerable discussion, the parking committee provided the Common Council with several recommendations that, I believe, will mitigate the most serious parking concerns presented by the project. That is not to say that the location and convenience of off-street parking after the project will be equal to that which exists now with the Durkee Street parking lot, however, I am confident that sufficient parking will continue to exist if the City implements the Advisory Committee's recommendations.

In summary, I strongly believe the proposed Prime Plattsburgh LLC would be an overwhelmingly positive development for the City of Plattsburgh and would contribute greatly to the reinvigoration and revitalization of the downtown. The City has worked diligently with the developers to mitigate the most significant negative impacts of the project, and any impacts that may remain are greatly outweighed by the positive attributes provided by the project.

Yours sincerely,

Rodney L. Brown

Rodney L. Brown
Director

cc: Matt Miller, City of Plattsburgh

**Beebie, Lisa**

---

**From:** Gadway Joseph <joemadecupcakes@gmail.com>
**Sent:** Thursday, April 2, 2020 7:43 PM
**To:** ColinR@cityofplattsburgh-ny.gov; Marbut, Shelise; McMahon, Joe; Tamer, Malana; Beebie, Lisa; cityinfo@plattsburghcitygov.com; ron.nolland@gmail.com
**Subject:** Halt all meetings that should be open to the public immediately

We urge that you cancel the April ZBA and Planning Board meetings and all meetings, except for those that deal with emergency issues as ordered by the Governor, until the COVID 19 state of emergency has been lifted. We note that ZBA's and Planning Boards in cities across New York State are doing so, and Plattsburgh should too. This shouldn't be something that should even be requested, especially since our mayor has recently stressed the importance of social distancing while enforcing a curfew for the city, closing ass parks and non essential gatherings. I appreciate your cooperation and I know that you will agree with me on this request. Thank you for your time and attention to this matter.

Sincerely,

Joseph Gadway

## Beebie, Lisa

**From:** Marc Gendron <mfgendron@icloud.com>
**Sent:** Thursday, April 2, 2020 1:55 PM
**To:** cityinfo@plattsburghcitygov.com; Ira Barbell; McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise
**Subject:** ZBA Meeting

Sir,

I urge that you cancel the April ZBA and Planning Board meetings and all meetings, except for those that deal with emergency issues as ordered by the Governor, until the COVID 19 state of emergency has been lifted. We note that ZBA's and Planning Boards in cities across New York State are doing so, and Plattsburgh should too.

Thank You,

Marc Gendron

## Beebie, Lisa

**From:** Timothy Palkovic <palkovtj@plattsburgh.edu>
**Sent:** Thursday, April 2, 2020 3:12 PM
**To:** Beebie, Lisa
**Subject:** Non Essential Meetings

On March 22, Governor Cuomo passed an executive order called PAUSE NEW YORK according to which all non-essential public meetings must be POSTPONED or CANCELED.

The April 6th ZBA meeting and the April 7th Planning Board meetings are non-essential meetings in accordance with the "PAUSE NEW YORK" Executive Order by the Governor.

Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

We demand that you cancel the April 6th ZBA meeting and the April 7th Planning Board meetings because these have no direct, in-person participation by the public and are deemed non essential by Governor Cuomo.

TimPalkovic

## Beebie, Lisa

**From:** Deborah Yokum <debyokum@gmail.com>
**Sent:** Friday, April 3, 2020 9:54 AM
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com
**Subject:** Cancel ZBA and Planning Board meetings until COVID 19 Crisis is over

To the City of Plattsburgh Zoning Board of Appeals and the City of Plattsburgh Planning Board:

We, the board of The North Country Food Co-op, are writing to urge you to discontinue all meetings, except for those that deal with emergency issues, as ordered by the Governor, until the COVID 19 state of emergency has been lifted. We note that the ZBAs and Planning Boards in cities across New York State are doing so, and Plattsburgh should do so too. We are specifically concerned that very important decisions regarding the Prime Plattsburgh Durkee Street project will be made in a manner that will preclude genuine public comment. Emailed comments before and after a meeting that will be largely inaudible (based on recent Common Council meetings) do not afford true public input. This matter is too important to proceed without proper public feedback.

In addition, we are facing a world-wide crisis, the results of which we cannot predict. We can assume, though, that it will have long-lasting economic consequences. In the meantime, we are all struggling in our personal and professional lives and worrying about our personal safety and whether our businesses will survive this. Having to respond to and keep track of the city's meetings about something that is already threatening our business and not being able to do it in person just adds to this very difficult situation.

We realize you are all voluntarily serving on the ZBA and Planning Board and we are grateful for that. We believe you should not be pressured into meeting and making these very important decisions at a time when we are all facing a global public health and economic crisis. You, as board members, have the authority to cancel these meetings and we ask that you do so.

Sincerely,

Deborah Yokum, President
Board of Directors

Ryan Demers
General Manager

North Country Food Co-op
25 Bridge Street
Plattsburgh, NY 12901

**Beebie, Lisa**

---

**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 11:42 AM
**To:** Miller, Matthew; McMahon, Joe
**Cc:** Beebie, Lisa
**Subject:** Fwd: Zoning Board Comment 4/6/20 Planning Board Comment 4/7/20
**Attachments:** Zoning 46.pdf

---------- Forwarded message ---------
From: **Frank Zappala** <fgzappala@hotmail.com>
Date: Mon, Apr 6, 2020 at 10:50 AM
Subject: Zoning Board Comment 4/6/20 Planning Board Comment 4/7/20
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>

see attached

Law Office of Frank G. Zappala
142 Margaret Street
P.O. Box 2886
Plattsburgh, NY 12901
(P) 518-566-7211
(F) 518-566-7214

**Frank G. Zappala**
**Attorney at Law**
142 Margaret Street
P.O. Box 2886
Plattsburgh, NY 12901
fgzappala@hotmail.com

Telephone
(518) 566-7211

*Facsimile
(518) 566-7214
*not for service

To: The Plattsburgh Zoning Board of Appeals
The Plattsburgh Planning Board
From: Frank Zappala
Date: April 6, 2020

The proposed Durkee Street project has two lanes of angled parking. Angled parking is dangerous. Attached is a memo sent to the City dated January 28, 2019. This document confirms that angled parking is dangerous.

If the present project is approved with angled parking the Zoning Board and the Planning Board are putting the citizens of Plattsburgh at risk.

**From:** Bibbins, Ken (DOT)
**Sent:** Monday, January 28, 2019 1:12 PM
**To:** Bessette, Michael <BessetteM@cityofplattsburgh-ny.gov>
**Cc:** Basil, Valmekie (DOT); Ricalton, Al (DOT); Kokkoris, Steve (DOT); Docteur, Aaron (DOT); Ortlieb, Craig H. (DOT);

**Subject: Angled Parking Proposal, Bridge Street/US Route 9**

Hello again Mike,

I've been in contact with a number of folks in the Department's Main Office, to try to establish all of the information that the City needs in order to make an informed decision about potential changes to Bridge Street/US Route 9/NY Bicycle Route 9.

There are two main questions on the table here:

The first question is relative to jurisdiction. It does not appear to me that the right of way that Bridge Street falls within has sufficient width to allow angled parking without severely impacting its lane widths.

The second question is relative to the likely impacts that angled parking would have on traffic safety. It is well established, by multiple studies, that angled parking causes an increase in accidents. This is due to a number of reasons, including the need for a backing maneuver that is made where the operator of the parked vehicle must back into traffic when exiting the parking space, while their visibility is impaired by adjacent vehicles. This maneuver is particularly dangerous if the roadway in question has a significant volume of bicycle traffic, such as this one. There is also an increase in accidents due to the stop-go nature of drivers searching for an open space, which is more difficult with angled parking because the empty spaces are harder to see. There are some locations in our country where back-in angled parking has been used because that provides somewhat improved visibility when exiting the parking space. That improvement would only exist if there was sufficient space to accommodate the angled parking and it would not address the difficulty with spotting empty parking spaces far enough upstream to avoid a quick stop.

I can tell you that, based on the concept and its traffic safety implications, I would use the strongest language possible to discourage the institution of this change.

**Kenneth M. Bibbins, P.E.**
Regional Traffic Engineer
**New York State Department of Transportation, Region 7**
317 Washington Street, Watertown, NY 13601
(315)785-2321|ken.bibbins@dot.ny.gov
www.dot.ny.gov

NEW YORK STATE OF OPPORTUNITY. | Department of Transportation

**Beebie, Lisa**

---

**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 11:32 AM
**To:** McMahon, Joe; Miller, Matthew
**Cc:** Beebie, Lisa
**Subject:** Fwd: Zoning Board (April 6th) and Planning Board (April 7th)

---------- Forwarded message ---------
From: **Paul DeDominicas** <pdedomin@yahoo.com>
Date: Mon, Apr 6, 2020 at 10:30 AM
Subject: **Zoning Board (April 6th) and Planning Board (April 7th)**
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>

*Good evening,*

*To the Zoning and Planning Boards of the City of Plattsburgh, I am writing this to you as a resident of the City and not as a City Councilor. First, thank you for the work that you do as it is challenging in the best of times. On top of that, everyone is now faced with the added stress of the COVID-19 Pandemic unsure of how it will affect Plattsburgh in the short and long term.*

*I understand that each Board has a decision to make regarding the Prime development project at Durkee St. I am asking for a pause for this project. The project was developed before the unprecedented response to the COVID-19 pandemic. In a short time, NYS and national economies have slowed considerably. Unemployment is up and is predicted to get worse before it gets better. Locally, many downtown businesses are shuttered with no clear idea of when they will reopen again. While we can model outcomes, we cannot know for sure the impact that the COVID-19 response will ultimately have locally.*

*Again, I am not asking you to vote against the project at this time. I am asking that you delay any vote to see how the pause in the economy affects local business and city revenues and to allow a better understanding of the situation as it develops. I think that there should be a discussion regarding the viability of a large development downtown after we have a better idea of the local impact or, at the very least, a discussion that the plan may need to change to reflect our new reality. Most people believe that even when we are able to start to return to work, it will be some time before anything is "business as usual".*

*Thank you for your time,*

*Paul DeDominicas*
Trafalgar Drive
Plattsburgh NY 12901

**Beebie, Lisa**

| | |
|---|---|
| **From:** | Plattsburgh Citizens Coalition <plattsburghcitizencoalition@gmail.com> |
| **Sent:** | Monday, April 6, 2020 11:45 AM |
| **To:** | cityinfo@plattsburghcitygov.com; McMahon, Joe; Beebie, Lisa; Parrotte, Sylvia |
| **Cc:** | Amanda Dagley; estigliani@freepressmedia.com; news@northcountrynow.com; newstips@mynbc5.com; rrockstroh@mychamplainvalley.com; nate@suncommunitynews.com; jlotemplio@pressrepublican.com; Josh; pbradley@wamc.org; McKenzie Delisle; Emily Russell |
| **Subject:** | Zoning Board of Appeals Comments 4/6/2020 - 2 - Professional review |

Dear Zoning Board and Planning Board Members:

.

Once again, thank you for your service and especially on this complex project and especially when our entire community and globe is stressed by this historic world pandemic. It's a stressful and difficult time for all of us.

Your job is a difficult one month to month, but a particularly difficult one for a project as complex as the DRI. Your job is made even far more difficult due to the fact that the staff that you normally rely on for guidance is the applicant. However, it doesn't have to be that way and, in fact, shouldn't be that way. Section 360-61 of the City Code provides you the help that you are entitled to, but have not yet exercised. You should have your own attorney and your own technical staff to assist you with these decisions. The The Corporation Counsel's allegiance is to the Common Council. The Planning Board and Zoning Board cannot reasonably rely on advice of counsel that is beholding to the Common Council. There are several examples in which the existing conflicts are problematic. The Corporation Council actually advised you at the May 2019 Board meetings to segment the SEQR process to avoid doing a GEIS as is required by law. Of course, we know now that was bad advice and put your decision in peril. He also advised Planning Board Chairman James Abdallah to vote on the DRI SEQR resolution despite his clear conflict of interest. We know now that this too was bad advice which put the Board's decision at that time in peril. Fortunately, those decisions were later reversed when the City reluctantly committed to a GEIS. The City Planner actually opined that the proposed building will not have an adverse impact on the neighborhood; not the staff's position to lead a Board to a conclusion, much less make the conclusion for them. The Community Development Director advised you that "the Common Council is handling the GEIS", when in fact, as an involved agency, you are REQUIRED to prepare your own Findings Statement on the GEIS. Oddly, the Findings Statement is not even included on your agenda. We're sure that they would like very much for you to rubber stamp the Council's Findings Statement. These folks are all beholding to the co-applicant; the Common Council; they are NOT on your team. You need and deserve your own independent adviser selected by your Board, not by the City. The City Attorney is, without question, a superior attorney and if he were representing your Board, then he would no doubt do an excellent job. But he's not. And as has been pointed out, he has a conflict. Think of how odd it makes your Board look to have the applicant's attorney seated at your table and giving you advice!

Regardless of how anyone feels about the Prime Development Project, every Planning or Zoning Board wants to take pride in their process and decisions. You want to know that you are properly and thoroughly evaluating technical issues. You want to know that you are following proper procedure. And ultimately you want to know that your process will not be challenged in the court of law and if it is that your decisions will be defensible. And at a time like this where there is massive public opposition, you want to be at your best. Now add to all of that the current public health crisis and the questions with respect to whether eliminating the public from public meetings is even legal. For that, you need and deserve your own independent counsel and engineer. And you are entitled to it by City Code, which, by the way, was just updated in 2017. This is not unusual. The Town of Plattsburgh, as an example, has historically always had legal counsel to the Zoning Board and Planning Board that is separate and independent from the Town Board's legal counsel. Many, if not most, boards do the same.

Here is the relevant code section:

## § 360-61 Professional review fees.

[Added 12-14-2017 by L.L. No. 8-2017]

**A.**

Reimbursement of professional review fees.

**(1)**

In addition to the provisions provided under the terms of Chapter **300**, Subdivision of Land ("Subdivision Regulations"), and this chapter of the City of Plattsburgh Code ("Zoning Code"), the Common Council, the Planning Board and the Zoning Board of Appeals, in the review of any application presented to it, may refer such application, or part of an application, to such planner, engineer, environmental expert, attorney or other professional as such Council or Board shall deem reasonably necessary to enable it to review such application as required by law.

**(2)**

Fees charged by such professionals shall be in accord with fees usually charged for such services in the Clinton County region or pursuant to an existing contractual agreement between the City and such professional. The Board or Council shall limit such fees as are reasonable in amount and necessarily incurred by the City in connection with a review of an application. For purposes of this section, a fee is reasonable in amount if it bears a reasonable relationship to the expense of the development or the average charge by such an expert to the City or others for services performed in connection with the review of a project similar to that involved in the land use application. All proper charges shall be paid by the City upon submission of a City voucher and in compliance with the City's procurement policy. The applicant shall reimburse the City for the costs of such professional review services upon receipt of a copy of the voucher or, at the discretion of the reviewing Council or Board, in accordance with this chapter. The payment of such fees shall be required in addition to any and all other fees or performance bonds required by this or any other section of this chapter or any other City law or regulation.

**B.**

Escrow accounts.

**(1)**

In addition to other mechanisms provided under any other City law or regulation, at the time of submission of any application, or during the review process, the reviewing Council or Board may require the establishment of an escrow account from which withdrawals shall be made to reimburse the City for the cost of professional review services. The applicant shall then provide funds to the City for deposit into such account in an amount to be determined by the reviewing board based on its evaluation of the nature and complexity of the application. The applicant shall be provided with copies of any City voucher for such services as they are submitted to the City. If the applicant objects to the amount to be placed into escrow, the applicant may request that the Council or Board review the projected amount to be placed in escrow.

**(2)**

Where the City Council, Planning Board or Zoning Board of Appeals establishes an escrow account for an application, such reviewing board shall not be required to consider that application until the deposit required under this chapter has been made.

**(3)**

A building permit or certificate of occupancy shall not be issued unless all professional review fees charged in connection with the applicant's project have been reimbursed to the City.

**(4)**

After all pertinent charges have been paid, the City shall refund to the applicant any funds remaining on deposit.

There are a lot of questions, but to name just a few:

* you've heard a lot about city wide parking. it's a major change. The city claims there's adequate parking. Members of the public have shown flaws and errors in the numbers. You are tasked with reading lengthy documents and lengthy public opposition letters and comments. Are you able to evaluate with certainty which claim is accurate?
* The NYSDOT Regional Traffic engineer went on record to say that the angled parking is dangerous. The applicant claims it isn't. How are you to decide?
* The City is claiming that the Planning and Zoning Board are essential government meetings that can't be postponed. They claim that eliminating the public from public meetings is legal. Is that a defensible position?

To the extent that you have legal and technical questions on this matter, you need your own attorney. Yes, it may take a little time to get the expert objective technical and legal advise that you deserve and that you are entitled to, but in the end that will take far less time and have far less risk than making bad decisions, decisions that are based on bad advice, decisions that are based on misinformation and decisions that are not defensible and will result in lengthy legal battles. Measure twice, cut once!

The Plattsburgh Citizens Coalition and all those we've spoken to welcome a thorough, objective expert review of this project because we know the proposed plan as presented to be critically and fatally flawed and ultimately will have an adverse short term and long term impact on the neighborhood, the community and even the region. We believe any truly objective review will draw the same conclusion. This project, to date, has not been able to receive that kind of unbiased intelligent analysis from the Common Council and we are hopeful that will happen at each of the Board reviews. Whatever you may decide, at least you can hopefully say you as a Board were thorough, evaluated ALL of the information in detail and made good solid defensible decisions based on the best advice and information at your disposal.

You are entitled to this assistance. It is the norm for Planning & Zoning Boards across the State and across the land. Don't ask for it, demand it!

**Beebie, Lisa**

| | |
|---|---|
| **From:** | McMahon, Joe |
| **Sent:** | Monday, April 6, 2020 11:44 AM |
| **To:** | Beebie, Lisa |
| **Subject:** | FW: Public Comment for April 6 Zoning Board and April 7 Planning Baord |
| **Attachments:** | City DRI Letter Henry 4-6-20.pdf |

fyi

**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 11:36 AM
**To:** Miller, Matthew <MillerMa@cityofplattsburgh-ny.gov>; McMahon, Joe <McMahonJ@cityofplattsburgh-ny.gov>
**Subject:** Fwd: Public Comment for April 6 Zoning Board and April 7 Planning Baord

---------- Forwarded message ---------
From: **Brown, Rodney** <Rodney.Brown@clintoncountygov.com>
Date: Mon, Apr 6, 2020 at 10:49 AM
Subject: Public Comment for April 6 Zoning Board and April 7 Planning Baord
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>
Cc: Henry, Mark <Mark.Henry@clintoncountygov.com>

Please provide copies of the attached letter to both the City Zoning Board of Appeals and City Planning Board for their respective meetings on April 6th and 7th. On behalf of Legislator Henry, I ask that the letter be formally recorded as public comment for both meetings, and if possible, be read at the meetings. Thank you.

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Rodney L. Brown, Deputy Administrator

Clinton County Legislature

137 Margaret Street – Suite 208

Plattsburgh, NY 12901

Tel. 518-565-4709

Email: Rodney.Brown@clintoncountygov.com

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**Mark R. Henry**
**Clinton County Legislator, Area 3**
**6 Church Street**
**Chazy, NY 12921**
**Phone: (518) 578-4359 (cell)**
**mhenry2@twcny.rr.com**

April 6, 2020

TO: City of Plattsburgh Zoning Board of Appeals; and
City of Plattsburgh Planning Board

Dear Board Members:

I have recently received information that your respective Boards will be voting on various actions related to the Prime Companies Mixed Use Residential/Commercial project proposed for the Durkee Street Parking Lot, and partially funded by the Downtown Revitalization Imitative (DRI) grant.

By this letter, I express my wholehearted and unconditional support for this project. In many ways the City of Plattsburgh is the lifeblood of Clinton County. A strong downtown will lift up the entire County. I truly believe that stagnant downtowns result in a slow deterioration of the economic, cultural and emotional vigor of a City. Alternatively, a downtown that continues to grow and adapt will remain vital and energize a community.

The downtown for the City of Plattsburgh, in my opinion, needs the invigoration of downtown residents that will result from the Prime Companies' proposed project. The project will bring renewed life to the day-to-day flow of activities downtown, including most importantly business and recreational activities. While some have decried the supposed negative impacts of this project, focusing on the loss of parking, I believe the City of Plattsburgh has taken the steps necessary to provide alternative parking opportunities to prevent any negative impacts. This project has so much promise for the City of Plattsburgh and County of Clinton. I urge you to focus on all the positive impacts that would result from this project, and take the steps necessary to approve the project and usher in a renewed era of optimism and economic growth for the City.

The views expressed in this letter are mine alone, and I do not speak for the Clinton County Legislature as a whole. While the short notice involved does not permit the Legislature to deliberate and provide a collective response, I will encourage my colleagues to provide their own statements as time allows. I wish you the best of luck in guiding the City of Plattsburgh during these trying times.

With best regards,

Mark R. Henry
County Legislator

**Beebie, Lisa**

| | |
|---|---|
| **From:** | City Info <cityinfo@plattsburghcitygov.com> |
| **Sent:** | Monday, April 6, 2020 11:25 AM |
| **To:** | McMahon, Joe |
| **Cc:** | Beebie, Lisa |
| **Subject:** | Fwd: Zoning Board Comment |
| **Attachments:** | Scan Docs opposing DRI 4-6-2020.pdf |

---------- Forwarded message ---------
From: <bobcatgb1@aol.com>
Date: Mon, Apr 6, 2020 at 9:25 AM
Subject: Zoning Board Comment
To: <cityinfo@plattsburghcitygov.com>, <readc@cityofplattsburgh-ny.gov>, <plattsburghcitizencoalition@gmail.com>, <mdelisle@pressrepublican.com>

To: City of Plattsburgh Zoning Board

With respect to the DRI Durkee St. project I am requesting the following actions:

Do not approve said project for many factors that the community has previously set forth. Attached are three documents to support this position.

1. A "letter to editor" published in the Suncommunity news dated March 24,2020. This addresses better options for said project
2. A position letter dated February 28, 2020 addressed to Prime Plattsburg LLC stating facts that are to be considered herein.
3. A "letter to editor" published in the Suncommunity news dated April 4, 2020. This addresses the financial burdens that will also affect the subject DRI project.

The City of Plattsburgh should caution against an approval in light of the current financial situation. Certainly the City does not want to be in a position similar to Burlington with the stalled "City Place" project.

In the alternative, delay a decision until the virus crisis is over and the new financial balance is established for a just decision.

Thank you for your consideration to these facts and documents that are to be entered into the record of the Prime Plattsburgh LLC application

Geoffrey B. Barker
4079 State Route 9
Plattsburgh, NY 12901
518 563-0685

# Opinion

## Letters

SUN Comm News
APR. 4, 2020

### Taxpayer of Clinton County

**To the Editor:**

As a resident taxpayer of Clinton County, I am requesting a reply to how the Clinton County Legislators and Legislature is addressing the unemployment and shortfall in sales tax revenue as a result of the COVID virus.

Specifically, the Legislators are requested to address the financial shortfalls in operating budget incomes now and reassess the operating budgets.

Consider:

1. Cancel any further CCIDA PILOT relief and cancel grants to "The Development Corporation" are in order until the virus is under control and economic recovery is positive and/or the new economic reality of the North Country is known.
2. Cancel the planned "International Air Cargo Facility" as not viable. This is an irresponsible progressive waste of taxpayer money and is not economically viable for numerous reasons the Legislators are well aware of
3. Shutter the "International Arrivals Facility" until International air traffic is deemed profitable with respect to the cost structure.
4. Lease out the renovated hangers or shutter to cut operating expenses.
5. Re-access Plattsburgh International Airport lease and utility fees charged to airport vendors to include the parking facility. Brace for potential loss of airline service and revenue.
6. Redirect or cancel county "pork" budgeted items to help maintain core businesses in the area. This is not the major manufacturing jobs that Governor Cuomo overspent in his aggressive economic development programs that we are now tasked to pay for. "Cut costs and live within our means" should be your new moto.
7. Brace for tasking to pay locally for a large increase in Medicaid mandates.
8. Plan for possible unpopular increases in realty taxes and state income taxes that the residents will mostly be unable or unwilling to support.

Thank you for your anticipated attention to this request.

— Geoffrey B. Barker, Plattsburgh, N.Y. ■

SCW COMMUNITY 3/28/20

will be responded to in the order in which received. Please take the time to explore these sites and engage students in discovering the vital importance of local history and geography as a basis for understanding other places more distant in time and location.

— **Robert L. Arnold, SUNY Professor Emeritus of Education** ■

## Plattsburgh parking

**To the editor:**

The best course to "increase the availability of free parking" is to cancel the Prime Plattsburgh LLC project. Back in the mid 1960s the City of Glen Cove, New York, had a city structure much like Plattsburgh. They were smart then to take the only large parking area and make a multi story parking garage to handle the then current and future parking needs of that city. The virus crisis will be settled eventually. What is of concern to all of us is the economic recovery needs.

The state was in dire financial $6 billion debt prior, with maybe $4 billion more to add. Locally we are going to be tasked to cover our "fair share". My suggestion is to anticipate loss of some of our airline service once this passes and the low cost carriers may not survive. Shut down the "International Arrivals Facility" since it serves only a few corporate and small prop aircraft and no International airline can be profitable with service here. Cut payroll and operating costs.

Cancel the planned "International Air Cargo Facility" as impractical and a waste of money. The Clinton County Legislators are aware of this but enjoy spending our limited tax monies. Airlines loaded with passengers from high density Florida to Plattsburgh/ Montreal is a major threat. So are the packed warehouses and factory facilities that continue to ignore common health concerns.

The unemployed restaurant and leisure business community workers would like to know if any staffing reductions made by the governments means with or without pay for them. And being paid for "telecommunication" from home is unfair and a waste of money. Curtail CCIDA tax relief. Schluter, for example is large enough to not need the pending PILOT relief. Cancel the Prime Plattsburgh LLC PILOT relief application.

The elected and employed public employees need to immediatedly address the loss of tax revenue we are going to experience.

— **Geoffrey B. Barker, Plattsburgh** ■

## Thank you

**To the editor:**

## Free the money

PR 4-1-20

TO THE EDITOR: Due to the devastation wreaked upon our city economy by the COVID-19 virus, local businesses will need all the aid and support from City Hall which they can get.

Prior to the pandemic, over 70 local business owners signed a petition against the sale and development of the public land of Durkee Street parking lot to a private downstate concern. I have attended meetings and no provision to replace city snow ban parking has even been made.

City Hall has persisted in its unrelenting pursuit of this project. One can only hope the council has no conflict of interest.

Now would be the perfect time for Mayor Read to abandon this project, to free up DRI monies for our own local existing/struggling businesses, the true purpose of the Downtown Rehabilitation Initiative.

**KATHY BAUMGARTEN, TSGT USAF, Ret.**
**Plattsburgh**

Prime Plattsburgh LLC
621 Columbia St. Extension
Cohoes, NY 12047

Dear Sir or Madam;

This letter is written with respect to your application for PILOT relief and the planned Plattsburgh Durkee Street Plattsburgh NY project.

As a resident of the area I want to express to you the following adverse factors your plan is causing for your immediate consideration:

1. The overwhelming majority of Clinton County residents do NOT want this project.
2. The project is being pushed thru with apparent bias and prejudice that will lead to protracted litigation.
3. The loss of the parking lot will have adverse effects on the dwellings and businesses in that area. In spite of what is proposed, the City and County do NOT have viable plans for parking. This will adversely affect the income Prime expects to receive and adversely affect all in the area. Prime will be held responsible for this.
4. The PILOT relief, if granted, will adversely affect the City school tax base as well as the tax base for ALL residents of Clinton County NY
5. There is recent activity that may indicate improper consideration of the PILOT awarding process, again leading to litigation. Many other adverse factors exist. Available upon request.

In light of the above adverse facts, the people of Clinton County request that Prime Plattsburgh LLC withdraw the planned Durkee Street DRI "redevelopment" proposal. Please call me anytime to discuss this request.

Sincerely,

Geoff B Barker

Geoffrey B. Barker
4079 Route 9
Plattsburgh, NY 12901
(518) 563-0685

February 29, 2020

**Beebie, Lisa**

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**From:** Carol CJK <carolcjk@gmail.com>
**Sent:** Saturday, April 4, 2020 12:21 PM
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com
**Subject:** Postponement of April 2020 ZBA & PB meetings
**Attachments:** Klepper-Request postpone April 2020 ZBA & PB Meetings.pdf

Please see attached letter requesting that the ZBA & PB chairpersons cancel April 2020 meetings due to Covid 19. May everyone stay healthy and safe. Thanks, Carol Klepper

Mr. Ronald Nolland, Chairman, City of Plattsburgh Zoning Board of Appeals
James Abdellah, Chairperson of Plattsburgh Planning Board

**RE: Request to cancel April 2020 Zoning Board of Appeals meeting & Planning Board meetings due to nationwide state of emergency Corona pandemic**

April 4, 2020

TO WHOM IT MAY CONCERN:

I have read the April 3, 2020 letter from Mayor's office which is on CITY OF PLATTSBURGH BUILDING INSPECTOR OFFICE COMMUNITY DEVELOPMENT OFFICE's letter head. The responses to the complaints made by several Plattsburgh residents do NOT dispute the fact that city officials insist to hold public meetings without full face-to-face participation from all concerned citizens. Since the Mayor has stated that it is NOT his decision but rather the Chairpersons of the Zoning Board and Planning Board's choice to conduct all upcoming meetings *"remotely via videoconferencing software,"* without public attendance, I ask that Ron Nolland and James Abdellah postpone scheduled meetings. Though *"All board meetings will be livestreamed on the City's YouTube channel for contemporaneous viewing by the public and transcriptions of all board meetings held remotely will be made available to the public,"* it does NOT enable public participation as these meetings are taking place.

Many residents do not have reliable Internet service nor computer access at this time. Institutions throughout the nation have experienced security breaches using *Zoom* and other methods of video conferencing to conduct meetings. I like many residents due NOT have the computer capability or access to listen or view them. In fact, those residents who have watched common council meetings had difficulty understanding comments made during meetings and could not view on line. Contrary to the comments made in April 3, 2020 response letter to the public's outcry over holding any ZBA and PB meetings in April conducting NON-ESSENTIAL meetings does NOT comply with *Governor's Executive Orders and current guidance from the NYS Committee on Open Government,* **because Prime's future development is NOT ESSENTIAL to the safety and health of our community.**

As a longtime resident of Plattsburgh, I have always believed that ZBA and PB members work hard to ensure that the public is able to personally attend and participate during all meetings. I am shocked to discover that the Zoning Board of Appeals and Planning Board special meetings are still scheduled for April 6 & 7, 2020 and that the regular meetings are to also take place on April 20 and 27, 2020 respectively.

It is clear that the agenda for April 6 & 7, 2020 meetings are to approve the new boundaries for the Durkee Street parking lot. It is egregious to hold such meetings without full participation from adjacent property owners and stake holders in downtown. Every downtown business person and property owner whom I have spoken to were unaware that these meetings were scheduled and have NOT had ample time to comment. It is incredulous for the Mayor to state that the public commented on all issues for future ZBA & PB meetings now scheduled on April 6 & 7, 2020 in February 2020, stating April 6 & 7 meetings are to replace March 2020 meetings. Since March 2020 meetings were cancelled NO ONE was able to comment.

Any comments made in February 2020 were based on old information. It is ludicrous to even suggest that discussions made in past meetings are the only and final comments to be made by everyone impacted by Prime's project. If that is the case then there should be no reason for any member of the Prime team to attend any future meeting or to provide any further information to either board. Many people due to unforeseen circumstances were unable to attend or comment in the past and welcome the opportunity to fully participate in future meetings.

I thought we lived in a democracy that clearly gives provision for face to face public participation in every meeting. Past comments on any issue are not held in time. It should be noted that every meeting that I have attended regarding Prime's Plattsburgh project has failed to provide complete and accurate information as to all aspects of the Durkee Street project. As someone who has attended many ZBA and PB meetings new information is always provided during the course of any meeting, which is why it is imperative and OUR RIGHT as residents of Plattsburgh to be able to be present to comment during every phase of this project. Furthermore, given the impact such a decision would have on our community and downtown businesses any decisions made on this matter without full participation and personal attendance would be highly suspect. The April 6 & 7, 2020 scheduled meetings are WITHOUT due notice & ability for concerned citizens to attend in person. I like many city residents have been consumed with struggling to keep my business solvent and family members safe from the Corona Virus pandemic.

I am writing to you to plead with you to please postpone ZBA & PB meetings dealing with Prime Development until city residents and other interested parties can attend all meetings in person and fully participate. As chairperson of the Landlord/Tenant committee my colleagues and I have agreed to postpone all meetings until Covid 19 no longer poses a health and economic risk to our community and both our Governor and President have lifted the state of emergency and our local businesses can resume to normal operations. All non-essential businesses have been ordered to close and everyone is struggling to survive. New York State has asked that all NON-EMERGENCY public meetings be postponed until the public can participate in person safely. It is both irresponsible and unethical to hold any ZBA or PB meetings without all city residents and stakeholders being able to comment on Prime's project, especially those who own property adjacent to the Durkee Street Parking lot.

It is the responsibility of both the Zoning and Planning boards to ensure that every resident in Plattsburgh be able to fully participate in all meetings held by ZBA & PB. Zoning and Planning Boards throughout NYS, such as Saratoga, Watertown, and Binghamton have postponed all meetings until further notice due to Covid 19. In reading the Mayor's memorandum pertaining to the manner in which the ZBA and PB meetings are to be conducted, it is clear that the *public is excluded* from participating during these scheduled meetings. Not only is public comment prohibited during any meeting, but it is questionable if either board will accept written comments from city residents prior to ZBA or PB making any decision. I quote, "Please note that, in order to minimize the risk of virus transmission and until further notice, the meetings of both boards will be conducted solely via videoconference. Meetings will not be held at City Hall, access to which is presently restricted…members of the public may watch the meetings live via the City's YouTube channel, the public will NOT be permitted to attend board meetings

via Zoom. Public comments will **NOT** be received by either ZBA or PB board during meetings. Written comments on the application **may, at the discretion of the board,** be accepted until 12:00 p.m. on the date one week following the close of the public hearing."

Given the fact that the future development of Durkee Street parking lot has such a significant impact on the economic welfare of Plattsburgh, county and surrounding communities it is not only poor planning and unjust to hold any meetings pertaining to the development of the Durkee Street lot without full public participation, but any meetings pertaining to Prime's project should NOT take place because it is NOT deemed necessary to safeguard the health or welfare of our community under the guidance issued on March 12, 2020 by NYCOM.

I remind both ZBA and PB members that Prime's project must be granted a *SPECIAL USE PERMIT*, which requires that Prime's proposed use and plan be in "harmony" with all zoning ordinances and local laws and to ensure that granting a SUP to PRIME will NOT adversely affect adjacent properties and neighborhoods. It is not only unreasonable but highly unprincipled to hold any meetings pertaining to Prime without in person public participation and comments. Even more disheartening is to think that members of either board would make any decisions without public input throughout every stage of this process.

Everyone throughout our country is faced with the uncertainty of both our physical well-being and financial health. City officials would be better served to work together to assist local businesses and property owners to weather this economic storm rather than planning any future development at this time. Given the fact that NYS was in a deficit prior to this pandemic and estimates that the state will lose billions of dollars from Corona Virus it is not only unwise but foolish to believe that NYS will have sufficient funds to pay for any grants or revitalization of any downtown in NYS. All businesses throughout NYS and US are facing the loss of jobs, tenants and landlords alike are struggling to pay rent or buy essential items to live.

I implore city officials, Zoning and Planning Board chairpersons and members to act in good faith. I once again, PLEAD with everyone to postpone all future meetings regarding Prime Development until our city, state and country is no longer faced with the ongoing threat of this pandemic and all concerned citizens can safely attend all meetings in person.

Sincerely,

Carol J. Klepper

Carol J. Klepper

17 Couch Street, Plattsburgh, NY 12901

---------- Forwarded message ---------
From: **City Info** <cityinfo@plattsburghcitygov.com>
Date: Fri, Apr 3, 2020 at 9:01 AM
Subject: Fwd: PLEASE POSTPONE!!!!
To: Matthew <MillerMa@cityofplattsburgh-ny.gov>

---------- Forwarded message ---------
From: **Jonathan** <jons202@charter.net>
Date: Wed, Apr 1, 2020 at 3:03 PM
Subject: PLEASE POSTPONE!!!!
To: <cityinfo@plattsburghcitygov.com>

Moving the hearing from the 20th to the 6th is unfair and self serving.

Postponement is the only appropriate action at this time. The public is all consumed with protecting themselves, their families and livelihoods.

Please postpone any and all actions in the matter of Prime Properties. Its the right thing to do.

Please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in-person participation by the public. The April 6th ZBA meeting and the April 7th Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Thank you,
Jonathan Schneiderman
Downtown business owner for 16 years.

---------- Forwarded message ---------
From: **lennonb** <lennonb@charter.net>
Date: Thu, Apr 2, 2020 at 1:17 PM
**Subject: Any action on the prime project should be delayed till people can physically appear at the meeting**
To: <cityinfo@plattsburghcitygov.com>

Sent from my Verizon, Samsung Galaxy smartphone

---------- Forwarded message ---------
From: **City Info** <cityinfo@plattsburghcitygov.com>
Date: Mon, Apr 6, 2020 at 8:23 AM
Subject: Fwd: Zoning Board Comment Mon 6 APR 20
To: Matthew <MillerMa@cityofplattsburgh-ny.gov>

---------- Forwarded message ---------
From: **Jeff Moore** <jmoore1748@gmail.com>
Date: Sun, Apr 5, 2020 at 1:16 PM
Subject: Zoning Board Comment Mon 6 APR 20
To: <cityinfo@plattsburghcitygov.com>

Dear ZBA Members,

I would like to state my support for approving the SUP for the Prime DRI project. After careful review of the FGEIS documents and the McFarland & Johnson answers to the questions raised by the commenters at the public hearings it is clear to me that there are no valid reasons not to approve this SUP request. Specifically: The building design will not tower over the existing downtown structures and has been shown to be aesthetically pleasing to the eye and blending with the surrounding cityscape very well. This project is not anticipated to cause any parking issues as borne out by third party studies, not by assumptions based on speculation. I trust that you will make your determinations based on the facts at hand and not on outside pressure. This is a once in a lifetime opportunity to add a new development to our long dormant Center City. If we continue to allow these empty spaces to remain and propagate we will eventually be left with nothing downtown. In closing I would like to say that I have talked to many people during my daily walks throughout the city and the vast majority are in favor of this project and are looking forward to its construction.

Sincerely,
Jeff Moore
Oak Street, Plattsburgh

---------- Forwarded message ---------
From: **City Info** <cityinfo@plattsburghcitygov.com>
Date: Mon, Apr 6, 2020 at 8:38 AM
Subject: Fwd: DRI Project
To: Matthew <MillerMa@cityofplattsburgh-ny.gov>

---------- Forwarded message ---------
From: **Art Degrandpre** <adegrandpre2483@icloud.com>
Date: Sun, Apr 5, 2020 at 5:38 PM
Subject: DRI Project
To: <cityinfo@plattsburghcitygov.com>

Please let it be known that you have my full support for the DRI project. Plattsburgh can no longer afford to have a stagnant downtown!

Sent from Art's iPad

---------- Forwarded message ---------
From: **Richard Spindler** <rich.spindler@gmail.com>
Date: Sun, Apr 5, 2020 at 6:02 PM
Subject: Zoning Board comment
To: <cityinfo@plattsburghcitygov.com>

Hello,

I would like to comment on the Durkee Lot Development. First, for the City of Plattsburgh to prosper, it is imperative to encourage a variety of people to live downtown, including and especially working professionals. They will provide an economic stimulus to the city that is sorely needed for the downtown. Second, it seems very late in the process of the DRI. After all of the public input given, I cannot imagine the city going back to a blank drawing board on this. Third, I think the complaints about parking are baseless. People that are complaining about parking should live in a larger city and experience real parking issues. Besides, we need to get people out of their cars and walking more anyhow.

I'm sure there are probably inevitable conflicts that arise with such developments. They always do and you will never make everyone happy. Thank you.

Sincerely,

Richard Spindler

---------- Forwarded message ---------
From: **City Info** <cityinfo@plattsburghcitygov.com>
Date: Fri, Apr 3, 2020 at 2:43 PM
Subject: Fwd: Zoning Board Comment 4/6/2020
To: <mcmahonj@cityofplattsburgh-ny.gov>

---------- Forwarded message ---------
From: **Curt Gervich** <cgerv001@plattsburgh.edu>
Date: Fri, Apr 3, 2020 at 2:31 PM
Subject: Zoning Board Comment 4/6/2020
To: <cityinfo@plattsburghcitygov.com>

Please see attached comment from Curt Gervich, 185 Cornelia Street, regarding the Durkee Lot Planned Unit Development/DRI. Please let me know the file is received and can be opened for reading into the minutes at the meeting.
Thank you,
Curt

**4_3_20_Gervich_DRI Comment to Planning and Zoni...**

--
**Dr. Curt Gervich**
Associate Professor
Center for Earth and Environmental Science
SUNY Plattsburgh
101 Broad Street
147 Hudson Hall
Plattsburgh, NY 12901
(o) 518-564-4030
(c) 540-818-1896
**plattsburgh.edu**

Middlebury School of the Environment
Co-Director

Plattsburgh

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Fax: (518) 564-5267

To the City of Plattsburgh Planning and Zoning Boards,

I hold two decades of professional planning experience throughout the United States, have served on the City Planning Board since 2012, teach planning at SUNY Plattsburgh, and hold a Master's Degree and PhD in planning from the University of Vermont and Virginia Tech.

As a planning and zoning board, the question before you is not one of setbacks, lot lines, parking spaces or design standards. It is about the holistic nature of community, capacity of local residents to build our future and determine our destiny, and the positive reinforcing feedback loop that is created when local social, cultural, material and financial assets are aligned. The DRI funding provides the pathway to build on these assets and align these resources- yet the current proposal for the Durkee PUD gums the works with an irreversible misallocation of resources that disrupts, rather than supports, ongoing local efforts.

One line of the Prime proposal in particular demonstrates the failure of the Durkee Lot to synergize with Plattsburgh's assets and needs. On page 8 of the project narrative (section C.1. General Architecture) the proposal states that the development at Durkee will be "oriented toward the river." In reality the project's main facade faces Durkee and Bridge streets, and the river sees brick walls and a parking lot. If the project were to creatively reflect Plattsburgh's character and strengths it would have more open, public and event space to draw residents and tourists downtown; it would provide activities for all ages and families; it would provide flexible space to evolve with community interests; it would provide diverse opportunities for interacting, recreating, spending and earning; and it would compliment Plattsburgh's natural, cultural and historical strengths.

You will hear from other planning professionals that downtown living space is needed to revitalize the downtown core. I don't disagree with this assessment in principle. The DRI, however, is funding

the renovation and addition of downtown housing options and we should give these initiatives a chance to succeed before adding competition. Furthermore, there are possibilities for repurposing existing buildings as unique living spaces in the downtown core, such as the Key Bank building, that should be explored before launching duplicate construction projects. In uncertain situations such as this, conservative and incremental planning that avoids a large outlay of irreversible resources is the most prudent approach. There may be a time for a large PUD project in the City of Plattsburgh, but the calculus of risk and reward doesn't compute on Durkee at this moment.

In the community planning arena, there are two main theories of economic development: *exogenous development* and *endogenous development.* Exogenous development relies on bringing new, large scale projects such as industrial parks, shopping malls, sports complexes and large mixed-use residential/commercial projects to a community. Municipalities often offer big tax breaks to attract these projects because the upfront costs are high and long-term finances are suspect. In reality, experience shows us that these projects tend to provide short term infusions of cash and jobs that don't have much staying power.

Endogenous development strategies lay the groundwork for locals to cultivate economic activity based on local knowledge, needs, interests and resources. Think business incubators, farmers markets, town festivals, outdoor recreation opportunities, parks and greenspace. These projects get local residents moving and interacting. They build relationships and connections to place that have staying power. Endogenous development provides the audience, clientele and users first, and provides the scaffolding for local community members with long-term commitments to place and people to build the stuff they want and need. Plattsburgh has been doing this for decades. The Saranac River, our multiple waterfronts and the Strand are outstanding local assets that residents across generations love and use. Building infrastructure to access and compliment these resources has little risk and enormous rewards.

Many elements of the DRI, such as funding to upgrade existing apartments, streetscape improvements, improved parks and parking are excellent initiatives and I believe they will, in concert with one another, meet their intended objectives. Yet he Durkee Street Planned Unit Development, as currently proposed, misses its mark.

Sincerely,

Dear members of the Zoning Board of Appeals and Planning Board of the City of Plattsburgh

It has always been my position that in order to reenergize a downtown area it is essential we create a desirable place to live, participate in recreation, dine, entertain and purchase goods and services. The missing link in Plattsburgh has been a desirable place to live downtown and the Prime proposal provides us with this missing link for our community to reach its potential.

There has been some resistance to the plan citing concerns over the loss of parking, traffic changes and the granting of a PILOT. I can understand that change is hard to accept but what I don't understand is the following:

- The lack of alternative proposals that would provide the missing link of a desirable place to live by those who object to the plan as proposed by Prime.
- The lack of understanding that a PILOT agreement properly structured have proven to be wonderful tool for redevelopment, job creation and for encouraging community growth.
- I don't understand the concept of hoping landlords will invest in existing structures and infrastructures that will lure people to downtown to live, participate in recreation, dine, entertain and purchase goods and services.
- I don't understand that falsehoods and misinformation can be placed in ads to undermine the proposal by a minority that could jeopardize the desires of the majority who wish to see a vibrant downtown.

I enclose my recent letter to the editor in response to the ad referred to and in support of the Prime proposal.

Respectfully yours,

Robert C Smith
23 Concord Ave
Plattsburgh New York
12901

Letter to the Editor
Submitted 03/03/2020
By Robert C Smith

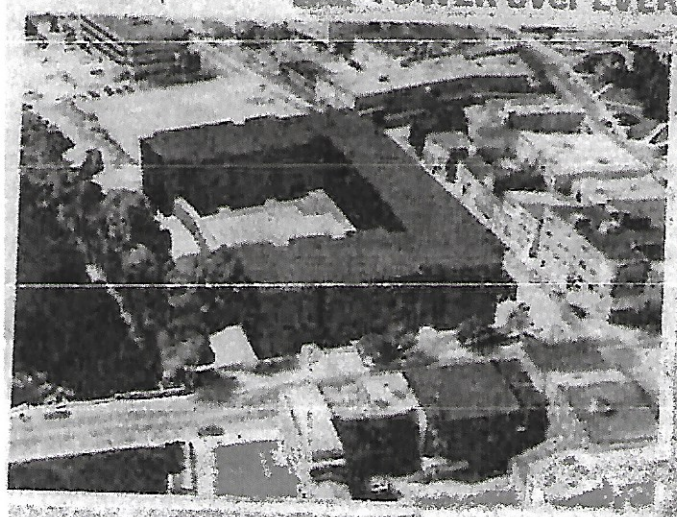
In a recent Sun Weekly paper, I saw an alarming notice about the DRI. As I read through, I found it to be at best a misleading ad. There were numerous bullet points that were not accurate.

- A wall street Corporation is not the developer. The Developer is from Cohoes and has done this successfully in other upstate communities.
- The award is given by the State and dispersed according to its regulations in the administration of the Grant. The mayor and common council support the plan.
- A Payment In Lieu Of Taxes (PILOT) will provide a temporary tax reduction for a period of time, offset by the revenue that such developments generate. Clinton County IDA determines the PILOT value independently of the city and developer
- Our taxes are currently being reduced, our bond rating is improving, and we are now funding a surplus. The statement that our taxes will increase is not an accurate statement.
- The building does not tower above the adjacent buildings. In fact, there are numerous buildings of the same height or taller downtown.
- Durkee street is a narrow two-way street with parking on one side. Making it a one-way street with angled parking will improve its safety.
- The parking plan has been developed after numerous public hearings for over a year.

Admittedly I have supported the DRI because it is the only plan that I am aware of that will bring people to reside, recreate and purchase goods and services in downtown Plattsburgh. I do support the DRI, I know others are not happy with-it offering criticism of aspects of the plan but no alternative. To win me over I need facts not inaccurate political spin and a proposal that gets citizens living, exercising, dining, entertaining, and shopping for goods and services downtown.

# City of Plattsburgh Citizens:
# YOUR TAXES ARE GOING UP!

- The Durkee Street Parking Lot is being sold to a Wall Street Corporation for $1, and the Mayor has promised them $4.3M of our $10M DRI award.
- This corporation will receive a multimillion dollar TAX BREAK - meaning YOUR taxes will increase.
- This corporation plans to build a 114-unit apartment complex that will TOWER over EVERY SINGLE STRUCTURE downtown.



- The City does NOT have a parking plan that will work.
- A one-way Durkee Street with angled parking will be DANGEROUS.
- Don't allow City Hall to impose paid parking downtown.
- Don't let our community spaces be given away to a Wall St Corporation.

**MAKE YOUR VOICE HEARD & HOLD CITY OFFICIALS ACCOUNTABLE!**

**PLEASE JOIN US FOR THE FOLLOWING MEETINGS:**

| | |
|---|---|
| 3/4/20 | 5:15pm @ County Gov't Ctr - County Planning Board |
| 3/11/20 | 5:15pm @ County Gov't Ctr - Clinton County Legislature |
| 3/16/20 | 7pm @ City Hall - City Zoning Board |
| 3/23/20 | 6pm @ City Hall - City Planning Board |
| 3/30/20 | 12pm @ County Gov't Ctr - Clinton County Industrial Development Agency |

Together.....we can make a difference!

Find us on the web at www.plattsburghcitizenscoalition.com or on f at Plattsburgh Citizens Coalition

**Beebie, Lisa**

**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 11:28 AM
**To:** McMahon, Joe
**Cc:** Beebie, Lisa
**Subject:** Fwd: Zoning Board Meeting comments

---------- Forwarded message ---------
From: **Kathy L. Baumgarten** <foofusdotcom@aol.com>
Date: Mon, Apr 6, 2020 at 10:16 AM
Subject: Zoning Board Meeting comments
To: <cityinfo@plattsburghcitygov.com>

Dear Sirs

These are my comments I am submitting prior to the Zoning Board meeting today. I'll be watching the youtube broadcast to see if they are acknowledged and added to the permanent record of the meeting, which will be posted on the city website.

Especially during this pandemic, it seems like all Downtown Revitalization Initiative monies should go toward helping currently existing downtown businesses, revitalizing them when this is over. Not to be used to bring in competition against them!

Mt additional objections to the Prime development are as follows:

Will affect county tourism by limiting parking (the best and cheapest support we can offer), especially for our biggest regional events- the Battle of Plattsburgh, Fourth of July and Mayor's Cup. If the Mayor intends to relocate these events, he would have said so to relieve the criticism, so we can rightly assume he intends to discontinue city support of them. Noted members of our community have dedicated their entire lives to planning and organizing these events, which are advertised nation-wide.

Pull-in parking is the most popular of handicapped accessible parking; no amount of parallel parking the city has suggested can replace it.

Speaking of parking, at NO TIME has City Hall publicly broached the topic of where snow emergency parking will be relocated to once the Durkee lot is removed. The City of Burlington allows free parking in its three parking ramps to facilitate clearing its streets. But yet Plattsburgh seeks to end it, demonstrating their utter disregard for current downtown apartment dwellers and their landlords in downtown Plattsburgh. (In fact, I spoke with an official at Community Bank on Margaret St. At no time has the city invited any conversation about the business aspect of the bank parking lot and the Pavone lot being constructed next door. They told me that during snow, folks park in there all night. Which would be okay except that their own plow can't get in in the morning, nor can their own employees. This speaks to a greater

need for snow parking than is acknowledged.) This is not some little detail the city can figure out later. Like all good emergency planning, it needs to be done well in advance. Frankly, if they break ground in summer, it will be utter mayhem during peak weather and no one will know what to do come snow. People in our area can be economically devastated by one tow ticket. Small businesses can go bankrupt from one bad week.

The edifice will block from view the Saranac River and prevent for all future generations any enjoyment of this priceless natural wonder. Plattsburgh IS the Saranac! Visitors will ask why we are casting a shadow over it when everyone knows that water access is the best attraction a city can possibly have.

The edifice will be built within inches of the very bridge where the Battle of Plattsburgh was fought . That the bridge and its surroundings are not currently considered to be valued as they deserve in this context is irrelevant. There should be a memorial and historical interpretation center where Highway Oil was to mark this event of National import.

Over 70 local businesses signed a letter stating their opposition to this project; to date, City Hall has dismissed their concerns with utter contempt and have reached out to not even a single one. This is unconscionable and I want the Mayor and City Council to answer directly to the citizens their reasons for acting with this contempt and as if they govern in a vacuum.

The sheer size of this edifice is out of keeping with the nature of Downtown Plattsburgh, regardless of what color they paint it.

Prime has not allowed enough parking for customers, staff and tenants of its proposed development. It should not be our city's responsibility to pay for their parking. Additionally, any promises they have made about allowing public parking on their premises will be null and void as soon as they take possession. Therefore, the City's premise of adequate replacement parking for the loss of Durkee by including these "promised" parking spots is utterly false.

The County Zoning Board's conclusion that the project is thoughtless and without attraction is 100% correct and deserves your complete support. Plattsburgh is and always will be the County Seat and the people of the county park at Durkee lot whenever they come to town. The lot is always well utilized . It is the public's city space.

The Green space/ park at the parking lot as City Hall is touting it is merely a narrow sidewalk along the river and a narrow sidewalk leading to it from Durkee St. That is not a riverwalk. A Riverwalk has room for benches and gardens and features such as fountains, swings, overlooks, etc. Tourists driving by will assume the currently planned narrow walk is on private property and for all intents and purposes, it will be. Foot traffic from the apartments scurrying back and forth from the parking lot, delivery trucks, dumpsters and trash collection trucks will make the Prime's parking lot as busy and unattractive to tourists as possible. The River is already permanently blocked up on its East Shore with grandfathered buildings; this edifice will destroy ANY future hope of public enjoyment, at TAXPAYER EXPENSE!

The proposed building will exponentially increase the downtown traffic congestion rather than relieve it in any way! Imagine all the proposed buildings' tenants leaving for work during our downtown rush hour, deliveries coming in, employees and customers coming in - all crowding Bridge Street, and cars waiting for pedestrians. It will be a nightmare that could not be relieved at that point by ANY amount of action.

The proposed restructuring of the "tried and true as is" Durkee Street roadway should never have to have even been considered. The taxpayers in no way should be paying the price for a building we did not want, nor should we have to bear the unimaginable inconvenience of changing this important branch of Route 9 to one-way traffic to make any accommodations for any private concern. Nor should we later have to pay the price of turning it back to two-way after the fact, nor should we have to lose any parking places to boot. The building should have been designed to be completely self-sufficient without requiring anything from the current structure of the city parking and roads.

This development will hinder the operations of government agencies which use the Durkee Lot, and who have many handicapped patrons who are no where else accommodated for.

As others have said, there is no need for apartments and new shop space downtown. There IS a need to draw locals and visitors to the downtown and get them to stay longer. The best draw for this would be park area around the perimeter of the existing lot. Indeed, City Roads and Grounds could quite easily build more curbing, bring in dirt and stick in a few benches before the end of this month, throw in a few trees and grass seed and it would be the jewel of downtown

before the first day of summer. All ready for social distancing baby buggies and joggers.

Members of the zoning board are entrusted with protecting the spaces in our city - that they are used appropriately and correctly, cost-effectively and in the best interests of those who pay for them- the taxpayers. The opposition by taxpayers to this development is unprecedented in the 30 years I have owned my home on Elm Street, seven blocks from the parking lot. I think we know how we want our city to be.

Also unprecedented is the tenacity with which city hall has pushed back against the will of the people who pay their salaries. Any other mayor would have respectfully backed down to the wishes of their electorate, as the good civil servants they are paid to be.

There is already a contact in place for waterfront development as part of the DRI. The rest of the DRI monies need to revitalize our devastated and ALREADY EXISTING downtown so it can recover from the pandemic.

Regardless of what anyone may lead you to believe, or whatever amount of pressure may be used to sway your conclusions, or who is pressuring you, it is not too late to stop this project. Remember who you really work for.

At the very least, set this devision aside until after the pandemic. What's the hurry? They can't work on it anyways! If it's a good idea now, it will still be a good idea a few months down the road, right?

God Bless and Happy Easter

Sincerely,
Kathy L Baumgarten
TSGT USAF (Ret.)

**Beebie, Lisa**

| | |
|---|---|
| **From:** | City Info <cityinfo@plattsburghcitygov.com> |
| **Sent:** | Monday, April 6, 2020 11:32 AM |
| **To:** | McMahon, Joe; Miller, Matthew |
| **Cc:** | Beebie, Lisa |
| **Subject:** | Fwd: Zoning Board (April 6th) and Planning Board (April 7th) |

---------- Forwarded message ---------
From: **Paul DeDominicas** <pdedomin@yahoo.com>
Date: Mon, Apr 6, 2020 at 10:30 AM
Subject: Zoning Board (April 6th) and Planning Board (April 7th)
To: cityinfo@plattsburghcitygov.com <cityinfo@plattsburghcitygov.com>

*Good evening,*

*To the Zoning and Planning Boards of the City of Plattsburgh, I am writing this to you as a resident of the City and not as a City Councilor. First, thank you for the work that you do as it is challenging in the best of times. On top of that, everyone is now faced with the added stress of the COVID-19 Pandemic unsure of how it will affect Plattsburgh in the short and long term.*

*I understand that each Board has a decision to make regarding the Prime development project at Durkee St. I am asking for a pause for this project. The project was developed before the unprecedented response to the COVID-19 pandemic. In a short time, NYS and national economies have slowed considerably. Unemployment is up and is predicted to get worse before it gets better. Locally, many downtown businesses are shuttered with no clear idea of when they will reopen again. While we can model outcomes, we cannot know for sure the impact that the COVID-19 response will ultimately have locally.*

*Again, I am not asking you to vote against the project at this time. I am asking that you delay any vote to see how the pause in the economy affects local business and city revenues and to allow a better understanding of the situation as it develops. I think that there should be a discussion regarding the viability of a large development downtown after we have a better idea of the local impact or, at the very least, a discussion that the plan may need to change to reflect our new reality. Most people believe that even when we are able to start to return to work, it will be some time before anything is "business as usual".*

*Thank you for your time,*

*Paul DeDominicas*
Trafalgar Drive
Plattsburgh NY 12901

## Beebie, Lisa

**From:** Dani G <danirae11683@gmail.com>
**Sent:** Monday, April 6, 2020 2:57 AM
**To:** cityinfo@plattsburghcitygov.com; McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise
**Subject:** Zoning Board of Appeals Comment 4/6/2020

City of Plattsburgh Zoning Board of Appeals,

I am writing to express my concern with the continuation of Zoning Board meetings, as well as concerns regarding the application by Prime Plattsburgh requesting a Special Use Permit for their project at the current Durkee Street Municipal Parking Lot.

Considering the Governor's PAUSE New York order which was issued in response to the Coronavirus outbreak, I encourage the Board to postpone any meetings which are not of an urgent matter. The Prime project can hardly be considered "essential", and if it has, please inform the public of such determination. Unless the board intends to vote this application down decisively, moving forward with such meetings to consider such non-essential issues, at a time when the public is not allowed to attend in person to observe and make public comment, will open any decisions made up to legal challenge in the future. I urge you to postpone any meetings that are not of critical concern to the health and well being of members of this community.

Please also accept the following comments in regards to the Prime application for Special Use permit, should the board decide to move forward with its determination:

In accordance with section 360-31 of the city code regarding special use permits, I believe the Zoning Board of Appeals simply CANNOT approve this application as submitted. Approval for such a permit requires that the proposed development must safeguard public health, convenience, and preserve the general character of the neighborhood. It is clear that this project is far too large for the space, and does not satisfy ANY of the criteria by which this application must be measured.

The sheer mass of this structure will dwarf the surrounding buildings of the downtown area. The DGEIS failed to produce an inventory of existing buildings and land within the designated downtown district as was requested; however, I would venture to guess that the proposed structure is close to five times the largest building that currently exists downtown, and at least ten times larger than the average building in our HISTORIC downtown district. The footprint of the building appears to occupy somewhere around 20% of the entire downtown area. We have a small, quaint, downtown which will simply be swallowed up by Prime if this is permitted to move forward. It is imperative that the nature and historic character of our downtown be preserved, as it is one of the ONLY assets we currently possess as a city. The use of differing exterior treatments will fool no one, and this structure will overpower our entire downtown, and stick out like a sore thumb.

The surrounding open space is also severely lacking, and the project provides NO meaningful public amenities as was supposed to be required per the RFP for developers. While the Durkee Street Lot's primary use is a parking lot, it has many secondary uses within the community, and provides an open space with vista views of the Saranac River, as well as gathering space for public events and festivities. Past precedent of this can be seen through the City's public permitting records, in which hundreds of events over the years have applied for and received approval for permits allowing such activities in this space. The project as proposed offers no meaningful public space, and effectively blocks nearly all view of one of our most treasured resources, the

Saranac River. By creating such an uninviting environment along the river, this project will effectively squander this resource and all funding being poured into the development of the Saranac River Trail as well.

It is also concerning that parts of the building will have residential units on the first floor. This is not conducive to a downtown urban experience. All residential units should start on the second or third floors.

The parking issues are also of concern. The building simply does not provide adequate parking for its uses per the city code. The developer mentions that they are providing their own formula for their own parking needs based on a model that works in another location for them. This is unacceptable. They tout this other project as being an acceptable model because it is completely isolated and not in any core city area, and they have no need for any additional parking. However, this is not an equivalent model precisely BECAUSE of the fact that this example is not in an urban downtown environment. The developer should be required to satisfy the city code. It is also concerning that, at the same time the developer wants to provide less parking than required, the city is as also coming up short on replacing the public parking spaces that Prime is going to occupy with the footprint of their building. They should be required to replace those parking spaces as well - either on or off site - as was required of the Gateway building project. This must be equivalent long term off-street parking.

Finally, the conversion of Durkee Street to one way with diagonal parking is extremely concerning regarding the street capacity and use of this building. With 114 new households coming in and out of this new massive structure, as well as all of the businesses' employees and customers, this will result in massive congestion and dangerous situations for both pedestrians and drivers. There will also be issues with garbage. The developer proposes to locate their dumpsters for this massive structure right on Durkee Street, which appear far too small to handle the proposed capacity of this structure. So not only is the public insulted by being given a sidewalk in return for our $4.3 million investment and lucrative tax breaks which we will have to subsidize through our own taxes, but we will also have to be affronted by the refuse from the occupants of this gated community as we walk past garbage heaps on the pathway from the "arts park" to the "riverwalk". Sounds inviting, doesn't it? Insufficient dumpster capacity is also a public health issue, which will attract rodents and wild animals. Considering the proposal now includes the expectation of restaurant space for this location, there will also be an issue of smell when locating these dumpsters street-side. This plan is just terrible.

Considering that the proposed project fails at every point of consideration required by the Board, I ask that the application for SUP be rejected. However, as the board has the ability to put conditions on the developer for any SUP, I also ask that the following criteria which were laid out in the DRI Strategic Plan be provided to the developer for resubmittal of any project plans:

1) building may contain approximately 45 residential units
2) the provision of approximately 1 acre of public green space
3) the 1:1 replacement of public off street parking IN ADDITION to parking to satisfy their own needs

Thank you so much for your consideration of these comments. I also thank you for your service to this city, and hope that you will do the right thing by your community during these uncertain times.

Be well and stay healthy,

Danielle Erb

## Beebie, Lisa

**From:** terrycb12901 <terrycb12901@yahoo.com>
**Sent:** Thursday, April 2, 2020 10:42 PM
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com; Ira Barbell; Kelly, Michael; Gibbs, Elizabeth; DeDominicas, Paul; McFarlin, Patrick; Moore, Jeff
**Subject:** Stop Non-Essential Meetings!

I urge you to postpone any zoning board or planning board meeting dealing with the Prime project, or ANY non-essential project that's bee submitted! These are PUBLIC meetings and holding any such meeting will exclusively exclude the public!T

You must postpont the April 6th ZBA meeting and the April 7th Planning Board meetings as non-essential meetings in accordance with the "PAUSE NEW YORK" Executive Order by the Governor.

Municipalities around the state are postponing Zoning Board and Planning Board meetings until at least the end of April while in the midst of this pandemic!

The public has a right to attend these meetings and to be heard! To exclude them from attending and voicing concerns, and even their agreement, is worse than wrong and unfair, it's reprehensible.

Terry Broderick

Sent from my Verizon, Samsung Galaxy smartphone

**Beebie, Lisa**

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**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 12:07 PM
**To:** McMahon, Joe
**Cc:** Beebie, Lisa
**Subject:** Fwd: Dri project

---------- Forwarded message ---------
From: **s king** <moalem56@yahoo.com>
Date: Mon, Apr 6, 2020 at 11:31 AM
Subject: Dri project
To: <Cityinfo@plattsburghcitygov.com>

Given the current pandemic health situation, it is complete irresponsible for the City to hold any meeting, especially one as important as this project with its impact on our city. I also question the legality of holding such meetings with the inability for public input.

The City, if it allows this and other meeting like it to proceed, is being dishonest, and secretive and does the citizenry a great disservice.

NOT MEETINGS FOR DRI until the emergency passes and public meetings can be held properly

Steve graf
8 lynde
Plattsburgh

Envoye de mon iPad Pro

## Beebie, Lisa

**From:** Dr. Kate Mahoney-Myers <DrKateMahoney@hotmail.com>
**Sent:** Thursday, April 2, 2020 1:12 PM
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com
**Subject:** Postpone meetings due to covid-19 pandemic

On March 22, Governor Cuomo passed an executive order called PAUSE NEW YORK according to which all non-essential public meetings must be POSTPONED or CANCELLED. Period.

Please postpone all zoning board or planning board meetings that are related or relevant to the downtown DRI /Prime project immediately. The Covid19 pandemic has brought business and families to their knees. Loved ones are ill. Finances are in ruin. There is no reasonable expectation of public participation at this point especially considering the Mayor himself has issued a state of emergency order in the City if Plattsburgh and also has implemented an 8pm curfew. If these meetings continue, it is a clear and blatant attempt to "never let a good crisis go to waste" and impede any in-person participation by the public. The livestream online is enormously subpar, as no one can reasonably hear anything that is being said and many people lack the technological means to participate.

The April 6th ZBA meeting and the April 7th Planning Board meetings are clearly non-essential meetings in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board, Planning Board and multiple meetings directly because of the current pandemic. In light of the current downtown fiasco, Plattsburgh surely ought to as well.

Sincerely,
Kate Mahoney-Myers
owner of Living Well Chiropractic
10 Brinkerhoff St.
Plattsburgh, NY 12901

**Beebie, Lisa**

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**From:** Libby Yokum <adklotus@gmail.com>
**Sent:** Wednesday, April 1, 2020 4:52 PM
**To:** ron.nolland@gmail.com; McMahon, Joe; Marbut, Shelise; Tamer, Malana; Beebie, Lisa; cityinfo@plattsburghcitygov.com
**Subject:** City resident request during COVID 19 and PAUSE NEWYORK

To City Departments,

I wanted to politely ask you to postpone Zoning and Planning Board meetings dealing with the Prime/ Durkee St/ DRI projects without public in-person participation. However, what I really want to do is to yell- How the heck is it possible during this horrific pandemic, with downtown businesses being partially or totally closed and terribly financially stressed, with residents unable to pay rent (or cover medical expenses or even buy food), with landlords wondering how they will pay city taxes without their income, and I could go on... How can you even consider NOT canceling these meetings in accordance with the "Pause New York" Executive Order?

Televised meetings are not a workable solution for non-urgent business during COVID 19. The public cannot hear clearly or be involved which is totally unacceptable. Some concerned residents don't even have access.

The underlying question is what is the big hurry to have these meetings and rushed decision making before we even know the outcome of this crisis? We have no idea if the current businesses and apartment owners can even survive this pandemic? Will financial assistance be needed to just keep what we have afloat? Isn't is the City's job to see that residents and businesses are a priority.

Again, please postpone the Zoning Board April 6th and the Planning Board April 7th meetings dealing with the Prime/ Durkee St/ DRI projects without public in-person participation until we get to the end of this current crisis.

Thank you,

Elizabeth (Libby) Yokum

7 Point View Terrace

Plattsburgh NY 12901

C- 518 570-9570

H-518 310-1678

## Beebie, Lisa

**From:** Steven Googin <sgoogin@yahoo.com>
**Sent:** Wednesday, April 1, 2020 3:13 PM
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com
**Subject:** Postpone meetings

To whom it may concern,

Please postpone any zoning board and planning board meetings dealing with the Prime project without direct, in-person participation by the public. The April 6th ZBA meeting and the April 7th Planning Board meetings are non-essential meetings in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Sincerely,

Steven Googin

**Beebie, Lisa**

---

**From:** Zukowski Properties <zukowskiproperties@gmail.com>
**Sent:** Wednesday, April 1, 2020 9:22 PM
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com
**Cc:** Ira Barbell; Kelly, Michael; Gibbs, Elizabeth; DeDominicas, Paul; McFarlin, Patrick; Moore, Jeff
**Subject:** Fwd: NO SPECIAL MEETING !!!!!!!!!!!!!!

WE WILL NOT STAND or sit FOR THIS

---------- COLIN READ RUSHING A SPECIAL MEETING OF THE ZONING AND PLANNING BOARDS MONDAY AND TUESDAY. AND WITH THE PUBLIC BANNED FROM ATTENDING. USING THIS STATE OF EMERGENCY TO SNEAK THROUGH THE PRIME DEVELOPMENT IS NOT ONLY INSULTING TO A STRUGGLING POPULATION IT IS UNSCRUPULOUS!!!!

THIS IS THE WORST FORM OF UNDERHANDEDNESS IMAGINABLE AND YOU WON'T STAND FOR IT!

YOU must be held accountable for choosing to play politics during our nation's greatest time of need.

STOP THE MADNESS

**EZ Properties**
*518.563.6021*
*e-zproperties.com*

## Beebie, Lisa

**From:** Marc Gendron <mfgendron@icloud.com>
**Sent:** Wednesday, April 1, 2020 3:52 PM
**To:** Beebie, Lisa
**Subject:** April 6th ZBA Meeting?

Dear Sir,

Please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in-person participation by the public. The April 6th ZBA meeting and the April 7th Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Thank You,

Marc Gendron

**Beebie, Lisa**

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**From:** City Info <cityinfo@plattsburghcitygov.com>
**Sent:** Monday, April 6, 2020 12:34 PM
**To:** Miller, Matthew; McMahon, Joe
**Cc:** Beebie, Lisa
**Subject:** Fwd: Suspend meetings

---------- Forwarded message ---------
From: **Shawna Mefferd Kelty** <shkelty@gmail.com>
Date: Mon, Apr 6, 2020 at 12:02 PM
Subject: Suspend meetings
To: <cityinfo@plattsburghcitygov.com>

I am urging the Mayor and the ZBA and the Common Council to stop taking advantage of the state of emergency and to conduct only the essential business of the City. Colin Read should stop putting the Prime Project before the residents of the City of Plattsburgh.

Thank you,
Shawna Mefferd Kelty
--
Shawna Mefferd Kelty, PhD
*she | her | hers*
RYT 200, PRYT
Associate Professor of Theatre
101 Broad St, 124 Myers
SUNY Plattsburgh
Plattsburgh, NY 12901
(518) 564-2480

## Beebie, Lisa

**From:** boothins <boothins@primelink1.net>
**Sent:** Friday, April 3, 2020 11:09 AM
**To:** McMahon, Joe; ronnolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; cityinfo@plattsburghcitygov.com
**Subject:** April 6 & 7 zoning and planning board meetings

Please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in person participation by the public.
The April 6th ZBA meeting and the April 7th Planning Board mneetings is a non-essential meeting in accorance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Alan B Booth

## Beebie, Lisa

**From:** Kathy Baumgarten <foofusdotcom@aol.com>
**Sent:** Wednesday, April 1, 2020 3:15 PM
**To:** Beebie, Lisa
**Subject:** Plattsburgh on PAUSE

Dear Sir

I am writing as a 30 year resident and Plattsburgh homeowner to plead with you to please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in-person participation by the public.

The April 6th ZBA meeting and the April 7th Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor.

Other Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic. Plattsburgh should follow suit.

Kathy L. Baumgarten

Sent from my iPhone

**Beebie, Lisa**

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**From:** Luis Sierra <lfsierra@earthlink.net>
**Sent:** Wednesday, April 1, 2020 2:08 PM
**To:** McMahon, Joe; ron.nolland@gmail.com; Beebie, Lisa; Tamer, Malana; Marbut, Shelise; ancityinfo@plattsburghcitygov.com
**Subject:** Please respect citizens rights during the Pandemic...respect PAUSE NEW YORK Executive Order

Please postpone any zoning board or planning board meeting dealing with the Prime project without direct, in-person participation by the public. The April 6th ZBA meeting and the April 7th Planning Board meetings is a non-essential meeting in accordance with the "PAUSE NEW YORK" Executive Order by the Governor. Municipalities around the state are postponing April Zoning Board and Planning Board meetings in light of the current pandemic.

Keep in mind that the pandemic is a global crisis with no clear end. The short and long term economic, social and political impact at the local, state, national and global level will be unprecedented in our history. To proceed without public participation on this important matter is careless and disrespectful of our rights as citizens.

Sincerely,

Luis F. Sierra
7 Point View Terrace
Plattsburgh, NY 12901

Home : 518-310-1678
Cell : 518-570-8830

Gmail by Google

City Info <cityinfo@plattsburghcitygov.com>

# Zoning Board comment appeal 2232-Durkee Street-SUP + Prime's application

1 message

**Carol CJK** <carolcjk@gmail.com> Mon, Apr 20, 2020 at 11:45 AM
To: cityinfo@plattsburghcitygov.com

I am writing to you to plead with you to please postpone ZBA meeting dealing with Prime Development until city residents and other interested parties can attend all meetings in person and fully participate. The development of the Durkee Street Parking lot will effects everyone in Plattsburgh, the county and surrounding communities. Prime's project will have a far-reaching effect on everone for years to come. All non-essential businesses have been ordered to close and everyone is struggling to survive. New York State has asked that all NON-EMERGENCY public meetings be postponed until the public can participate in person safely. It is both irresponsible and unethical to hold any ZBA or PB meetings without all city residents and stakeholders being able to comment on Prime's project, especially those who own property adjacent to the Durkee Street Parking lot.

Furthermore, I beseech all ZBA members to include all comments made by everyone into any decision you make, even if their comments exceed the 3-minute recording threshold you have set as a board. As members of Plattsburgh City Zoning Board you have a duty to ensure that any variance you grant Prime Development does NOT have any adverse effect to our downtown, city and county and that it meets all 5 SUP criteria and zoning code requirements.

Please see my attached letters regarding comments regarding appeal 2232-Durkee Street-SUP. Thanks carol Klepper

672 signatures March 2020 to save .5 acre Durke...

**6 attachments**

- **Klepper-ZBA April 20, 2020 appeal 2232-Durkee Street-SUP_000073.pdf** 2770K
- **41 Downtown Business owners opposed to Prime.pdf** 230K
- **416 signatures-March 2020.pdf** 137K
- **1,429 signatures opposed to Prime.pdf** 129K
- **1,655 signatures Petition · Save Durkee Street Parking!.pdf** 137K
- **1,979 signatures concerned citizens.pdf** 6613K

Mr. Ronald Nolland, Chairman
City of Plattsburgh Zoning Board of Appeals
cityinfo@plattsburghcitygov.com

Re: April 20, 2020 ZBA: Appeal 2232-Durkee Street-SUP comments

April 20, 2020

Dear Zoning Board members and Chairperson:

Once again, I ask that members of ZBA postpone all decisions regarding the Durkee Street parking lot and Prime development until everyone can attend all meetings in person. It is both irresponsible and unethical to hold any ZBA or PB meetings without all city residents and stakeholders being able to comment on Prime's project, especially those who own property adjacent to the Durkee Street Parking lot.

I, along with 42 downtown business owners and over 6,151 petitioners (see attached signatures) ask that you deny all current appeals, special use permits and variances requested by the city of Plattsburgh and Prime Development LLC on grounds that all such requests regarding the development of the Durkee Street Lot have NOT been reviewed as part of the entire DRI project but rather in isolation. And, Prime's current proposal fails to meet both zoning code & all criteria found in zoning ordinance section 360-31 B for standards of such special use permits, in which all 5 criteria for ZBA SUP must be satisfied.

I ask that the Board deny the proposed boundary changes for the Durkee Street parking Lot into one 3.3 acre lot, but rather suggest that the City subdivide it into at least two lots, whereby the city will retain ownership of at least .5 acres for public use to provide at least 150 off-street parking spots that remain deficient in the city's replacement parking plan, which fails to provide the required 1 to 1 ratio of compensatory parking off street in the center of our downtown business district. Once ownership of the Durkee Street Parking lot is transferred to a private developer, the public will not only permanently lose all 289 free long-term, year round parking spaces in the center of downtown, but everyone working, living & visiting downtown will lose at least 275 of these 289 parking spots, while the proposed 102 spaces in the Pavone lot + 22 spaces in the Broad Street lot are constructed. Given the state of the economy throughout the nation and especially in NYS, it is suicide to the future of our downtown to give all 3.3 acres to Prime without the city retaining any ownership. It is detrimental to Plattsburgh's economy to gift such a valuable asset to Prime development.

I also implore the members of the ZBA to deny Prime's request to put any apartments on the first floor of any building. If the ZBA approves such a request it will set an undue and negative precedent throughout the city, because it will open the door for other property owners to convert commercial space into first floor apts. Granting such a variance will result in increased density and exacerbate the shortage of long-term year round parking for all tenants living downtown. Street level apartments are problematic due to safety concerns and their un-attractiveness to long term tenants. I can attest to this fact first hand, as someone who has both owned and lived in first floor rentals. This is especially true in the center of downtown. Merely look at street level or first floor apartments in any downtown and you will notice security systems such as steel bars or small windows to prevent access from intruders, which is hardly inviting to prospective tenants. It is extremely difficult to retain tenants in street level or first floor apartments due to safety and marketability, contrary to Prime's comments.

Landlords and business owners in Plattsburgh and especially downtown are faced with the realty that they may never be able to reopen. Economists forecast that high unemployment and business closures

may continue for years. Most builders have put projects on hold and the majority of lenders have retracted their financial commitments to developers. Given the fact that Plattsburgh and NYS are faced with billions of dollars in deficits and that many people will remain unemployed, while others have lost their life savings, it is unlikely that Prime will be able to complete construction and fill all 115 units & 10,000 square feet of commercial space by September 1, 2021. Prime's current project will most definitely have an adverse effect on adjacent properties and surrounding neighbor-hoods for years to come. The future of our downtown and economic survival rests in your hands.

I beseech all ZBA members to include all comments made by everyone into any decision you make, even if their comments exceed the 3-minute recording threshold you have set as a board. As members of Plattsburgh City Zoning Board you have a duty to ensure that any variance you grant Prime Development does NOT have any adverse effect to our downtown, city and county and that it meets all 5 SUP criteria and zoning code requirements. The following points outlined within explains why Prime's project should be denied.

1. **General Character, height and use of the structure**. Prime's current design is not in keeping with our historic downtown due to its mammoth size, building design and use of metal and clapboard. The majority of the buildings downtown are made of brick or sandstone and are less than 4 stories in height. I ask that the board deny Prime's request to build a 5-story 115-apartment complex with 10,000 square feet of commercial space in the center of downtown, which is in actuality 6 stories above ground along the river and is 2-3 stories above any other building adjacent to the Durkee Street Lot. Prime's building will tower 65 feet above ground on the North side and will be 180 feet high along Bridge Street spanning more than 200 feet along the riverside. Prime's colossal complex will consume the entire North and East corners of the Durkee Street Lot, which will block off sunlight and discourage pedestrian circulation. Even members of the Clinton County Planning Board expressed their concern with having such a massive structure on top of the Saranac River Walk and right against the sidewalk on Bridge Street. The intent of the DRI is to revitalize our downtown by inviting people to recreate, shop and eat in our downtown business district. Granting such a height variance would detract rather than invite people from visiting our downtown.

2. **Provision of surrounding open space and the treatment of grounds**. Prime's current plan fails to provide any green space for its tenants and therefore does NOT meet criteria 2 of SUP. And in fact, if Prime is given all 3.3 acres of 22 Durkee Street there will be NO guaranteed open green space for public use on site. Access is not ownership and therefore public use will be controlled at the whim of the developer. It is a slap in our face to have Prime merely offer public access to the Saranac River with a walk way through the center of its project. Prime needs to downscale its project and the city needs to retain at least 25 feet along Bridge Street and 50 feet rather than 14 feet along the East side of Durkee Street parking lot in order to provide a green buffer zone between Prime's tenants and city residents and visitors. Prime's current Durkee Street project fails to provide any dedicated green space for its tenants, unlike Prime's Saratoga project and lacks sufficient green space for guaranteed public use. 3. Prime's current project also fails to meet **"general fitness of the structure or use to its proposed location."** Prime's current proposal to build one contiguous structure for up to 293 residential tenants and 10,000 square feet of commercial space not to mention the future transformation of the former farmers market into additional commercial space is NOT a good fit for this site or viable at this time. I suggest rather that Prime rework its design to build a smaller size project in multi-phases that has a better chance of surviving our current economy.

Prime's current plan adds up to 293 tenants living at the northeast corner of Durkee Street Parking lot, which is right on the Saranac River Trail. Cramming such a large population next to the Saranac River trail hardly promotes visitors and city residents from enjoying the river. Members of Clinton County Planning Board have also expressed their concern of the proximity of Primes 5 story 115

unit apartment complex being built right against the Saranac River Trail and only 14 feet away from the river bank. Prime's current plan fails to provide even it tenants any green space adjacent to the river or any green buffer zone next to any city sidewalk. Even Prime's Saratoga project provides open green space on site. 4.

**Provision for automobile and parking or storage.** I ask the board to deny Prime's request to only provide 226 parking spaces rather than the 317 required by Plattsburgh's zoning code, because Prime cannot compare its Saratoga Springs project, known as "the Hamlet," to its proposed Plattsburgh development, because "the Hamlet" is several miles from the center of downtown Saratoga Springs and is therefore not equivalent to Prime's Plattsburgh project, which will be built in the center of our business district. Permitting Prime to build a 115 apartment complex with more than 10,000 square feet of commercial space will most definitely create a hardship to our downtown, because Prime's tenants and city residents and patrons will be competing for the 100 parking spots that Prime is failing to provide for its tenants and the 150 deficient parking spaces off street that the city has failed to provide the public. Prime should be required to provide at least 317 parking spaces on site, given the fact that Plattsburgh's zoning parking requirements are antiquated, and Plattsburgh does not have public transportation and everyone owns a car. The reality is that Prime should provide 441 parking spaces on site to accommodate full occupancy of both Prime's residential and commercial usage, which doesn't even account for the additional parking needed for Prime's future conversion of the former's farmers market to commercial space. As someone who owns an apartment building near downtown, I am well aware of how important onsite year round parking is to my tenants. What is even more problematic is that Prime has yet to present detailed parking plans that are current and up to date.

Prime has also failed to provide any concealed storage for its tenants' bicycles, outdoor equipment, etc. Plattsburgh zoning and Planning boards have insisted that developers provide such storage on site and adjacent to their units for security, convenience and esthetic purposes. As an apartment owner, I know how important adequate on-site storage is in attracting long-term tenants. Most importantly, ZBA members need to insure that Prime's project is reviewed as part of the entire DRI. Equally important is that all 289 parking spaces currently provided for free to the public off street in the Durkee Street parking lot is replaced with compensatory parking, which the city has failed to do. One of the most critical points to be considered by ZBA regarding parking is that the Durkee Street parking lot provides free and convenient parking for everyone working, living and visiting downtown. Businesses such as; Social Services, JCEO, doctors, counselors, chiropractors, etc. all need convenient and handicap accessible parking close by. Unfortunately, the city's replacement parking plan only provides 125 public parking spaces off street in the center of downtown, which results in 165 deficient off street compensatory parking spots. Even the city notes that they are unable to replace all 289 off street public parking spaces. Furthermore, the city's plan to convert all free downtown street parking to paid parking will create an additional hardship to downtown businesses and property owners struggling to survive. I remind the board that you can NOT count the off street parking that was created by the county at the Government center, because these parking spaces are primarily used by government employees and is not adjacent to the center of downtown businesses. The 15 angled parking spaces that the city anticipates providing on Durkee Street is not off-street and therefore is not considered compensatory replacement parking. DEIS states that parking lots should have less than 85% of the spaces filled and that the Durkee street lot often has 87% usage, thereby showing its importance to downtown. Over 200 employees who work at Social services, JCEO & other offices currently park in the Durkee Street Lot, which would quickly fill the Pavone Parking lot once built, because street parking would be metered. According to Carl Walker Plattsburgh needs to replace "equal" amount of year round off street parking to its community.

5. **Street capacity and use.** Prime's proposed mixed use development will bring close to over 300 additional vehicles to the Northwest corner of Bridge and Durkee Street. This increased vehicular

traffic along with the poor redesign of Durkee Street will result in increased pedestrian, bicycle and vehicular traffic accidents, congestion and bottlenecks, especially during peak delivery times. The city has failed to provide any designated pull offs or tested the viability of such a drastic change to one of downtown's major arteries and unloading zones for local businesses. The City's plan to make Durkee Street one-way along with angled parking on the east side of the street will prevent contiguous flow of traffic and impede delivery trucks from servicing downtown businesses and restaurants. Angled parking that requires drivers to back up into traffic is extremely dangerous and almost impossible during winter months and in climate weather due to poor visibility and limited turning ability.

I remind the Board that Bridge Street is a continuation of US route 9, which is to provide safe travel for all delivery trucks, automobiles, motorcycles and bicycles. According to Ken Bibbins, Regional Traffic Engineer (DOT) analysis of the city's proposed changes to Durkee Street, Mr. Bibbins states the following: it *"does not appear to me that the right of way that Bridge Street falls within has sufficient width to allow angled parking without severely impacting its lane widths." And "multiple studies"...have shown that "angled parking causes an increase in accidents." Backing-up maneuverability is "particularly dangerous if the roadway in question has a significant volume of bicycle traffic, such as this one. There is also an increase in accidents due to the stop-go nature of drivers searching for an open space, which is more difficult with angled parking because the empty spaces are harder to see." ..."based on the concept and its traffic safety implications, I would use the strongest language possible to discourage the institution of this change.*

Furthermore, Prime has failed to include any parking plans for its 10,000 square feet of commercial space, future conversion of former farmers market for commercial use, designated loading and unloading areas and a detailed diagram with site elevations and dimensions of all surface and underground parking for its 115 apartment complex.

In conclusion, Primes current proposal fails to meet city zoning code parking, height and building requirements, along with its failure to satisfy all 5 Special Use Permit (SUP) criteria and the objectives of the DRI plan set forth by NYS. Primes project is deficient in providing onsite parking for its tenants, visitors and patrons, lacks designated green space for its tenants, fails to provide guaranteed sufficient onsite public parking, and will result in increased vehicular and pedestrian traffic accidents, traffic congestion and additional hardships to our downtown businesses who are struggling to survive the economic crisis that is anticipated to continue for years. Governor Cuomo's DRI grants were intended to revitalize downtowns throughout upstate New York by providing recreation, services and joint business opportunities in the center of downtown. Converting our entire 3.3 acres of 289 public parking spaces into privately owned apartments and over 10,000 square feet of commercial space is not in the best interest of Plattsburgh and will most definitely have a negative impact on our community and Plattsburgh's downtown business district.

Sincerely,

Carol J. Klepper, 17 Couch Street, Plattsburgh, NY

change.org

Recipient: Local goverment

Letter: Greetings,

Downsize the proposed Durkee Street mixed use development by Prime LLC

# Signatures

| Name | Location | Date |
|---|---|---|
| Concerned Residents | US | 2020-03-07 |
| Megan Perez | Plattsburgh, NY | 2020-03-12 |
| Kay Woods | Plattsburgh, NY | 2020-03-12 |
| Bradley Modelle | Plattsburgh, NY | 2020-03-12 |
| Karen Parrotte | Plattsburgh, NY | 2020-03-12 |
| Janice Gosselin | Plattsburgh, NY | 2020-03-12 |
| Jenny Phan | Renton, US | 2020-03-12 |
| William Acosta | Lowell, US | 2020-03-12 |
| Isabella Harrison | Renick, US | 2020-03-12 |
| Breasia Peary | Frankfort, US | 2020-03-12 |
| Matthew Medina | La puente, US | 2020-03-12 |
| clay Byers | Santa Clarita, US | 2020-03-12 |
| Jonathan Thomas | Ellicott City, US | 2020-03-12 |
| nick cstar | Lynn, US | 2020-03-12 |
| kylie krise | Wiggins, US | 2020-03-12 |
| David Anderson | Carrollton, US | 2020-03-12 |
| Yuang Sun | Storrs Mansfield, US | 2020-03-12 |
| Tami Hoyt | Longview, WA | 2020-03-12 |
| Tayton Mackay | Salt Lake City, US | 2020-03-12 |
| Claudia Canal | Naples, US | 2020-03-12 |

| Name | Location | Date |
|---|---|---|
| Tiffany Marcus | Taylors, US | 2020-03-12 |
| Andrea Bright | Eureka, US | 2020-03-12 |
| Yasna M | US | 2020-03-12 |
| Shayla Lawrence | Seattle, US | 2020-03-12 |
| jasmine hudson | Terre Haute, US | 2020-03-12 |
| Hugh Anus | Greenbrier, US | 2020-03-12 |
| Debbie Papier | Plattsburgh, NY | 2020-03-12 |
| Patti Hartshorn | Plattsburgh, NY | 2020-03-12 |
| kim Ford | Plattsburgh, NY | 2020-03-12 |
| Penny Gaudreau | Plattsburgh, NY | 2020-03-12 |
| Elizabeth Baker | Plattsburgh, NY | 2020-03-12 |
| Kate Mahoney-Myers | Plattsburgh, NY | 2020-03-12 |
| Carol Robert | Plattsburgh, NY | 2020-03-12 |
| John Seiden | US | 2020-03-12 |
| Kristine Roberts | Plattsburgh, NY | 2020-03-12 |
| Deborah Yokum | Saranac, NY | 2020-03-12 |
| Kristi Pottichen | Plattsburgh, NY | 2020-03-12 |
| Danielle Erb | Plattsburgh, NY | 2020-03-12 |
| Raymond Saint-Pierre | Plattsburgh, NY | 2020-03-12 |
| Terry Broderick | Plattsburgh, NY | 2020-03-12 |
| Timothy Holmes | West Chazy, NY | 2020-03-12 |
| MaryAnne Cox | Plattsburgh, NY | 2020-03-12 |

| Name | Location | Date |
|---|---|---|
| Jarred LaValley | Plattsburgh, NY | 2020-03-12 |
| Freymi Hernandez | New York, US | 2020-03-12 |
| Lily Smith | Knoxwill, US | 2020-03-12 |
| Samantha Sanchez | Monte Alto, US | 2020-03-12 |
| Elizabeth Johnson | San Diego, US | 2020-03-12 |
| Jia Liu | Fresh Meadows, US | 2020-03-12 |
| Ming lao | Clifton, US | 2020-03-12 |
| Darby Cronin | Plattsburgh, NY | 2020-03-12 |
| Kenny Flame | Oswego, US | 2020-03-12 |
| Noemi Higley | Brockton, US | 2020-03-12 |
| Lance Lemieux | Derry, US | 2020-03-12 |
| Kateryna Mliuzan | Philadelphia, US | 2020-03-12 |
| Steven Ji | Cary, US | 2020-03-12 |
| Reagan Minutelli | US | 2020-03-12 |
| catelin martin | Lagrange, US | 2020-03-12 |
| Tejasve Saxena | Cary, US | 2020-03-12 |
| Ryan Di carlo | New york, US | 2020-03-12 |
| Sodiq Bhadmus | Silver Spring, US | 2020-03-12 |
| Ramya Mallina | Apex, US | 2020-03-12 |
| Wafaa Ahmed | Atlanta, US | 2020-03-12 |
| Hakeem Adebimpe | Chicago, US | 2020-03-12 |
| Dom Val | Maryland, US | 2020-03-12 |

| Name | Location | Date |
|---|---|---|
| Dangela Washington | Carson, US | 2020-03-12 |
| Carlos Benitez | Piscataway, US | 2020-03-12 |
| Howard Chan | Las Vegas, US | 2020-03-12 |
| Armen Nazaryan | Glendale, US | 2020-03-12 |
| Eleanor Fisher | Orange, US | 2020-03-12 |
| Olivia Lewis | Adams county, US | 2020-03-12 |
| JIE HAO | Sunnyvale, CA | 2020-03-12 |
| maryeri molina | Fort Lauderdale, US | 2020-03-12 |
| Jaiden Rodriguez | Glen Burnie, US | 2020-03-12 |
| Kayla Levine-Stephens | Pooler, US | 2020-03-12 |
| Chris Carder | Midland, US | 2020-03-12 |
| Cynthia Snow | Plattsburgh, NY | 2020-03-12 |
| Jeremiah Ward | Plattsburgh, NY | 2020-03-12 |
| Alan Mussen | Peru, NY | 2020-03-12 |
| Colin Fergusson | Plattsburgh, NY | 2020-03-12 |
| Chris Everson | Plattsburgh, NY | 2020-03-12 |
| Olivia Williams | Cadyville, NY | 2020-03-12 |
| Dale Mainville | West Chazy, NY | 2020-03-12 |
| Sarah Downey | Plattsburgh, NY | 2020-03-12 |
| Megan Bourgeois | Champlain, NY | 2020-03-12 |
| Debra Dutcher | Saranac Lake, NY | 2020-03-12 |
| Christina Nori | Plattsburgh, NY | 2020-03-12 |

| Name | Location | Date |
|---|---|---|
| Courtney Sill | Plattsburgh, NY | 2020-03-12 |
| Matt Loach | Plattsburgh, NY | 2020-03-12 |
| Rachael Greminger | Plattsburgh, NY | 2020-03-12 |
| Margaret Clermont | Plattsburgh, NY | 2020-03-12 |
| Brittany Cohen | Plattsburgh, NY | 2020-03-12 |
| Austin Ocasio | Plattsburgh, NY | 2020-03-12 |
| Olivia Winterbottom | Plattsburgh, NY | 2020-03-12 |
| Chelsea Mooney | US | 2020-03-12 |
| Michael Dumar | Rouses Point, NY | 2020-03-12 |
| Lauren Howard | Plattsburgh, NY | 2020-03-12 |
| Sierra Harkey | Plattsburgh, NY | 2020-03-12 |
| Halle Carpenter | Ballston Spa, NY | 2020-03-12 |
| Craig Brashear | New York, NY | 2020-03-12 |
| Elizabeth Yokum | Plattsburgh, NY | 2020-03-12 |
| Luis Sierra | Plattsburgh, NY | 2020-03-12 |
| Dustin Lamere | Plattsburgh, NY | 2020-03-12 |
| Robert Elder | Plattsburgh, NY | 2020-03-12 |
| Stephen Sorensen | Davenport, IA | 2020-03-12 |
| Caleb Monterroso | Dallas, US | 2020-03-12 |
| Dulce Saavedra | Visalia, US | 2020-03-12 |
| Jacob Valadez | Grand Prairie, US | 2020-03-12 |
| samantha aguilar | Los Angeles, US | 2020-03-12 |

| Name | Location | Date |
|---|---|---|
| Shay ingham, I don't even go here lol | Framingham, US | 2020-03-12 |
| Chris Taboada | Highwood, US | 2020-03-12 |
| megan grimmius | Fremont, US | 2020-03-12 |
| Alicia Dorgan | Atlanta, US | 2020-03-12 |
| Shawna Mefferd Kelty | Plattsburgh, NY | 2020-03-12 |
| Aiden Shultz | Huntingdon, US | 2020-03-12 |
| kim Bling | Dallas, US | 2020-03-12 |
| Tuyen Ly | Austin, US | 2020-03-12 |
| Liam Stewart | Portland, US | 2020-03-12 |
| Matthew Bardoo | Bay Shore, US | 2020-03-12 |
| Daniel Bratton | Newark, US | 2020-03-12 |
| Joseph Rubio | Los Angeles, US | 2020-03-12 |
| Adrienne Washington | Massachusetts | 2020-03-12 |
| Kelly Lampropoulos | Roslyn Heights, US | 2020-03-12 |
| Katherine Magana | Los Angeles, US | 2020-03-12 |
| Bailey Goodspeed | US | 2020-03-12 |
| jaden lachman | North Bergen, US | 2020-03-12 |
| ALTER EKIEK | Kansas City, US | 2020-03-12 |
| Kristina Carney | Oceanside, US | 2020-03-12 |
| Kali Speers | Indianapolis, US | 2020-03-12 |
| Cole Bogard | Grand Prairie, US | 2020-03-12 |

| Name | Location | Date |
|---|---|---|
| Guadalupe Galindo | North Hollywood, US | 2020-03-12 |
| Michael De La Fuente | Weslaco, US | 2020-03-12 |
| Will Zimmon | Groton, US | 2020-03-12 |
| Daniel Gomez | Sunnyvale, US | 2020-03-12 |
| Jolverany Hilario | Bronx, US | 2020-03-12 |
| Thomas Emery | Champlain, NY | 2020-03-12 |
| Sean Harrigan | Morrisonville, NY | 2020-03-12 |
| Dan Clermont | Plattsburgh, NY | 2020-03-12 |
| Peter Pokorny | Plattsburgh, NY | 2020-03-13 |
| Dinah Miller | New York | 2020-03-13 |
| Jennifer Trudeau | Plattsburgh, NY | 2020-03-13 |
| Carrie Healy | Morrisonville, NY | 2020-03-13 |
| Karen Case | PLATTSBURGH, NY | 2020-03-13 |
| Shane Fordham | Plattsburgh, NY | 2020-03-13 |
| Jessica Rigby | plattsburgh, NY | 2020-03-13 |
| Margret Felty | Plattsburgh, NY | 2020-03-13 |
| Holly Duell | Plattsburgh, NY | 2020-03-13 |
| Diane Felix | Plattsburgh, NY | 2020-03-13 |
| M Violet | Plattsburgh, NY | 2020-03-13 |
| Megan Fantinelli | Boulder, CO | 2020-03-13 |
| Aung San Htay | Endicott, US | 2020-03-13 |
| Latoya Christopher | Minneapolis, US | 2020-03-13 |

| Name | Location | Date |
|---|---|---|
| Chris Lee | Geneseo, US | 2020-03-13 |
| PEDRO TOC RODRIGUEZ | US | 2020-03-13 |
| Rubyn Choi | Granada Hills, US | 2020-03-13 |
| Jillian Kivelier | Clifton, US | 2020-03-13 |
| Alyza Privott-Spencer | Killeen, US | 2020-03-13 |
| Jennifer Glynn | Reston, VA | 2020-03-13 |
| Jennilee Vasquez | Lawrence, US | 2020-03-13 |
| Miguel Reyna | Racine, US | 2020-03-13 |
| Jordan Speck | Pomona, US | 2020-03-13 |
| Daphne Ortega | Los Angeles, US | 2020-03-13 |
| Julian Leon | San Carlos, US | 2020-03-13 |
| hannah bardisa | Miami, US | 2020-03-13 |
| Tamiyah Rose | Sulphur Springs, US | 2020-03-13 |
| larry barry | west covina, US | 2020-03-13 |
| Alyssa Nicklin | Henderson, US | 2020-03-13 |
| Kai Shong | Redwood City, US | 2020-03-13 |
| Kayla Trowel | Killeen, US | 2020-03-13 |
| Ur Mom | Santa Ana, US | 2020-03-13 |
| Pedro Ortiz | Temple, US | 2020-03-13 |
| bitch hoe | Killeen, US | 2020-03-13 |
| Megan Baker | Allentown, US | 2020-03-13 |
| Isaiah Sir | Carlsbad, US | 2020-03-13 |

| Name | Location | Date |
|---|---|---|
| Aaron Cabral | California, US | 2020-03-13 |
| Keyla Herrera | Sulphur springs, US | 2020-03-13 |
| Ko Andy | Fairfield, US | 2020-03-13 |
| Jasmine M | San Marcos, US | 2020-03-13 |
| Wesley Linden | San Marcos, US | 2020-03-13 |
| andrea becerra | Lynwood, US | 2020-03-13 |
| richard white | Cleveland, US | 2020-03-13 |
| ? ? | Pasadena, US | 2020-03-13 |
| Mahsa Adib | Columbus, US | 2020-03-13 |
| Madalyn Tork | Crowley, US | 2020-03-13 |
| Nathalia Rosario | Killeen, US | 2020-03-13 |
| Andres Arroyo Coronado | Racine, US | 2020-03-13 |
| Julie Hernandez | Sherman Oaks, US | 2020-03-13 |
| Fiendout P | La Puente, US | 2020-03-13 |
| DEMARCUs LATTIEr | Bradenton, US | 2020-03-13 |
| Kaitlin Lemke | Chico, US | 2020-03-13 |
| Jake Sanada | Moreno Valley, US | 2020-03-13 |
| Brooke Cooksy | Forney, US | 2020-03-13 |
| Marymel Barrera | Oak Harbor, US | 2020-03-13 |
| Naydeli Villasenor | bakersfield, US | 2020-03-13 |
| Zaviar Fenn | Killeen, US | 2020-03-13 |
| Dylan Shirley | Matawan, US | 2020-03-13 |

| Name | Location | Date |
|---|---|---|
| Yang Zhai | San Diego, US | 2020-03-13 |
| Justice DuBois | Killeen, US | 2020-03-13 |
| Alondra Reyes | Los Angeles, US | 2020-03-13 |
| Antonia Clark | Elkhart, US | 2020-03-13 |
| Sergio Garci | Los Angeles, US | 2020-03-13 |
| James Robison | Dallas, US | 2020-03-13 |
| Sebastian Mattar | Woodland Hills, US | 2020-03-13 |
| Edwin Darrah | Plattsburgh, NY | 2020-03-13 |
| Braden Baum | San Marcos, US | 2020-03-13 |
| Surya Baba | Culver City, US | 2020-03-13 |
| Treyvon Johnson | Marietta, US | 2020-03-13 |
| Abigail Riley | Bakersfield, US | 2020-03-13 |
| Christopher Robles | Sylmar, US | 2020-03-13 |
| mckenna lucas | Chicago, US | 2020-03-13 |
| Jared Cateron | Orange, US | 2020-03-13 |
| Shannon Schiller | Portland, US | 2020-03-13 |
| Breezy Cory | Sylmar, US | 2020-03-13 |
| Mike Marcinkowski | Evergreen, CO | 2020-03-13 |
| Avocado Cheese | New York, US | 2020-03-13 |
| Val Cantu | Orange, US | 2020-03-13 |
| Dan Ashline-Beaudet | Morrisonville, NY | 2020-03-13 |
| Tina Osborne | Plattsburgh, NY | 2020-03-13 |

| Name | Location | Date |
|---|---|---|
| Nick Seiden | Plattsburgh, US | 2020-03-13 |
| Richard Clukey | Plattsburgh, NY | 2020-03-13 |
| Laura Slatkin | WHALLONSBURG, NY | 2020-03-13 |
| JOSEPH LEWIS | Plattsburgh, NY | 2020-03-13 |
| Brent Laduke | Elizabethtown, NY | 2020-03-13 |
| Terrance Doran | Plattsburgh, NY | 2020-03-13 |
| James Puleo | Plattsburgh, NY | 2020-03-13 |
| Cameron Doran | Plattsburgh, NY | 2020-03-13 |
| michelle hanley | plattsburgh, NY | 2020-03-13 |
| Pam Williams | Texas | 2020-03-13 |
| James Cayea | Plattsburgh, NY | 2020-03-13 |
| Greg Goldsmith | Plattsburgh, NY | 2020-03-13 |
| Jordan Feliciano | Plattsburgh, NY | 2020-03-13 |
| Emma Arevalo | Plattsburgh, NY | 2020-03-13 |
| Jill Parent, RN | Morrisonville, NY | 2020-03-13 |
| Carol Arnold | Plattsburgh, NY | 2020-03-13 |
| Linda Quigley | US | 2020-03-13 |
| Adam Kaluba | Burleson, US | 2020-03-13 |
| kaitlyn nguyen | Huntington Beach, US | 2020-03-13 |
| Ethan Vazquez | Ridgewood, US | 2020-03-13 |
| Amani Smikowski | Franklin, US | 2020-03-13 |
| Decari Randle | Chicago, US | 2020-03-13 |

| Name | Location | Date |
|---|---|---|
| Elfido Quintero Quintero | San Antonio, US | 2020-03-13 |
| Corina Rand | Helix, US | 2020-03-13 |
| Magda Torres | Bronx, US | 2020-03-13 |
| Jose Ramirez | Huntington Beach, US | 2020-03-13 |
| Miguel Vasquez | San Antonio, US | 2020-03-13 |
| Ayleen Vital | San Antonio, US | 2020-03-13 |
| Aukereya Hardy | Orlando, US | 2020-03-13 |
| Fabian B | San Antonio, US | 2020-03-13 |
| Chris P. | Cary, US | 2020-03-13 |
| Jordyn Diserens | Gatesville, US | 2020-03-13 |
| Katrina Townsend | Albuquerque, NM | 2020-03-13 |
| Ezekiel Soto | Belton, US | 2020-03-13 |
| Javon Hayes | Copperas Cove, US | 2020-03-13 |
| Giselle Medina | Bound Brook, US | 2020-03-13 |
| Christopher Dominguez | Miami, US | 2020-03-13 |
| Louis Quinn | Yonkers, US | 2020-03-13 |
| eliza nilson | Boston, US | 2020-03-13 |
| Nigger Man | Fort Wayne, US | 2020-03-13 |
| kaizen simmons | Killeen, US | 2020-03-13 |
| diamod wilkins | Houston, US | 2020-03-13 |
| Derek Rocha | Somerville, US | 2020-03-13 |
| Wyatt Arentz | Vista, US | 2020-03-13 |

| Name | Location | Date |
| --- | --- | --- |
| Derek Hill | Elk River, US | 2020-03-13 |
| Gianna Pataca | Jupiter, US | 2020-03-13 |
| Mary Beth Fuller | Statesboro, US | 2020-03-13 |
| Jaden Cabrera | Cherry Hill, US | 2020-03-13 |
| Magaly Mora | Chicago, US | 2020-03-13 |
| Katie Herr | Brooklyn, US | 2020-03-13 |
| Zyae Torres | Killeen, US | 2020-03-13 |
| tray betts | West, US | 2020-03-13 |
| Jaden Nelson | Weare, US | 2020-03-13 |
| alyssa mendes | San Antonio, US | 2020-03-13 |
| Delaney Tenney | Swanzey, US | 2020-03-13 |
| Mohamed Ibrahim | Miami, US | 2020-03-13 |
| Dallas Lewis | Mobile, US | 2020-03-13 |
| Paetyn Hilborne | Plattsburgh, NY | 2020-03-13 |
| Amari Hughes | Springfield, US | 2020-03-13 |
| hilario baca | San Antonio, US | 2020-03-13 |
| Joshua Herne | Rialto, US | 2020-03-13 |
| javari Mcbuger | Los Angeles, US | 2020-03-13 |
| Timothy Rule | Plattsburgh, NY | 2020-03-13 |
| Alex Murillo | Riverside, US | 2020-03-13 |
| Zack Sisitsky | Washington, US | 2020-03-13 |
| Dorrine Provost | Plattsburgh, NY | 2020-03-13 |

| Name | Location | Date |
|---|---|---|
| Melodie Earls | Wadsworth, US | 2020-03-13 |
| Chad Cooper | Plattsburgh, US | 2020-03-14 |
| Lynn Schneider | West Chazy, NY | 2020-03-14 |
| Debra Ciccone | Plattsburgh, NY | 2020-03-14 |
| Julie Hogan | Plattsburgh, NY | 2020-03-14 |
| Tammy Steady | Morrisonville, NY | 2020-03-14 |
| Gregory Savage | Plattsburgh, NY | 2020-03-14 |
| Colleen Bishop | Granville, NY | 2020-03-14 |
| Gen LaDuke | Plattsburgh, NY | 2020-03-14 |
| Mary-Alice Shemo | Plattsburgh, NY | 2020-03-14 |
| Glen Mattiello | Morrisonville, NY | 2020-03-14 |
| Allen Fitz-Gerald | Jay, NY | 2020-03-14 |
| Elizabeth Herkalo | Plattsburgh, NY | 2020-03-14 |
| Tamara Fessette | Plattsburgh, NY | 2020-03-14 |
| Abby Fessette | Plattsburgh, NY | 2020-03-14 |
| Mark Davison | Plattsburgh, NY | 2020-03-14 |
| Mary Gertsch Cochran | Plattsburgh, NY | 2020-03-14 |
| Danielle Glaum | Manlius, NY | 2020-03-14 |
| Deborah Dragoon | Altona, NY | 2020-03-14 |
| Randy Kelley | Plattsburgh, NY | 2020-03-15 |
| Patricia Fitz-Gerald | Plattsburgh, NY | 2020-03-15 |
| Danielle Brooks | Keeseville, NY | 2020-03-15 |

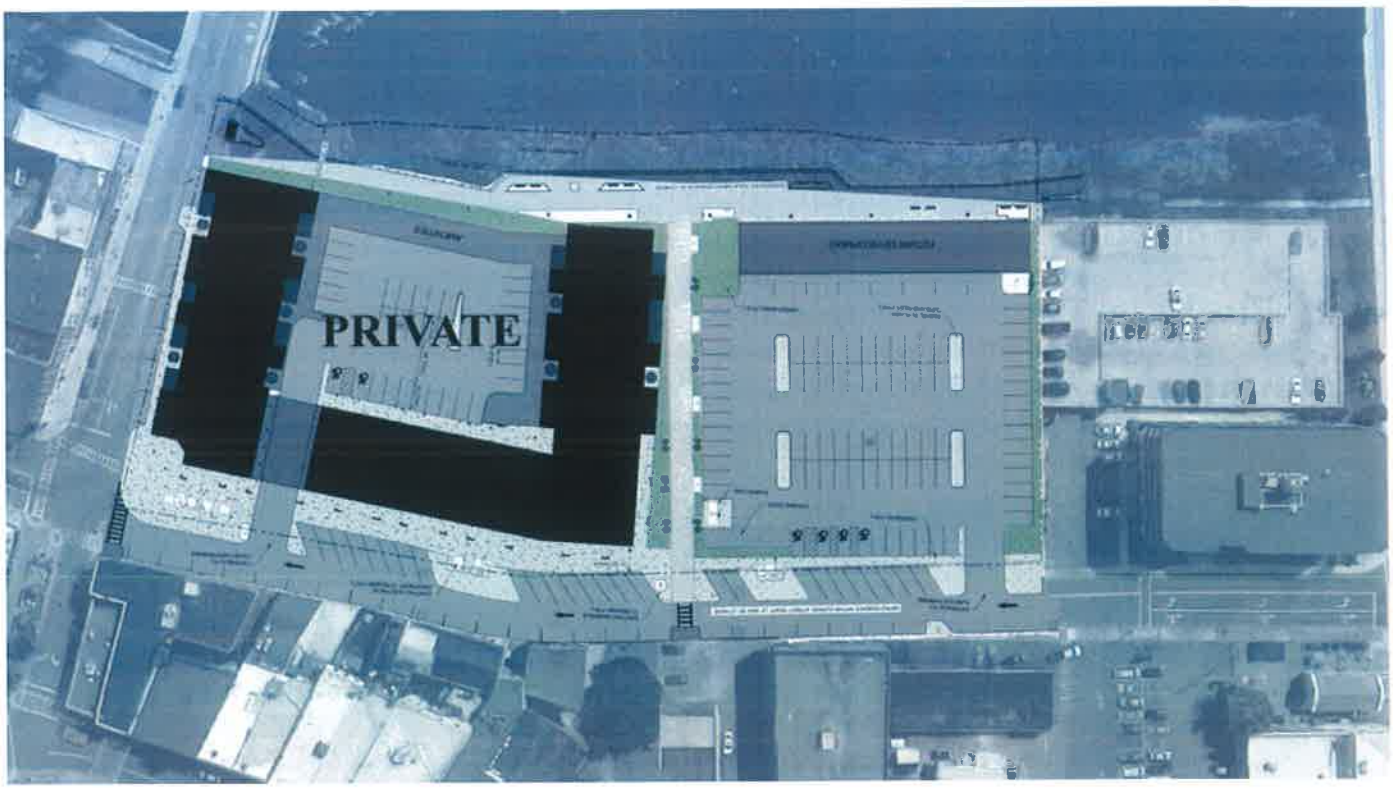
| Name | Location | Date |
|---|---|---|
| Alex Palmer | Plattsburgh, NY | 2020-03-15 |
| Leah Garrant | US | 2020-03-15 |
| Daniel Laneville | Bethany, CT | 2020-03-15 |
| Roland Venne | Cadyville, NY | 2020-03-15 |
| Heather Barlow | Mooers, NY | 2020-03-15 |
| Jim Balko | Woodside, NY | 2020-03-15 |
| Randy Brooks | Keeseville, NY | 2020-03-15 |
| Elise DeCante | Plattsburgh, NY | 2020-03-15 |
| Josiah McDaniel | Florissant, US | 2020-03-15 |
| Yuan Wang | West Chesterfield, US | 2020-03-15 |
| john nagel | Coeur D'alene, US | 2020-03-15 |
| Wajahat Mahmood | Saint Albans, US | 2020-03-15 |
| Karin Cassidy | Arvada, US | 2020-03-15 |
| Mikayla Mason | Littleton, US | 2020-03-15 |
| Marla Medellin | Laredo, US | 2020-03-15 |
| Tristan Southworth | West Valley, US | 2020-03-15 |
| Rudy Mendoza | Niland, US | 2020-03-15 |
| Tina Mccrae | Beaverton, US | 2020-03-15 |
| Vilma Torres | Blakeslee, US | 2020-03-15 |
| Leilani Martin | North Las Vegas, US | 2020-03-15 |
| Bobby Milam | Dresden, US | 2020-03-15 |
| Loretta Johnson | Spartanburg, US | 2020-03-15 |

| Name | Location | Date |
| --- | --- | --- |
| Brandon Merry | Las Vegas, US | 2020-03-15 |
| Ash Potter | Azle, US | 2020-03-15 |
| Pennycup Wolf | US | 2020-03-15 |
| James Chen | Corona, US | 2020-03-15 |
| Burgos Marien | Brooklyn, US | 2020-03-15 |
| Carson Barker | Mount holly, US | 2020-03-15 |
| Daniel Mancia | Lowell, US | 2020-03-15 |
| Rafael Felipe | New York, US | 2020-03-15 |
| Carie Mattox | Plattsburgh, NY | 2020-03-15 |
| Carsean Washington | Memphis, US | 2020-03-15 |
| Priscilla Velasco | Holtville, US | 2020-03-15 |
| Iris Anderson | US | 2020-03-15 |
| Sarah Gilliam | Bethel Park, US | 2020-03-15 |
| Anahi Gonzalez | Reading, US | 2020-03-15 |
| Emma Woodcock | Ardmore, US | 2020-03-15 |
| Kevin Rivera | Woodside, US | 2020-03-15 |
| David Aguilar-Vargas | North Las Vegas, US | 2020-03-15 |
| Delois Purvis | High Point, US | 2020-03-15 |
| Ali Turner | Fort Bragg, CA | 2020-03-15 |
| Nick Gerr | Philadelphia, US | 2020-03-15 |
| Ahmed Bahgat | واشنطن, US | 2020-03-15 |

| Name | Location | Date |
|---|---|---|
| Ongeziwe Pama | US | 2020-03-15 |
| Ethan Strine | York, US | 2020-03-15 |
| @santi._.lara . | Waco, US | 2020-03-15 |
| Diego Gonzalez | Yuba City, US | 2020-03-15 |
| abby davidson | Texarkana, US | 2020-03-15 |
| Jada Seaton | Flossmoor, US | 2020-03-15 |
| Michelle Cross | Plattsburgh, NY | 2020-03-15 |
| Norman Mccray | Plattsburgh, NY | 2020-03-15 |
| Marsha Fenimore | Elizabethtown, NY | 2020-03-16 |
| Nicole Peluso | Keeseville, NY | 2020-03-16 |
| Robert Decker | Plattsburgh, NY | 2020-03-16 |
| Mario Cecere | Plattsburgh, NY | 2020-03-16 |
| Ken Fenimore | Plattsburgh, NY | 2020-03-16 |
| Shaun O'Connell | Plattsburgh, NY | 2020-03-16 |
| Elizabeth Gorevic | US | 2020-03-20 |
| brenda ireland | plattsburgh, NY | 2020-03-20 |
| Bob Bryar | Plattsburgh, NY | 2020-03-20 |
| Jillian Husk | Plattsburgh, NY | 2020-03-20 |
| Jean Nelson | Plattsburgh, NY | 2020-03-21 |
| Andrew Thurber | Plattsburgh, NY | 2020-03-21 |
| Tracie Guzzio | Plattsburgh, NY | 2020-03-21 |
| Irma Pacock | Plattsburgh, NY | 2020-03-21 |

| Name | Location | Date |
|---|---|---|
| Mary Ellen Stanton | Plattsburgh, NY | 2020-03-21 |
| Lana Provost | Russell, U.S. Outlying Islands | 2020-03-21 |
| Gary Lambert | Plattsburgh, NY | 2020-03-21 |
| Gregory Light | Plattsburgh, NY | 2020-03-21 |
| Matt Ezero | Peru, NY | 2020-03-21 |
| Holly Ouimette | Keeseville, NY | 2020-03-21 |
| Mary Kay Ezero | Peru, NY | 2020-03-21 |
| Cathy Bashaw | Plattsburgh, NY | 2020-03-21 |
| Albert Cordes | Punta Gorda, FL | 2020-03-21 |
| Russell Puschak | Plattsburgh, NY | 2020-03-22 |
| Rachel Pedriani | Portland, OR | 2020-03-22 |
| Trudell Ingbretson | Keeseville, NY | 2020-03-22 |
| Carol Shuttleworth | Plattsburgh, US | 2020-03-22 |
| Daniela Gitlin | Plattsburgh, NY | 2020-03-22 |
| Isaac A | A, UK | 2020-03-22 |
| Mike Thompson | Champlain, NY | 2020-03-23 |
| Rachel Frisch | Plattsburgh, NY | 2020-04-02 |
| Matt Salvatore | Plattsburgh, NY | 2020-04-02 |
| james moesch | Plattsburgh, NY | 2020-04-02 |
| Jan Dean | Plattsburgh, NY | 2020-04-02 |
| Danielle Sherman | Plattsburgh, NY | 2020-04-02 |
| Stephanie Boutin | Plattsburgh, NY | 2020-04-02 |

| Name | Location | Date |
|---|---|---|
| Sharon Eagan | Plattsburgh, NY | 2020-04-02 |
| Saundra Stortz | Plattsburgh, NY | 2020-04-02 |
| Logan Thatcher | Plattsburgh, NY | 2020-04-02 |
| Joseph Akey | Morrisonville, NY | 2020-04-03 |
| Crystal Black | Lanesboro, US | 2020-04-03 |
| David Soucia | Plattsburgh, NY | 2020-04-03 |
| Melinda Akey | Morrisonville, NY | 2020-04-03 |
| Vickie Martineau | US | 2020-04-03 |
| Terri Dubray | Plattsburgh, NY | 2020-04-03 |
| Amanda Gohlke | Plattsburgh, NY | 2020-04-03 |
| Samantha Nephew | Plattsburgh, NY | 2020-04-03 |
| Armand Remillard | Plattsburgh, NY | 2020-04-04 |
| Mandy Beaudin | Plattsburgh, NY | 2020-04-05 |
| Susan Thew | Plattsburgh, US | 2020-04-05 |
| Britany Dubrey | Plattsburgh, NY | 2020-04-08 |




# Stop the Prime Company's Development of the Durkee Street Parking Lot

**1,429 have signed.** Let's get to 1,500!

**concerned citizens started this petition to City of Plattsburgh Planning Board & Zoning Board of Appeals and Concerned Citizens**

**Say "NO" to the Prime Companys' Durkee Street Development Plan that is bad for our community.**

- $4.3 million of public tax dollars going to a large corporation for private gain.
- Transfer of a full city block of public land to a private developer for $1, harming Special Assessment District property owners who paid for and maintained the public parking lot for over 30 years.
- Development plan which grossly violates the guidelines laid out by the DRI Strategic Investment Plan:
  Prime's plan to build 114 apartment units is grossly over the 45 units in the DRI Plan.

Prime's plan displaces 289 public spaces and and introduces new demand in excess of the parking spaces provided for it's own massive private development.

Prime's plan eliminates the 1-acre of open public riverfront space promised and instead leaves less than 1/10th of an acre.

- A PILOT (Payment in Lieu of Taxes) Agreement which will cost the City and School more than Prime will pay in taxes over the next 20 years.
- Increased taxes for local property owners and increased rental rates alike.
- Decreased public access to the riverfront and lack of public gathering space.
- Elimination of Farmers & Crafters Market.
- A resulting City Parking Plan harmful to the accessibility, walkability and safety of our community.
- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

**Start a petition of your own**

**Start a petition of your own**

This petition starter stood up and took action. Will you do the same?

Start a petition

## Updates

Call to Action!

*You've already shown your support. Now we need you to take action! There are two critical public meetings tomorrow that NEED YOUR attendance!*

...

Call to Action!

- Discover related petitions

**Save Durkee Street Parking!**

2K supporters

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- Petition details
- News & discussion
- Discover related petitions

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# Save Durkee Street Parking!

**1,655 have signed.** Let's get to 2,500!

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Strong Towns Plattsburgh **started this petition to** City of Plattsburgh **and 9 others**

The fate of our downtown is in jeopardy! The City and State are proceeding with plans to turn the Durkee Street parking lot into a mixed-use development even though there has been little to no evidence of public support for the project all along.

The $10 million State-run Downtown Revitalization Initiative (DRI) was awarded to the City in 2016 on the basis of an application which included the idea for this project, which was developed with very little public input. When concerns about this plan were raised, members of the community were assured that they would have the opportunity to decide for themselves where the money would actually be spent. During the DRI planning process, this project polled at about 1-2% in the only public voting session offered during the planning process. As it turns out, the results of this poll were disregarded and NEVER REPORTED TO THE STATE. The final report to the state, however, FALSELY claimed that this project did have community support - even siting this poll date as evidence! - resulting in this project being awarded nearly HALF of the DRI grant, even though the public had clearly expressed the desire to invest the money in our existing buildings and infrastructure and/or development of the lake front area. Click here to see a comparison of public votes to funding decisions.

The plan to replace parking at the Durkee Street lot with a privately owned mixed-use development poses a serious threat to small businesses that rely on the city's largest parking lot for convenient access to their stores. A business petition with signatures from nearly 60 downtown businesses was delivered to the City of Plattsburgh Common Council last year with little response so far. Students, residents, county employees, welfare recipients, and others who live and work downtown also rely on the free and accessible parking currently available there. When the roads need to be plowed in the winter, it is often the only place to park - at it includes 80% of our off-street parking downtown. As it stands, the plans to replace the lot's 298 spaces remain foggy at best, and deceptive at worst. Replacement of the parking spaces at Durkee Street could end up costing the City far more than the $4.3 million dollars in grant funding allotted to its development. This would effectively make the DRI program a tax on our already struggling community!!!

Furthermore, large-scale developments like what is proposed on Durkee Street have a history of failure and of not living up to their promises. We need only look to Dock Street in our city where a $14M hotel and conference center only resulted in a $1.3M parking lot to nowhere. The public has understood this all along and has repeatedly expressed the desire to either diversify the DRI investment into many smaller bets that directly benefit the community, rather than benefiting a large developer recruited from outside of our region, or else invest the money in development of the waterfront, where city tax payers have ALREADY spent over a million dollars building a parking lot with over 300 parking spaces that have NO CURRENT USE! The proposed development for the Durkee Street Lot submitted by Prime Companies would make MUCH more sense on the lakefront, and they could invest more money into other aspects of their development, because they would not have to build ANY parking at all...it's already there! Representatives from Prime Companies even PUBLICLY EXPRESSED THEIR INTEREST IN THE LAKEFRONT PROPERTY! There is NO excuse for politicians and bureaucrats to allow their own interests to supersede the will of the people - especially for funding from a grant program which claims to support grass-roots, community-driven projects!

Public support for any development is crucial. Members of the public live in our community, have a vested interest in how the city grows, and have a deep understanding of what works and does not in our city because they experience it every day. By contrast, consultants and developers from outside our region do not possess this local knowledge and don't have to live with the consequences of their actions if their plans fall through or go awry.

Public support is also essential because development grants such as the Downtown Revitalization Initiative (DRI) are public tax dollars being put to work to develop public land for the benefit of the public—shouldn't we, the public, control how we use our money in our city?

By signing the following, we petition the city and the state to stop the Durkee Street mixed-use development and either reallocate $4.3M in DRI funding into projects the public actually wants, to be determined by a properly participatory planning process, or else relocate the proposed development by Prime Companies to the Lakefront on Dock Street.

**Start a petition of your own**

This petition starter stood up and took action. Will you do the same?

change.org

Recipient: City of Plattsburgh Planning Board & Zoning Board of Appeals and Concerned Citizens

Letter: Greetings,

Stop the Prime Company's Development of the Durkee Street Parking Lot

# Signatures

| Name | Location | Date |
|---|---|---|
| concerned citizens | US | 2019-06-13 |
| Benjamin Goff | Elizabethtown, US | 2019-06-14 |
| Robert French | Plattsburgh, NY | 2019-06-14 |
| Patrick Boyde | Plattsburgh, NY | 2019-06-14 |
| Erik Falkengren | Bedford, NH | 2019-06-14 |
| Taylor Trombley | Plattsburgh, US | 2019-06-14 |
| Aaron Patterson | Plattsburgh, US | 2019-06-14 |
| Emily Buskey | Plattsburgh, US | 2019-06-14 |
| Shannon Vogt | Plattsburgh, US | 2019-06-14 |
| Kevin Farrington | Plattsburgh, US | 2019-06-14 |
| Michael Metcalf | Plattsburgh, US | 2019-06-14 |
| Pravallika Pothula | Plattsburgh, US | 2019-06-14 |
| Brad Noviski | Plattsburgh, US | 2019-06-14 |
| Amber Desjardins | Plattsburgh, US | 2019-06-14 |
| Logan Brien | Plattsburgh, US | 2019-06-14 |
| Julie Baughn | Plattsburgh, US | 2019-06-14 |
| Anika Fullum | Plattsburgh, NY | 2019-06-14 |
| Thomas Hathaway | Central Falls, RI | 2019-06-14 |
| Penny Gaudreau | Plattsburgh, NY | 2019-06-14 |
| Terry Broderick | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Kathleen Williamson | Plattsburgh, US | 2019-06-14 |
| Carla Brancato | Plattsburgh, US | 2019-06-14 |
| steve graf | Plattsburgh, US | 2019-06-14 |
| pamela lefebvre | Plattsburgh, NY | 2019-06-14 |
| Nastasia Lauzon | Plattsburgh, US | 2019-06-14 |
| Scott Friedman | Plattsburgh, NY | 2019-06-14 |
| Brooke Elizabeth | US | 2019-06-14 |
| Christina Nori | Plattsburgh, NY | 2019-06-14 |
| Tanner Charland | Plattsburgh, US | 2019-06-14 |
| Alex Fuller | Plattsburgh, NY | 2019-06-14 |
| David Rabideau | Upper Jay, US | 2019-06-14 |
| Siena Allen | Plattsburgh, US | 2019-06-14 |
| Travis Brunet | Plattsburgh, US | 2019-06-14 |
| Joanna Laplant | West chazy, US | 2019-06-14 |
| Paige Luton | Plattsburgh, US | 2019-06-14 |
| Shirley Leblanc | Plattsburgh, NY | 2019-06-14 |
| Chasidy Corbel | Plattsburgh, US | 2019-06-14 |
| Michael Nori | Mooers forks, US | 2019-06-14 |
| lizabeth allen | plattsburgh, NY | 2019-06-14 |
| Alexander Cribb | Plattsburgh, US | 2019-06-14 |
| Joyce Cepeda | Plattsburgh, NY | 2019-06-14 |
| Deliah Lorey | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Allan O'Brien | Plattsburgh, NY | 2019-06-14 |
| Kristen Robinson | Plattsburgh, NY | 2019-06-14 |
| April Wood | Chazy, US | 2019-06-14 |
| Margali Rae | Plattsburgh, NY | 2019-06-14 |
| Lance Arnold | Plattsburgh, US | 2019-06-14 |
| David Long | Plattsburgh, US | 2019-06-14 |
| Michelle Goddeau | Saranac, US | 2019-06-14 |
| Alane Manor | Mooers Forks, NY | 2019-06-14 |
| Keith Germain | Alton, US | 2019-06-14 |
| Courtney Willey | Plattsburgh, US | 2019-06-14 |
| Jonathan schneiderman | Plattsburgh, NY | 2019-06-14 |
| Kristine Roberts | Plattsburgh, NY | 2019-06-14 |
| Bradi Almodovar | West Chazy, NY | 2019-06-14 |
| Lorri Boucher | Plattsburgh, US | 2019-06-14 |
| Leeann Engler | Plattsburgh, US | 2019-06-14 |
| Danielle Erb | Plattsburgh, NY | 2019-06-14 |
| Amanda DeCicco | plattsburgh, US | 2019-06-14 |
| Sadie DuBray | Plattsburgh, NY | 2019-06-14 |
| Cierra Armstrong | Plattsburgh, NY | 2019-06-14 |
| Nate Holmes | Saranac, NY | 2019-06-14 |
| Claudio Zantana | Plattsburgh, NY | 2019-06-14 |
| Ramona Killam | Chazy, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Jeremiah Ward | Plattsburgh, NY | 2019-06-14 |
| Carla Brotherton | Plattsburgh, NY | 2019-06-14 |
| Crystal Drew | Plattsburgh, NY | 2019-06-14 |
| Alsaisha Scott | Niagara Falls, US | 2019-06-14 |
| Jerry Cadieux | Plattsburgh, NY | 2019-06-14 |
| paul bardis | Plattsburgh, NY | 2019-06-14 |
| Cameron Jersey | Plattsburgh, US | 2019-06-14 |
| colleen lester | plattsburgh, NY | 2019-06-14 |
| Jillian Palumbo | Plattsburgh, NY | 2019-06-14 |
| Audra Green | Peru, NY | 2019-06-14 |
| Sandra Goodhue | Chazy, US | 2019-06-14 |
| Justin Stroup | Plattsburgh, US | 2019-06-14 |
| KATHY BAUMGARTEN | Plattsburgh, US | 2019-06-14 |
| Jennifer Garrant | New York, US | 2019-06-14 |
| Jarred LaValley | Plattsburgh, US | 2019-06-14 |
| Paul Stevens | Plattsburgh, NY | 2019-06-14 |
| Cynthia Snow | Plattsburgh, NY | 2019-06-14 |
| Kieron Britto | Plattsburgh, US | 2019-06-14 |
| Karen Trombley | Rouses Point, US | 2019-06-14 |
| Jordan Hill | Plattsburgh, US | 2019-06-14 |
| Tricia Frampton | Secaucus, NJ | 2019-06-14 |
| Ben Key | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
|---|---|---|
| Amanda Kresge | Plattsburgh, NY | 2019-06-14 |
| Timothy Barber | Plattsburgh, US | 2019-06-14 |
| Colin Fergusson | Plattsburgh, NY | 2019-06-14 |
| Bryan Smith | Plattsburgh, NY | 2019-06-14 |
| Sarah Rougier | Plattsburgh, US | 2019-06-14 |
| Alan Mussen | Peru, NY | 2019-06-14 |
| Nicole Annis | Plattsburgh, NY | 2019-06-14 |
| Amanda Lepage | Plattsburgh, NY | 2019-06-14 |
| Lianna Savage | Saranac, NY | 2019-06-14 |
| Jordon Hicks | Plattsburgh, US | 2019-06-14 |
| Garrett Cleland | Newport News, VA | 2019-06-14 |
| Alexandra Farrington | Secaucus, US | 2019-06-14 |
| Gerald Trombley | Chazy, US | 2019-06-14 |
| Victoria Hufendick | Plattsburgh, US | 2019-06-14 |
| Krystal Lambert | Plattsburgh, US | 2019-06-14 |
| Heather Skehan | Austin, US | 2019-06-14 |
| Sarah Mundy | Secaucus, US | 2019-06-14 |
| Linda Dubay | AuSable Forks, US | 2019-06-14 |
| Ben Calhoun | Plattsburgh, US | 2019-06-14 |
| Nicky Preston | Plattsburgh, NY | 2019-06-14 |
| Anthony Hill | Plattsburgh, US | 2019-06-14 |
| Crystal Bonesteel | Malone, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Linda Barnes | Plattsburgh, US | 2019-06-14 |
| Judy Laramie | plattsburgh, US | 2019-06-14 |
| Dustin Towle | Plattsburgh, US | 2019-06-14 |
| Dianna Leclair | US | 2019-06-14 |
| Kelly Normandin | Plattsburgh, NY | 2019-06-14 |
| CHAD Taylor | Plattsburgh, US | 2019-06-14 |
| Jessie LaRose | Potsdam, US | 2019-06-14 |
| Kelley Leclair | Cadyville, NY | 2019-06-14 |
| Kathleen Weaver | Plattsburgh, US | 2019-06-14 |
| Cory Vassar | Plattsburgh, US | 2019-06-14 |
| Geana Nephew | US | 2019-06-14 |
| Megan Perez | Plattsburgh, NY | 2019-06-14 |
| Stephanie Griffin | Plattsburgh, US | 2019-06-14 |
| Stephen Monahan | Plattsburgh, US | 2019-06-14 |
| Dana Berry | Plattsburgh, NY | 2019-06-14 |
| Jenarae Beaudin | Plattsburgh, US | 2019-06-14 |
| Tim Fergusson | Altona, NY | 2019-06-14 |
| Deborah Yokum | Saranac, US | 2019-06-14 |
| Adam Drollette | Plattsburgh, NY | 2019-06-14 |
| Jill Perreira | Worcester, US | 2019-06-14 |
| Kerilyn Guynup | Morrisonville, US | 2019-06-14 |
| Matthew Guay | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Arnold Barretto | Plattsburgh, US | 2019-06-14 |
| beth gebo | plattsburgh, NY | 2019-06-14 |
| James Dolan | Morrisonville, NY | 2019-06-14 |
| Joyce Chambers | Cadyville, Suriname | 2019-06-14 |
| Maria Cadieux | US | 2019-06-14 |
| Jill Mitchell | Champlain, US | 2019-06-14 |
| nicholas dubay | plattsburgh, NY | 2019-06-14 |
| Matthew Rock | Plattsburgh, NY | 2019-06-14 |
| Nick Plouffe | Saint Albans, US | 2019-06-14 |
| John McMahon | Plattsburgh, NY | 2019-06-14 |
| Ashley Harron | Plattsburgh, US | 2019-06-14 |
| Joe Cashin | Delmar, US | 2019-06-14 |
| Stephanie Theobald | Plattsburgh, NY | 2019-06-14 |
| John Gordon | Plattsburgh, NY | 2019-06-14 |
| Chastity Connell | Peru, NY | 2019-06-14 |
| Jodie Lapier | Champlain, NY | 2019-06-14 |
| cornelia forrence | Peru, US | 2019-06-14 |
| Michael Marbut | Plattsburgh, NY | 2019-06-14 |
| John Cech | Plattsburgh, NY | 2019-06-14 |
| Brianna Hepburn | Plattsburgh, US | 2019-06-14 |
| Kyle Okusky | Plattsburgh, US | 2019-06-14 |
| Luke LaPointe | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
|---|---|---|
| Brianna Howie | Peru, US | 2019-06-14 |
| Christine OBrien | Plattsburgh, US | 2019-06-14 |
| Amanda Miller | Plattsburgh, NY | 2019-06-14 |
| Marybeth Valentine | Chazy, NY | 2019-06-14 |
| Klaus Baumgarten | Plattsburgh, US | 2019-06-14 |
| Jean LaFave | Plattsburgh, US | 2019-06-14 |
| Kate Mahoney-Myers | Plattsburgh, US | 2019-06-14 |
| Kayla Barber | Plattsburgh, US | 2019-06-14 |
| Terry Norcross | Plattsburgh, NY | 2019-06-14 |
| Derek Cote | Plattsburgh, US | 2019-06-14 |
| Steve Mahoney | Altona, NY | 2019-06-14 |
| Scott Allen | Plattsburgh, NY | 2019-06-14 |
| Jennifer Pecore | Keeseville, NY | 2019-06-14 |
| Christine Clinton | Lake Ronkonkoma, NY | 2019-06-14 |
| Caitlyn Johnston | schuyler falls, NY | 2019-06-14 |
| Christopher Strebendt | Potsdam, US | 2019-06-14 |
| Cynthia Lathrem | Plattsburgh, US | 2019-06-14 |
| Christina Kester-Tallman | Cadyville, US | 2019-06-14 |
| Cheryl Blair | Plattsburgh, US | 2019-06-14 |
| Benjamin Irwin | Plattsburgh, NY | 2019-06-14 |
| Aubrey O'Hagan | Plattsburgh, NY | 2019-06-14 |
| Courtney Khristiansen | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
|---|---|---|
| sally jarvis | champlain, NY | 2019-06-14 |
| Olivia Collins | Plattsburgh, NY | 2019-06-14 |
| Wong IAN FU | San Diego, US | 2019-06-14 |
| Allison Swick-Duttine | Plattsburgh, US | 2019-06-14 |
| Bernie Clifton | Morrisonville, NY | 2019-06-14 |
| Felicia Herzog | Plattsburgh, NY | 2019-06-14 |
| Jennifer Trudeau | Plattsburgh, NY | 2019-06-14 |
| Sydney Sturgen | Plattsburgh, NY | 2019-06-14 |
| Scott Pierce | Plattsburgh, NY | 2019-06-14 |
| Kay Woods | Plattsburgh, US | 2019-06-14 |
| Sabrina Steele | Plattsburgh, US | 2019-06-14 |
| Erica Lefebvre | Plattsburgh, US | 2019-06-14 |
| Scott Lamoy | West Chazy, NY | 2019-06-14 |
| Jason Trudeau | Plattsburgh, US | 2019-06-14 |
| Kimberly Cummins | Plattsburgh, US | 2019-06-14 |
| carla cowdrey | Collinsville, US | 2019-06-14 |
| Natalie Ward | Plattsburgh, US | 2019-06-14 |
| Hannah Fisher | Plattsburgh, US | 2019-06-14 |
| Peter Garnot | West Chazy, US | 2019-06-14 |
| Courtney Sill | Plattsburgh, NY | 2019-06-14 |
| James Fleury | Plattsburgh, NY | 2019-06-14 |
| Felicia Harn | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Linda Hatch | Plattsburgh, US | 2019-06-14 |
| Lane Buzzell | Saranac Lake, US | 2019-06-14 |
| Derrick Racette | Plattsburgh, US | 2019-06-14 |
| Kara Lennon | Plattsburgh, US | 2019-06-14 |
| Michael Coughlin | Plattsburgh, US | 2019-06-14 |
| Kate Giroux | Plattsburgh, US | 2019-06-14 |
| Denise Thibodeau | US | 2019-06-14 |
| Jessica Hoffman | Saranac, US | 2019-06-14 |
| Emma Mahoney | Altona, US | 2019-06-14 |
| Jacqueline Barcomb | Plattsburgh, US | 2019-06-14 |
| Stephen Prandato | Plattsburgh, US | 2019-06-14 |
| Jennifer Dwyer | Plattsburgh, NY | 2019-06-14 |
| cathy mallory | plattsburgh, NY | 2019-06-14 |
| Jeremy Keach | Willsboro, NY | 2019-06-14 |
| Cassidy Thompson. | Plattsburgh, US | 2019-06-14 |
| Ashley Bushmoore | Plattsburgh, NY | 2019-06-14 |
| Clinton Robinson | Keeseville, US | 2019-06-14 |
| jason monto | West Chazy, US | 2019-06-14 |
| Olivia Williams | Plattsburgh, US | 2019-06-14 |
| Susan Larche | West Chazy, NY | 2019-06-14 |
| Jordyn Boisseau | Plattsburgh, NY | 2019-06-14 |
| amy m miller | vermontville, NY | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Kim Latour | Plattsburgh, US | 2019-06-14 |
| Jennifer Jenkins | Montpelier, VT | 2019-06-14 |
| Sean Gerolimatos | Plattsburgh, US | 2019-06-14 |
| Thomas Gadway | Plattsburgh, US | 2019-06-14 |
| Mike Marcinkowski | Burlington, VT | 2019-06-14 |
| Matt McDonald | Champlain, US | 2019-06-14 |
| Katy Grant | US | 2019-06-14 |
| Katie Currier | West Chazy, NY | 2019-06-14 |
| Diane Beaudoin | Plattsburgh, US | 2019-06-14 |
| Sylvia Laduke | Plattsburgh, US | 2019-06-14 |
| Elise DeCante | Plattsburgh, NY | 2019-06-14 |
| Julia Capone | Plattsburgh, US | 2019-06-14 |
| Leanna thalmann | Chazy, US | 2019-06-14 |
| Marci Gillett | Plattsburgh, US | 2019-06-14 |
| Lisa Pendleton Corral | Plattsburgh, NY | 2019-06-14 |
| Kristina Premo | Churubusco, US | 2019-06-14 |
| Beth Calhoun | Plattsburgh, NY | 2019-06-14 |
| Danielle Duprey | Plattsburgh, US | 2019-06-14 |
| Tamara Beaudette | Richfield Springs, NY | 2019-06-14 |
| Mark Quesnel | Ellenburg, NY | 2019-06-14 |
| Dorie Rivers | Plattsburgh, US | 2019-06-14 |
| Allison LaMountain | Ellenburg Depot, US | 2019-06-14 |

| Name | Location | Date |
|---|---|---|
| Jeff Mars | Peru, US | 2019-06-14 |
| Dustin Smith | Plattsburgh, NY | 2019-06-14 |
| Carrie Gleason | Littleton, CO | 2019-06-14 |
| Adrienne LABOMBARD | Plattsburgh, NY | 2019-06-14 |
| Nathan Gilmore | Glens Falls, US | 2019-06-14 |
| Corey Bourgeois | Rouses Point, US | 2019-06-14 |
| Jacob Goddeau | Plattsburgh, US | 2019-06-14 |
| Sue Drumgould | Scranton, US | 2019-06-14 |
| Gerri Lambert | Peru, US | 2019-06-14 |
| Jeremy Drowne | West Chazy, NY | 2019-06-14 |
| Tammy Brinson | Plattsburgh, US | 2019-06-14 |
| noelle tedford | Plattsburgh, NY | 2019-06-14 |
| Michele Duprey | Peru, NY | 2019-06-14 |
| Naomi Lemieux | Denver, US | 2019-06-14 |
| Jenilee Gillespie | Champlain, US | 2019-06-14 |
| Ece Akturk | Framingham, MA | 2019-06-14 |
| Elizabeth Yokum | Plattsburgh, NY | 2019-06-14 |
| April Hardin | Plattsburgh, NY | 2019-06-14 |
| Cindy Potts | Ellenburg Center, US | 2019-06-14 |
| Lynn Bezio | Plattsburgh, NY | 2019-06-14 |
| Shayla Decker | Saranac, US | 2019-06-14 |
| Thomas Phillips | Hudson, US | 2019-06-14 |

| Name | Location | Date |
|---|---|---|
| Jeremy Baker | Plattsburgh, NY | 2019-06-14 |
| Tim Lemieux | Jacksonville, US | 2019-06-14 |
| John Friedrich | Chazy, US | 2019-06-14 |
| David Nogle | Glen Burnie, US | 2019-06-14 |
| David duprey | peru, NY | 2019-06-14 |
| Luis Sierra | Plattsburgh, NY | 2019-06-14 |
| Pauline McCauley | Palm Bay, FL | 2019-06-14 |
| Claire Larson | Plattsburgh, NY | 2019-06-14 |
| Shawn Raudenbush | Plattsburgh, US | 2019-06-14 |
| nichole lintz | US | 2019-06-14 |
| Nathan Bull | Plattsburgh, US | 2019-06-14 |
| Claire Deon | Plattsburgh, US | 2019-06-14 |
| Sean Howie | Plattsburgh, NY | 2019-06-14 |
| Anita Weigelt | Sterling, NY | 2019-06-14 |
| James LaPierre | Champlain, US | 2019-06-14 |
| Joseph Fountain | Plattsburgh, US | 2019-06-14 |
| Criss Bass | AuSable Forks, NY | 2019-06-14 |
| Anna Grubb | keeseville, NY | 2019-06-14 |
| Annette Hosler Hosler | Chazy, NY | 2019-06-14 |
| Mike Pinelli | Port Orange, US | 2019-06-14 |
| Nicholas Barcomb | Plattsburgh, US | 2019-06-14 |
| Brandy Morse | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Bryant Robinson | Plattsburgh, US | 2019-06-14 |
| Elizabeth Davies | Plattsburgh, US | 2019-06-14 |
| patti bradshaw | New York, NY | 2019-06-14 |
| Larry Dolan | Plattsburgh, US | 2019-06-14 |
| Christina Battinelli | Plattsburgh, US | 2019-06-14 |
| Christopher Huchro | Plattsburgh, US | 2019-06-14 |
| Bridgid Murnane | Plattsburgh, NY | 2019-06-14 |
| Sherry Scofield | Chazy, US | 2019-06-14 |
| Shanna Cross | Plattsburgh, US | 2019-06-14 |
| Annette St Pierre | Plattsburgh, US | 2019-06-14 |
| Jesse Terry | Plattsburgh, NY | 2019-06-14 |
| Thomas Tennian | Keeseville, US | 2019-06-14 |
| Shawn Mulvaney | Plattsburgh, US | 2019-06-14 |
| Kim Sanger | West Chazy, NY | 2019-06-14 |
| Jennifer Fuller | Plattsburgh, US | 2019-06-14 |
| Dustin Lindsay | Highgate Center, US | 2019-06-14 |
| Deborah Wells | Plattsburgh, NY | 2019-06-14 |
| Gordon Duprey | Peru, NY | 2019-06-14 |
| Pamela Terry | Redford, NY | 2019-06-14 |
| Theresa Luperi-koenig | Crescent City, CA | 2019-06-14 |
| Amy Rock | Plattsburgh, NY | 2019-06-14 |
| yvette tillema | Keene, NY | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Susan Rogers | Plattsburgh, NY | 2019-06-14 |
| Lorraine Cole | Chazy, NY | 2019-06-14 |
| Anthony Natoli | Sacramento, US | 2019-06-14 |
| Ken Van Stockum | West chazy, US | 2019-06-14 |
| rosemary maglienti | morrisonville, NY | 2019-06-14 |
| Shelley Fracalossi | Plattsburgh, NY | 2019-06-14 |
| tanya brandmeier | Plattsburgh, NY | 2019-06-14 |
| jeanne COUCHEY | Saranac, US | 2019-06-14 |
| Jennifer Kelley | Morrisonville, NY | 2019-06-14 |
| Emily Estus | New York | 2019-06-14 |
| John Baxter | Greer, US | 2019-06-14 |
| Kris Petrashune | Plattsburgh, US | 2019-06-14 |
| Anne Kirby | Secaucus, US | 2019-06-14 |
| Stacy Edwards | Plattsburgh, NY | 2019-06-14 |
| Stephanie McCaughan | Chazy, US | 2019-06-14 |
| Megan Aubrey | Rouses Point, US | 2019-06-14 |
| catherine van nortwick | east syracuse, NY | 2019-06-14 |
| Penny Mesel | West Chazy, NY | 2019-06-14 |
| Bradley Knapp | Plattsburgh, US | 2019-06-14 |
| Brittany Cohen | Plattsburgh, NY | 2019-06-14 |
| Daphne Vassar | Plattsburgh, US | 2019-06-14 |
| Natalie Sharlow | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
|---|---|---|
| Patricia Amore | Plattsburgh, NY | 2019-06-14 |
| Allison Lambert | Cameron, US | 2019-06-14 |
| Holly Baker | Plattsburgh, NY | 2019-06-14 |
| Christopher Krohn | Plattsburgh, NY | 2019-06-14 |
| Timothy Hill | Plattsburgh, NY | 2019-06-14 |
| Marc Woodley | Plattsburgh, US | 2019-06-14 |
| Sarah Ormsby | Plattsburgh, US | 2019-06-14 |
| Mary Lee Giambruno Fuge | Waxahachie, US | 2019-06-14 |
| Robert Stansbury | Cottondale, US | 2019-06-14 |
| Ashley Heming | Plattsburgh, US | 2019-06-14 |
| Jessica Hayden | Peru, US | 2019-06-14 |
| Tina A | Plattsburgh, US | 2019-06-14 |
| Angela Garrand | Ellenburg Center, NY | 2019-06-14 |
| Nicholas Graton | Plattsburgh, NY | 2019-06-14 |
| Luella May | Prairie Farm, US | 2019-06-14 |
| Kevin Bedard | Plattsburgh, NY | 2019-06-14 |
| Rachael Everleth | Mooers, NY | 2019-06-14 |
| Lisa Cotter | Newport, US | 2019-06-14 |
| Barbara Ducatte | saranac, NY | 2019-06-14 |
| Jana Wynnik | Plattsburgh, NY | 2019-06-14 |
| Kim Schafer | Johnstown, US | 2019-06-14 |
| samantha allen | plattsburgh, NY | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Deborah Ribis | Albany, US | 2019-06-14 |
| Beth Walker | Champlain, US | 2019-06-14 |
| Christopher Boucher | Peru, NY | 2019-06-14 |
| Kevin McTague | Plattsburgh, US | 2019-06-14 |
| Elizabeth Thomas | Plattsburgh, NY | 2019-06-14 |
| Camren LeDuc | Saranac, NY | 2019-06-14 |
| Lauren Lavorando | Plattsburgh, NY | 2019-06-14 |
| Joanne Circelli | Albany, NY | 2019-06-14 |
| Timothy Holmes | West Chazy, NY | 2019-06-14 |
| nanci williams | peru, NY | 2019-06-14 |
| Amanda Boshart | Plattsburgh, US | 2019-06-14 |
| Ashlee Rule | Plattsburgh, US | 2019-06-14 |
| Abigail St. Onge | Mooers, US | 2019-06-14 |
| Vincent O'Driscoll | Plattsburgh, US | 2019-06-14 |
| Deanna Mero | Plattsburgh, US | 2019-06-14 |
| Derek Bradt | Plattsburgh, US | 2019-06-14 |
| Janice Washburn | Keeseville, NY | 2019-06-14 |
| Patricia Kalenak | Tupper Lake, NY | 2019-06-14 |
| James Yanulavich | Plattsburgh, NY | 2019-06-14 |
| Adrienne Smith | Plattsburgh, US | 2019-06-14 |
| Charles Burke | Plattsburgh, US | 2019-06-14 |
| Lydia Mieses-Monette | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
|---|---|---|
| Angela LaPorte | Plattsburgh, NY | 2019-06-14 |
| Kira LaRose | Potsdam, NY | 2019-06-14 |
| Eric Trudeau | Plattsburgh, US | 2019-06-14 |
| John Kaczkowski | Springfield, US | 2019-06-14 |
| Ann Marie LeClair | West Chazy, NY | 2019-06-14 |
| johanna Consoli | Fredonia, NY | 2019-06-14 |
| William Brault | Morrisonville, US | 2019-06-14 |
| Caroline Hillyard | Plattsburgh, NY | 2019-06-14 |
| Bobby Annis | New York, US | 2019-06-14 |
| Krystal Reyell | Plattsburgh, US | 2019-06-14 |
| Melissa Jennette | Plattsburgh, US | 2019-06-14 |
| Tyler Elliott | Malone, US | 2019-06-14 |
| Elizabeth Jost | Plattsburgh, US | 2019-06-14 |
| Nicole Seymour | Chazy, NY | 2019-06-14 |
| Shane Passino | US | 2019-06-14 |
| Autumn Edmonston | Plattsburgh, US | 2019-06-14 |
| Darlene Rabideau | Allentown, US | 2019-06-14 |
| Rita Santamore | Texas | 2019-06-14 |
| Margaret Clermont | Plattsburgh, NY | 2019-06-14 |
| Daniela Gitlin | Plattsburgh, US | 2019-06-14 |
| Andra Hogle | US | 2019-06-14 |
| Jennifer Barrett | Plattsburgh, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Emily Morales | Rancho Cordova, US | 2019-06-14 |
| MARY ALBERT KEMP | PLATTSBURGH, NY | 2019-06-14 |
| Janelle Bausman | Plattsburgh, US | 2019-06-14 |
| Heather Jock | Ogdensburg, US | 2019-06-14 |
| Taylor Cassevah | Plattsburgh, US | 2019-06-14 |
| Gwen Eamer | Plattsburgh, NY | 2019-06-14 |
| Steven Googin | Keeseville, NY | 2019-06-14 |
| Jane Reome | Plattsburgh, US | 2019-06-14 |
| Heather Darrah | Cadyville, US | 2019-06-14 |
| Eileen O'Connor | New York, US | 2019-06-14 |
| Kim Ford | Plattsburgh, NY | 2019-06-14 |
| Josh Foster | Plattsburgh, US | 2019-06-14 |
| Jenn Decarlo | Plattsburgh, US | 2019-06-14 |
| Karrie Bouissey | Plattsburgh, NY | 2019-06-14 |
| matt tynon | Ogdensburg, NY | 2019-06-14 |
| Michelle Drollette | Plattsburgh, NY | 2019-06-14 |
| Christy Ladue | Plattsburgh, US | 2019-06-14 |
| Kenneth Hausrath | Plattsburgh, US | 2019-06-14 |
| Mindy Fay | Plattsburgh, US | 2019-06-14 |
| Morgan Maye | Plattsburgh, US | 2019-06-14 |
| Lisa Desotell | Plattsburgh, US | 2019-06-14 |
| michael bendaravicius | Rouses Point, US | 2019-06-14 |

| Name | Location | Date |
| --- | --- | --- |
| Shari Miner | US | 2019-06-14 |
| Karen Batchelder | Plattsburgh, NY | 2019-06-14 |
| Chad Rowe | Plattsburgh, US | 2019-06-14 |
| James Hubbard | East Haven, US | 2019-06-14 |
| Margo Beyer | Plattsburgh, US | 2019-06-14 |
| Scott Monette | US | 2019-06-14 |
| Mary Labonte | Guilderland, US | 2019-06-14 |
| KRISTA BULL | Plattsburgh, US | 2019-06-14 |
| Nick Seiden | Plattsburgh, US | 2019-06-14 |
| Larissa Deitering | Chazy, NY | 2019-06-14 |
| Sylvia Duquette | Cadyville, US | 2019-06-14 |
| Norma Hill | Plattsburgh, NY | 2019-06-14 |
| Jordan G | Plattsburgh, US | 2019-06-14 |
| RoseMary Huebner | Montpelier, VT | 2019-06-14 |
| Hope Edie-Provost | Plattsburgh, US | 2019-06-14 |
| Brittany Rousseau | Newport, US | 2019-06-14 |
| Nicole Dollar | Stephens City, VA | 2019-06-14 |
| Tamayra Rice | Westport, US | 2019-06-14 |
| Elliott Harris | Plattsburgh, US | 2019-06-14 |
| Marcy McNally | Plattsburgh, US | 2019-06-14 |
| aidan keefe | peru, NY | 2019-06-14 |
| Ryan Walsh | Buffalo, US | 2019-06-14 |

| Name | Location | Date |
|---|---|---|
| Jessica Hammer | Peru, US | 2019-06-14 |
| Laurie Duprey | Schuylerfalls, US | 2019-06-14 |
| Robert Hoff | East Haven, CT | 2019-06-14 |
| Christopher Brachio | Plattsburgh, US | 2019-06-14 |
| Melanie Bliss-Hall | Plattsburgh, US | 2019-06-14 |
| Sarah McCarty | Plattsburgh, US | 2019-06-14 |
| Katie Wolson | Plattsburgh, US | 2019-06-14 |
| Benjamin McKenzie | Bakersfield, US | 2019-06-14 |
| Carol Diliberto | Massapequa Park, US | 2019-06-14 |
| Shelly OConnor | Las Vegas, US | 2019-06-14 |
| Marilyn Duprey | Altona, US | 2019-06-14 |
| Cassie King | Mooers, NY | 2019-06-14 |
| Kelly Roberts | Mooers, NY | 2019-06-14 |
| Elaine / Jim Sherman | Plattsburgh, US | 2019-06-14 |
| Madonna Howard | Fitchburg, MA | 2019-06-14 |
| Ivel Kelly | US | 2019-06-14 |
| Michael Mason | Chazy Lake, NY | 2019-06-14 |
| Christien Gilman | Plattsburgh, US | 2019-06-15 |
| MARYANN LEFEVRE | Plattsburgh, NY | 2019-06-15 |
| Lois Putnam | Plattsburgh, US | 2019-06-15 |
| Denise Ryder | Plattsburgh, US | 2019-06-15 |
| Patricia Nelson | Plattsburgh, US | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Lucy McCarthy | Plattsburgh, US | 2019-06-15 |
| William Prevo | Plattsburgh, US | 2019-06-15 |
| Sarah Titherington | Plattsburgh, US | 2019-06-15 |
| Juliette Lynch | Plattsburgh, NY | 2019-06-15 |
| Caitlin Jackson | Plattsburgh, NY | 2019-06-15 |
| Tracy LaCount | Champlain, NY | 2019-06-15 |
| donna dixon | Plattsburgh, US | 2019-06-15 |
| Teresa Lemieux | Plattsburgh, NY | 2019-06-15 |
| Sierra Harkey | Plattsburgh, NY | 2019-06-15 |
| Cassandra Abellard | Plattsburgh, NY | 2019-06-15 |
| Allan Trombley | Morrisonville, US | 2019-06-15 |
| Linda Trombley | Rouses Point, US | 2019-06-15 |
| Maria Flores | East Berne, NY | 2019-06-15 |
| S Bush | Plattsburgh, NY | 2019-06-15 |
| Robert Dolan | Plattsburgh, US | 2019-06-15 |
| Vickie Martineau | US | 2019-06-15 |
| Margaret Canning | Plattsburgh, NY | 2019-06-15 |
| Kenny Morrison | Camden, US | 2019-06-15 |
| Ellen Rogers | Plattsburgh, US | 2019-06-15 |
| chris shutts | Plattsburgh, NY | 2019-06-15 |
| Nick Kirk | Roseville, US | 2019-06-15 |
| Terry Doran | Chazy, US | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Megan Elms | Hartford, US | 2019-06-15 |
| Erin Norcross | Morrisonville, US | 2019-06-15 |
| Tim Nolan | Fairport, NY | 2019-06-15 |
| Courtney Moriarty | Plattsburgh, US | 2019-06-15 |
| Adrianna Kowalczyk | Plattsburgh, US | 2019-06-15 |
| Jannell Nickols | Saranac, NY | 2019-06-15 |
| Kim Skolnick | Plattsburgh, NY | 2019-06-15 |
| Stephanie Drown | Mooers, US | 2019-06-15 |
| Matthew Arless | Mooers, US | 2019-06-15 |
| Caitlin Stebbins | Plattsburgh, NY | 2019-06-15 |
| Ian Rogers | Plattsburgh, US | 2019-06-15 |
| Jennifer Weeks | Mooers, US | 2019-06-15 |
| Renee Yampolsky | Delray Beach, FL | 2019-06-15 |
| Andree Sapp | Morrisonville, NY | 2019-06-15 |
| Joshua Mitch | Tonawanda, NY | 2019-06-15 |
| Alisha Ducatte | Stamford, US | 2019-06-15 |
| Chelsea Arrington | University Place, WA | 2019-06-15 |
| Kimberly Donnelly | West Chazy, US | 2019-06-15 |
| Josh Seymour | Plattsburgh, US | 2019-06-15 |
| Heather Willey | Plattsburgh, NY | 2019-06-15 |
| Nicholas Sprague | Chazy, US | 2019-06-15 |
| Lucas Tooker | Plattsburgh, US | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Margret Felty | Peru, NY | 2019-06-15 |
| Ryan West | Wilmington, US | 2019-06-15 |
| Hollie Flores | Estero, US | 2019-06-15 |
| Penny Bowers | Plattsburgh, US | 2019-06-15 |
| Kathleen Sciole | Plattsburgh, US | 2019-06-15 |
| Maureen Wright | Leominster, MA | 2019-06-15 |
| Jerome Johnson | Plattsburgh, US | 2019-06-15 |
| Paul Loner | Plattsburgh, US | 2019-06-15 |
| Richard Taylor | Pasadena, US | 2019-06-15 |
| Judy Lampros | Humboldt, US | 2019-06-15 |
| Tim Savoir | Champlain, US | 2019-06-15 |
| Edwin Darrah | Plattsburgh, US | 2019-06-15 |
| Andre Lacombe | Eatontown, US | 2019-06-15 |
| Matthew Stroinski | Plattsburgh, NY | 2019-06-15 |
| Deborah Filion | Sarasota, FL | 2019-06-15 |
| Brendan Moneypenny Hall | Delmar, US | 2019-06-15 |
| Joseph Akey | Plattsburgh, NY | 2019-06-15 |
| Courtenay Miller | Plattsburgh, US | 2019-06-15 |
| Frederic Mahieu | Brossard, Canada | 2019-06-15 |
| Michelle Mitchell | Plattsburgh, US | 2019-06-15 |
| Ngoc Hoang | Arlington, US | 2019-06-15 |
| Penny Allen | Plattsburgh, NY | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Phil Drollette | Schuyler Falls, US | 2019-06-15 |
| Heather LaBarre | Plattsburgh, US | 2019-06-15 |
| Pamela Morgan | Silver City, US | 2019-06-15 |
| Kathryn Wendling | Plattsburgh, US | 2019-06-15 |
| Steven Willey II | Ballston Spa, US | 2019-06-15 |
| Chelsea Johnston | Plattsburgh, US | 2019-06-15 |
| James Duerr | Lake placid, US | 2019-06-15 |
| Michael Hollis | Brookline, MA | 2019-06-15 |
| Levi Lewis | Chazy, US | 2019-06-15 |
| Mike Bola | AuSable Forks, US | 2019-06-15 |
| Pamela McCarthy | Plattsburgh, US | 2019-06-15 |
| Anja Bouchard | Morrisonville, US | 2019-06-15 |
| Karen Suydam | Delmar, NY | 2019-06-15 |
| Kevin Defayette | Plattsburgh, US | 2019-06-15 |
| Lauren kneeobne | Swanton, VT | 2019-06-15 |
| Joshua Scheunemann | Plattsburgh, US | 2019-06-15 |
| Beth Dobson | Isle la Motte, VT | 2019-06-15 |
| julie houghton | Plattsburgh, US | 2019-06-15 |
| Neil Sedlak | Silver Spring, US | 2019-06-15 |
| Victoria Waple | Lewiston, US | 2019-06-15 |
| Keegan Defayette | Dannemora, US | 2019-06-15 |
| emery corbine | Canton, US | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Tina Smith | Advance, US | 2019-06-15 |
| Lynda Mussen | Peru, US | 2019-06-15 |
| Brittany Bracy | Plattsburgh, US | 2019-06-15 |
| Isabel MIKSA | North Royalton, US | 2019-06-15 |
| Carter Jones | Plattsburgh, US | 2019-06-15 |
| Jeffery Laundry | Plattsburgh, US | 2019-06-15 |
| Lysandra DeZalia | Peru, US | 2019-06-15 |
| Dianne Gizowski | Smyrna, US | 2019-06-15 |
| Abby Carr | Plattsburgh, NY | 2019-06-15 |
| Gerald Girard | Morrisonville, US | 2019-06-15 |
| Faith Zuckerberg | Morrisonville, NY | 2019-06-15 |
| Trisha Sessums | Plattsburgh, US | 2019-06-15 |
| Marilyn Plishka | Keeseville, US | 2019-06-15 |
| Ashley Holmes | Plattsburgh, US | 2019-06-15 |
| Shawn Adas | Plattsburgh, NY | 2019-06-15 |
| circe hewey | New Russia, NY | 2019-06-15 |
| Karen Lassell | Plattsburgh, US | 2019-06-15 |
| Jaime Cameron | Milton, US | 2019-06-15 |
| Sean Bump | Plattsburgh, NY | 2019-06-15 |
| David Gabrault | Morrisonville, US | 2019-06-15 |
| Laura Palkovic | Plattsburgh, NY | 2019-06-15 |
| Lori Woodley | West Chazy, US | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Jason Brannen | Rouses Point, US | 2019-06-15 |
| Lorraine Broderick | Plattsburgh, US | 2019-06-15 |
| Jessica McCafferty | Plattsburgh, US | 2019-06-15 |
| Nora Connolly | Hackensack, NJ | 2019-06-15 |
| Sean Vannostrand | tupper lake, NY | 2019-06-15 |
| Charles Grimshaw | Plattsburgh, NY | 2019-06-15 |
| Dustin Relation | Altona, US | 2019-06-15 |
| Michael Bennett | Montgomery Center, US | 2019-06-15 |
| Merissa Barcomb | Rouses Point, NY | 2019-06-15 |
| Melissa Fritsch | Sarasota, US | 2019-06-15 |
| Justin Prue | Plattsburgh, US | 2019-06-15 |
| Susan Tourville | Plattsburgh, NY | 2019-06-15 |
| Krysta Stonier | Tiffin, OH | 2019-06-15 |
| Samuel Davis | Plattsburgh, US | 2019-06-15 |
| Ryan Fessette | Plattsburgh, NY | 2019-06-15 |
| Peter Myers | Altona, US | 2019-06-15 |
| Sabrina Walker | Willsboro, NY | 2019-06-15 |
| James O'Connell | Plattsburgh, US | 2019-06-15 |
| Daniel Clermont | Plattsburgh, US | 2019-06-15 |
| Gretel Schueller | Arlington, US | 2019-06-15 |
| Brittany Lapham | Chazy, US | 2019-06-15 |
| Adelia Clifford | New Hartford, NY | 2019-06-15 |

| Name | Location | Date |
| --- | --- | --- |
| Erin Farrell | Cadyville, US | 2019-06-15 |
| Patricia Holmes | Stamford, CT | 2019-06-15 |
| Courtney Merrihew | Plattsburgh, NY | 2019-06-15 |
| Sarah Randall | Plattsburgh, NY | 2019-06-15 |
| Sam Engelhart | Plattsburgh, US | 2019-06-15 |
| Chelsea Cooley | Plattsburgh, US | 2019-06-15 |
| Rachel Brown | Plattsburgh, US | 2019-06-15 |
| Kathy Adamy Broda | Browns Mills, US | 2019-06-15 |
| Michelle Randall | Merrill, US | 2019-06-15 |
| Travis Nelson | Cadyville, US | 2019-06-15 |
| Lynn Miller | DeKalb Jct, NY | 2019-06-15 |
| Teshia Hutt | Plattsburgh, US | 2019-06-15 |
| Elisa LaFave | Plattsburgh, US | 2019-06-15 |
| Michelle Nink | Plattsburgh, NY | 2019-06-15 |
| KIM MOUSSEAU | plattsburgh, NY | 2019-06-15 |
| Adam Yasin | Beaumont, US | 2019-06-15 |
| Josh Woodley | Chazy, US | 2019-06-15 |
| Kim Ashlaw | Plattsburgh, NY | 2019-06-15 |
| Sharon Dutil | West Chazy, NY | 2019-06-15 |
| Peter House | Hartford, CT | 2019-06-15 |
| Todd Brenner | Plattsburgh, US | 2019-06-15 |
| Kelly Flax | Plattsburgh, NY | 2019-06-15 |

| Name | Location | Date |
| --- | --- | --- |
| Carrie Robare | Altona, US | 2019-06-15 |
| Jared Carson | Pensacola, US | 2019-06-15 |
| Shannon Lapham | Plattsburgh, US | 2019-06-15 |
| Joshua Dubray | Plattsburgh, NY | 2019-06-15 |
| Daniel Khoshkepazi | Plattsburgh, NY | 2019-06-15 |
| Judith Palmer | Dannemora, NY | 2019-06-15 |
| george bennett | south salem, NY | 2019-06-15 |
| Brandon Lalone | Cadyville, US | 2019-06-15 |
| Adam Mars | Peru, NY | 2019-06-15 |
| Morgan Parse | Wadsworth, US | 2019-06-15 |
| Tristyn Moser | Ellenburg Depot, US | 2019-06-15 |
| Jerry Senecal | Plattsburgh, US | 2019-06-15 |
| Brendan Coyle | Vermont | 2019-06-15 |
| Carrie Healy | Morrisonville, NY | 2019-06-15 |
| Clara Giroux | Chazy, US | 2019-06-15 |
| Donna Calvelo | Plattsburgh, US | 2019-06-15 |
| Ruth Graton | Plattsburgh, US | 2019-06-15 |
| Bethany Arthur | Peru, NY | 2019-06-15 |
| Matthew Nugent | Verona, US | 2019-06-15 |
| John Broderick | Plattsburgh, US | 2019-06-15 |
| Amy Matott | Plattsburgh, US | 2019-06-15 |
| Nelson Moore | Plattsburgh, US | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Sheila Arruda | Mooers, NY | 2019-06-15 |
| Taylor Gohlke | Plattsburgh, US | 2019-06-15 |
| Phil Henry | Rutland, US | 2019-06-15 |
| Maria LeClair | Plattsburgh, US | 2019-06-15 |
| Jessica King | Morrisonville, US | 2019-06-15 |
| Heather Lavalley | Plattsburgh, US | 2019-06-15 |
| Sebas Jo | Astoria, US | 2019-06-15 |
| Chantel Dumont | West Chazy, NY | 2019-06-15 |
| Amon Na | Plattsburgh, NY | 2019-06-15 |
| Matt Loach | Plattsburgh, NY | 2019-06-15 |
| Debra Dutcher | Saranac Lake, US | 2019-06-15 |
| Ruth Fox | Medina, US | 2019-06-15 |
| Susanna Uaeta Ndisiro | Los Angeles, US | 2019-06-15 |
| Ann Spilling | Willsboro, NY | 2019-06-15 |
| April Pizarro | Plattsburgh, NY | 2019-06-15 |
| shannon alexander | Plattsburgh, US | 2019-06-15 |
| Nicole Maille | Plattsburgh, US | 2019-06-15 |
| Kate Harrica | Plattsburgh, US | 2019-06-15 |
| Mary Lou Leavitt | Plattsburgh, NY | 2019-06-15 |
| Mary Clifford | Schenectady, US | 2019-06-15 |
| Candace Baker | Plattsburgh, US | 2019-06-15 |
| Kathryn Nichols | Chazy, NY | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Kyle Dupee | Rouses point, US | 2019-06-15 |
| Summer MacAdam | Highland, NY | 2019-06-15 |
| Lindsay Reome | Plattsburgh, NY | 2019-06-15 |
| George Flynn | Plattsburgh, US | 2019-06-15 |
| Karen Willey | Plattsburgh, US | 2019-06-15 |
| Cassie Jenkins | Plattsburgh, US | 2019-06-15 |
| Jose Gutiérrez de Piñerez Jimenez | Ridgewood, US | 2019-06-15 |
| Deb and David Goraj | Plattsburgh, US | 2019-06-15 |
| Lisa Bousquet | Plattsburgh, US | 2019-06-15 |
| Lorene Easter | ALTONA, US | 2019-06-15 |
| Gretchen Rabideau | Plattsburgh, US | 2019-06-15 |
| Mary Lou Craumer | Plattsburgh, US | 2019-06-15 |
| Mary Blaine | Plattsburgh, NY | 2019-06-15 |
| alan karp | sparks, MD | 2019-06-15 |
| Raymond Saint-Pierre | Plattsburgh, US | 2019-06-15 |
| Chad Baker | Plattsburgh, NY | 2019-06-15 |
| Kayla Paige | Plattsburgh, NY | 2019-06-15 |
| Deborah Yokum | Saranac, NY | 2019-06-15 |
| Harold Moore | Saranac, NY | 2019-06-15 |
| patsy liberty | cadyville, NY | 2019-06-15 |
| Christopher Brewster | Flushing, NY | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Terry Spinner | Altona, NY | 2019-06-15 |
| John Drumm | Plattsburgh, NY | 2019-06-15 |
| Darienne Judware | Plattsburgh, US | 2019-06-15 |
| stephen harris | Altona, NY | 2019-06-15 |
| Rosalie Hardy | Winchendon, US | 2019-06-15 |
| Janice Minckler | Plattsburgh, NY | 2019-06-15 |
| John Gillen | plattsburgh, NY | 2019-06-15 |
| Alyssa hart | Keeseville, NY | 2019-06-15 |
| Kevin Connelly | Morrisonville, US | 2019-06-15 |
| Spencer Christon | Morrisonville, US | 2019-06-15 |
| Kathy Fatta | Canajoharie, US | 2019-06-15 |
| Sylvie Beaudreau | Plattsburgh, US | 2019-06-15 |
| Garrett Mclean | Plattsburgh, US | 2019-06-15 |
| Shawna Mefferd Kelty | Plattsburgh, NY | 2019-06-15 |
| Phillip Seror | Plattsburgh, US | 2019-06-15 |
| Vienna Ainsworth | Plattsburgh, US | 2019-06-15 |
| Debbie McNamee | Morrisonville, US | 2019-06-15 |
| Shelby Snell | Altona, US | 2019-06-15 |
| Lori Titherington | Plattsburgh, US | 2019-06-15 |
| Nicole Ayotte | Plattsburgh, US | 2019-06-15 |
| Ovi Ho | Philadelphia, US | 2019-06-15 |
| Robert Easter | Augusta, US | 2019-06-15 |

| Name | Location | Date |
|---|---|---|
| Carolyn Welch | Plattsburgh, NY | 2019-06-15 |
| Savanah Rabideau | West Chazy, NY | 2019-06-15 |
| Keisha Mccray | Plattsburgh, US | 2019-06-15 |
| Ian Spellman | New York | 2019-06-15 |
| Pat Bright | Ticonderoga, US | 2019-06-15 |
| Asher Feroze | US | 2019-06-15 |
| Codie Peryea | Plattsburgh, NY | 2019-06-15 |
| Kathleen Patrick | Plattsburgh, US | 2019-06-15 |
| Amanda Favreau | Plattsburgh, NY | 2019-06-15 |
| Spencer Brodhead | Bethlehem, US | 2019-06-15 |
| Nathan Halaburda | Plattsburgh, NY | 2019-06-15 |
| Ronald Mesick | Hernando, US | 2019-06-15 |
| Sarah Dyer | Plattsburgh, US | 2019-06-15 |
| Michael Lawliss | Plattsburgh, US | 2019-06-15 |
| Laura Carmichael | Plattsburgh, NY | 2019-06-16 |
| Edith Rabideau | West Chazy, US | 2019-06-16 |
| K Willingham | Plattsburgh, NY | 2019-06-16 |
| Brandi Meseck | Plattsburgh, US | 2019-06-16 |
| Bill ALLAN | Peru, NY | 2019-06-16 |
| Stuart Bailey | Plattsburgh, NY | 2019-06-16 |
| Ingy Adam | Teaneck, US | 2019-06-16 |
| Emily Partridge | Renton, US | 2019-06-16 |

| Name | Location | Date |
|---|---|---|
| Travis Lautenschuetz | Plattsburgh, US | 2019-06-16 |
| Scael Andriamahefa | Plattsburgh, NY | 2019-06-16 |
| Quintin Jackson | Plattsburgh, US | 2019-06-16 |
| Joey Whalen | Plattsburgh, US | 2019-06-16 |
| Kristina Kintzel | Plattsburgh, NY | 2019-06-16 |
| Sharon Maze | Morrisonville, US | 2019-06-16 |
| Ashley Cote | Plattsburgh, US | 2019-06-16 |
| Rian Hunt | Plattsburgh, NY | 2019-06-16 |
| Christine Lemieux | Plattsburgh, NY | 2019-06-16 |
| David Lengel | Brooklyn, US | 2019-06-16 |
| Sarah Rascoe | West Chazy, US | 2019-06-16 |
| Christina Walton | Plattsburgh, US | 2019-06-16 |
| Amber Bleau | Latham, NY | 2019-06-16 |
| Rhonda Bailey | Plattsburgh, US | 2019-06-16 |
| September Torres | Endicott, US | 2019-06-16 |
| Bill Warner | Bethel, US | 2019-06-16 |
| Kim Mousseau | Plattsburgh, NY | 2019-06-16 |
| Kyle Ferguson | Binghamton, US | 2019-06-16 |
| Andrew Gladwin | Plattsburgh, US | 2019-06-16 |
| Anita Looby | Port Kent, US | 2019-06-16 |
| Joshua Bassler | Secaucus, US | 2019-06-16 |
| Teresa Larsen | South Padre Island, TX | 2019-06-16 |

| Name | Location | Date |
|---|---|---|
| Janice Madden | Morrisonville, US | 2019-06-16 |
| Ralph Houghtaling | Plattsburgh, US | 2019-06-16 |
| Kelley Cook | Plattsburgh, US | 2019-06-16 |
| sherry miller | plattsburgh, NY | 2019-06-16 |
| Debbie Walker | Plattsburgh, NY | 2019-06-16 |
| Robin Graham | Plattsburgh, US | 2019-06-16 |
| Dianne Lavarnway | Plattsburgh, NY | 2019-06-16 |
| Lanai Monahan | Naples, US | 2019-06-16 |
| Kristin Collins | Plattsburgh, NY | 2019-06-16 |
| Elizabeth Coon | Dannemora, NY | 2019-06-16 |
| Maureen LaPerriere | Montreal, Canada | 2019-06-16 |
| Pam Annis | Cornish, US | 2019-06-16 |
| Jennifer Cordick | Plattsburgh, US | 2019-06-16 |
| Tami Smith | Plattsburgh, US | 2019-06-16 |
| Matthew Jabaut | Plattsburgh, US | 2019-06-16 |
| William Stranahan | Peru, NY | 2019-06-16 |
| David Guay | Mooers, NY | 2019-06-16 |
| Charles Tallman | cadyville, NY | 2019-06-16 |
| Jessica Sloan | Troy, US | 2019-06-16 |
| Susan Scott | Secaucus, US | 2019-06-16 |
| Ashley Besaw | Plattsburgh, US | 2019-06-16 |
| Kevin Bulriss | Chazy, US | 2019-06-16 |

| Name | Location | Date |
|---|---|---|
| Jessica Colburn | Plattsburgh, NY | 2019-06-16 |
| Casey Colburn | Plattsburgh, NY | 2019-06-16 |
| Lisa Latour | Plattsburgh, US | 2019-06-16 |
| Nathaniel Whitten | Plattsburgh, NY | 2019-06-16 |
| Caitlin Roy | Plattsburgh, US | 2019-06-16 |
| Ethan Giroux | Vienna, Austria | 2019-06-16 |
| Lynden Davies | Plattsburgh, US | 2019-06-16 |
| Patricia Hensley | Los Alamos, US | 2019-06-16 |
| Debra Fuller | Plattsburgh, US | 2019-06-16 |
| Tristan Dupigny | Plattsburgh, US | 2019-06-16 |
| Thomas Warren | West chazy, NY | 2019-06-16 |
| Judith Robinson | Pittsford, US | 2019-06-16 |
| Alisha Oakes | plattsburgh, NY | 2019-06-16 |
| Ashleigh Leavine | Plattsburgh, US | 2019-06-16 |
| Richard Tucker | plattsburgh, US | 2019-06-16 |
| Albert Basilio | Renton, US | 2019-06-16 |
| Tim Knipp | Philadelphia, US | 2019-06-16 |
| Jakub Sosinski | US | 2019-06-16 |
| Hannah Miltiades | Winder, US | 2019-06-16 |
| Amanda Sexton | Plattsburgh, US | 2019-06-16 |
| Brenda Yelle | Oneonta, NY | 2019-06-16 |
| Luis Joel Gonzalez | New York, US | 2019-06-16 |

| Name | Location | Date |
| --- | --- | --- |
| Faith Vital | Plattsburgh, US | 2019-06-16 |
| Windy Custode | Plattsburgh, NY | 2019-06-16 |
| Karen Macey | US | 2019-06-16 |
| Marvin Chu | Brooklyn, US | 2019-06-16 |
| Deana Ekpiken | Sanford, US | 2019-06-16 |
| James Jones | Lancaster, US | 2019-06-16 |
| John Ford | Plattsburgh, US | 2019-06-16 |
| Deborah Wood | Plattsburgh, US | 2019-06-16 |
| Richard Rolston II | Plattsburgh, NY | 2019-06-16 |
| Elizabeth Brokos | Peru, US | 2019-06-16 |
| RICHARD CAMARENA | Canoga park, US | 2019-06-16 |
| Riley Henne | lake oswego, US | 2019-06-16 |
| Susan McGee | Atoka, US | 2019-06-16 |
| Jada Woullard | Hollywood, US | 2019-06-16 |
| Jake Darragjati | Jacksonville, US | 2019-06-16 |
| Kayla Lepage | Peru, US | 2019-06-16 |
| Jessica Wood | Plattsburgh, US | 2019-06-16 |
| Madisen Hackley | Oakland, US | 2019-06-16 |
| Matt H. | Baton Rouge, US | 2019-06-16 |
| cristina cummings | Kailua, US | 2019-06-16 |
| Maggie Bordeau | US | 2019-06-16 |
| Jeff Crawford | Jeffersonville, US | 2019-06-16 |

| Name | Location | Date |
|---|---|---|
| Candy Riker | Keeseville, US | 2019-06-16 |
| Kristen Roushia | Plattsburgh, US | 2019-06-16 |
| Kuron Conner | Virginia Beach, US | 2019-06-16 |
| Tiffany Tharp | Washington, US | 2019-06-16 |
| Christina Pilikyan | North Hollywood, US | 2019-06-16 |
| Toni Pelno | Plattsburgh, NY | 2019-06-16 |
| Robin Drake | Saint Petersburg, FL | 2019-06-16 |
| Leonard Halstensen | Shirley, US | 2019-06-16 |
| Dianne Smith | East Aurora, US | 2019-06-16 |
| Dawn Leblanc | Fuquay Varina, NC | 2019-06-16 |
| Deborah Peryer | Malone, US | 2019-06-16 |
| Jamie Guynup | Peru, US | 2019-06-16 |
| Lea Mitchell | Plattsburgh, NY | 2019-06-16 |
| craig lamere | Plattsburgh, NY | 2019-06-16 |
| Joanne Britner | Plattsburgh, US | 2019-06-16 |
| Carley Ellis | Coeur D Alene, US | 2019-06-16 |
| April Jones | Merritt Island, US | 2019-06-16 |
| John Burgess | Plattsburgh, US | 2019-06-16 |
| CANDIS ROSS | COLONIAL BEACH, US | 2019-06-16 |
| Krista Tousignant | Plattsburgh, US | 2019-06-16 |
| Marie Aristide | Brooklyn, US | 2019-06-16 |
| Jorge Mireles | Fontana, US | 2019-06-16 |

| Name | Location | Date |
|---|---|---|
| Betty Lennon | Plattsburgh, NY | 2019-06-16 |
| Eric Sacramento | East Elmhurst, US | 2019-06-16 |
| Dianna Harvey | Champlain, NY | 2019-06-16 |
| Cathy Hickman | Hermiston, US | 2019-06-16 |
| Emily Richards | Malone, US | 2019-06-16 |
| Benjamin Abrams | West Chazy, NY | 2019-06-16 |
| Tom LaPrad | Mooers forks, US | 2019-06-16 |
| Robert Annis | Peru, US | 2019-06-16 |
| Deborah Aruto | Keeseville, NY | 2019-06-16 |
| Rebekah Pritchard | Plattsburgh, US | 2019-06-16 |
| Betty Robert | Plattsburgh, NY | 2019-06-16 |
| Angela Robert | Rouses Point, NY | 2019-06-17 |
| Betty Clinebell | Plattsburgh, US | 2019-06-17 |
| Jacob Coleman | Saint Petersburg, US | 2019-06-17 |
| Elizabeth LaHart | Plattsburgh, NY | 2019-06-17 |
| whitney rasco | Plattsburgh, NY | 2019-06-17 |
| Katherine Sullivan | Sandwich, MA | 2019-06-17 |
| Danielle Garger | Newnan, US | 2019-06-17 |
| Carie Mattox | Plattsburgh, US | 2019-06-17 |
| Carol Gokey | Rouses Point, US | 2019-06-17 |
| Amy Lopez | Plattsburgh, NY | 2019-06-17 |
| Michael Tallman | Malone, NY | 2019-06-17 |

| Name | Location | Date |
|---|---|---|
| Robin Janendo | Rouses Point, US | 2019-06-17 |
| Shelby LaPrad | Mooers forks, US | 2019-06-17 |
| David Fuller | Plattsburgh, US | 2019-06-17 |
| BARBARA MINER | Plattsburgh, US | 2019-06-17 |
| Jacob Gleghorn | Pittsburgh, US | 2019-06-17 |
| Melissa Ham-Ellis | Saranac, US | 2019-06-17 |
| Deidrie Soucia | Plattsburgh, US | 2019-06-17 |
| Maliana Giddings | Plattsburgh, US | 2019-06-17 |
| Jahdia Smith | La Plata, US | 2019-06-17 |
| Beth Ashabranner | Peru, NY | 2019-06-17 |
| Valerie York | Morrisonville, US | 2019-06-17 |
| Terrie Jarvis | Plattsburgh, NY | 2019-06-17 |
| Louis Mazure | Fayetteville, US | 2019-06-17 |
| Heather Jubert | Plattsburgh, US | 2019-06-17 |
| Sarah Johnson | Los Angeles, US | 2019-06-17 |
| Cameron Colburn | Plattsburgh, US | 2019-06-17 |
| Craig Cadotte | Saint Ignace, US | 2019-06-17 |
| Jonathan Merrihew | Plattsburgh, US | 2019-06-17 |
| Russell Bess | Gastonia, US | 2019-06-17 |
| Heather McCarty | Plattsburgh, NY | 2019-06-17 |
| Brandy Snide | Malone, US | 2019-06-17 |
| Luis Majuelo | Valencia, US | 2019-06-17 |

| Name | Location | Date |
|---|---|---|
| Jeremy Hicks | Plattsburgh, US | 2019-06-17 |
| Gabe Benjamin | Bar harbor, US | 2019-06-17 |
| Adam Allen | Plattsburgh, NY | 2019-06-17 |
| Ryan Brienza | Plattsburgh, US | 2019-06-17 |
| Cori Cooper | Murrieta, US | 2019-06-17 |
| Alli DeVaul | New York, NY | 2019-06-17 |
| Rachel Pitcher | Secaucus, US | 2019-06-17 |
| Gina Lindsey | Plattsburgh, US | 2019-06-17 |
| Stacy Lauzon | Plattsburgh, US | 2019-06-17 |
| H B | Ontario, Canada | 2019-06-17 |
| Ashley Maynard | Burlingame, US | 2019-06-17 |
| Darryl Heine | Inverness, US | 2019-06-17 |
| Faraz Ahmed | Sachse, US | 2019-06-17 |
| Lena Emmery | San Francisco, US | 2019-06-17 |
| Linda Dolly | Elizabethton, US | 2019-06-17 |
| Diana Busha | Morrisonville, NY | 2019-06-17 |
| Sarah Midiros | Shawnee, US | 2019-06-17 |
| Aldin Radoncic | brooklyn, US | 2019-06-17 |
| Paige Kreckel | Plattsburgh, NY | 2019-06-17 |
| Carl Berry | Cocoa, US | 2019-06-17 |
| Cole Rock | Plattsburgh, US | 2019-06-17 |
| Jesse Thompson | Seneca, US | 2019-06-17 |

| Name | Location | Date |
|---|---|---|
| Kate DeWitt | Panama City, US | 2019-06-17 |
| Martha Camacho | Carolina, US | 2019-06-17 |
| Chris Culpeper | Roanoke, US | 2019-06-17 |
| Travis Strong | Playa del Rey, US | 2019-06-17 |
| Nicole Babu | Plattsburgh, US | 2019-06-17 |
| Eugene Banker | Plattsburgh, US | 2019-06-17 |
| LISA CRAIN | Plattsburgh, US | 2019-06-17 |
| Elyssa Pennington | Plattsburgh, US | 2019-06-17 |
| Francesca Bieber | Plattsburgh, NY | 2019-06-17 |
| Dominick Monette | Plattsburgh, US | 2019-06-17 |
| cory riturban | Waimanalo, US | 2019-06-17 |
| Kathleen McCann | Whitesto, US | 2019-06-17 |
| QUINN RUFA | Plattsburgh, US | 2019-06-17 |
| Jocelyn Racette | Plattsburgh, US | 2019-06-17 |
| Justin Dechen | Plattsburgh, US | 2019-06-17 |
| Deidre Lacey | Plattsburgh, NY | 2019-06-17 |
| Jaspreet Singh gill | Silver Spring, US | 2019-06-17 |
| jane houghton | plattsburgh, NY | 2019-06-17 |
| Anirudh Srinivas | Plattsburgh, US | 2019-06-17 |
| Daniel Evans | Plattsburgh, US | 2019-06-17 |
| wayne ryan | Plattsburgh, US | 2019-06-17 |
| Tracey Martineau | Plattsburgh, US | 2019-06-17 |

| Name | Location | Date |
|---|---|---|
| Karen Cecchini-Kemp | Plattsburgh, US | 2019-06-17 |
| Jessica Forster | Plattsburgh, NY | 2019-06-17 |
| Caitlyn LaPier | Plattsburgh, US | 2019-06-17 |
| Julie Woodley | Plattsburgh, NY | 2019-06-17 |
| Justine Rotz | plattsburgh, US | 2019-06-17 |
| Colleen Pennington | Rensselaer, US | 2019-06-17 |
| Dan Burnside | Salt Lake City, UT | 2019-06-17 |
| Devin Wolson | Plattsburgh, US | 2019-06-17 |
| Dove Phillips | plattsburgh, NY | 2019-06-17 |
| meaghan mcnamara | Minnetonka, MN | 2019-06-17 |
| Ashley Bunn | Plattsburgh, US | 2019-06-17 |
| linsey vega | eustis, US | 2019-06-17 |
| rodrigo lopez | Chicago, US | 2019-06-17 |
| Jeremiah Bahr | Plymouth, US | 2019-06-17 |
| Iris Purvis | Big Spring, TX | 2019-06-17 |
| Bailey Waterbury | Plattsburgh, US | 2019-06-17 |
| MaryJean Shuknecht | Plattsburgh, NY | 2019-06-17 |
| Janielle Freeman | Fort Pierce, US | 2019-06-17 |
| Keirston Stalberte | Snellville, US | 2019-06-17 |
| Janet Ryan | Winnetka, US | 2019-06-17 |
| Stefanie Hanson | Watertown, US | 2019-06-17 |
| Suzanne soden | Columbus, GA | 2019-06-17 |

| Name | Location | Date |
|---|---|---|
| Tyler LaPier | Plattsburgh / Watertown, US | 2019-06-17 |
| Rodney Ducharme | Rouses Point, NY | 2019-06-17 |
| Ron Kahn | San Francisco, US | 2019-06-17 |
| Thomas Ross | New York, US | 2019-06-17 |
| Jada Henry | Ewa Beach, US | 2019-06-17 |
| Kent Shepherd | Sierra Vista, US | 2019-06-17 |
| Jessica Bashaw | Newington, US | 2019-06-17 |
| Ashley Ahrent | Willsboro, NY | 2019-06-17 |
| Aubrey Frenyea | Plattsburgh, NY | 2019-06-17 |
| Leeann Rizzie | Plattsburgh, NY | 2019-06-17 |
| Harrison Clodgo | Southbury, US | 2019-06-17 |
| jennifer duprey | Cadyville, US | 2019-06-17 |
| Annie Charvat | Kirkland, US | 2019-06-17 |
| Julia Ramsey | Des Moines, US | 2019-06-17 |
| Martine Mousseau | Plattsburgh, US | 2019-06-17 |
| Joanne Collins | Ashburn, US | 2019-06-17 |
| Evie Ford | Plattsburgh, US | 2019-06-17 |
| Julie Whitesell | Plattsburgh, NY | 2019-06-17 |
| Emma Ducharme | Rouses point, US | 2019-06-17 |
| Dylan Williams | Jersey City, NJ | 2019-06-17 |
| Casey Manor | Plattsburgh, US | 2019-06-17 |
| Marissa Panton | Piscataway Township, NJ | 2019-06-17 |

| Name | Location | Date |
|---|---|---|
| Kristen Walker | Saranac, US | 2019-06-17 |
| Chris Cayea | Morrisonville, US | 2019-06-17 |
| Marc Gendron | Plattsburgh,, NY | 2019-06-17 |
| Montana Lil | San Ramon, US | 2019-06-17 |
| Heidy Squires | Plattsburgh, NY | 2019-06-17 |
| Matthew Gorman | Plattsburgh, NY | 2019-06-17 |
| Anni Crahan | Plattsburgh, US | 2019-06-17 |
| Adam Smith | Plattsburgh, US | 2019-06-17 |
| Tammy Dadds | Peru, NY | 2019-06-17 |
| Nicholas Leonard | Plattsburgh, NY | 2019-06-17 |
| Alexander Francis | Plattsburgh, US | 2019-06-17 |
| Annie Taylor | Cadyville, NY | 2019-06-17 |
| Ryan Lynch | Plattsburgh, US | 2019-06-17 |
| Kathie Anne McCorry | Plattsburgh, NY | 2019-06-17 |
| Katelin Guerin | Altona, US | 2019-06-17 |
| Michele Danville | Plattsburgh, US | 2019-06-17 |
| Maggie W | Apopka, FL | 2019-06-17 |
| Sean O'Neal | San Clemente, US | 2019-06-17 |
| Kris Roberts | West Chazy, NY | 2019-06-17 |
| Shane Ratliff | Jay, US | 2019-06-17 |
| Daljeet Singh | Union City, US | 2019-06-17 |
| stephanie hemingway | Peru, US | 2019-06-17 |

| Name | Location | Date |
|---|---|---|
| Breyana Boyer | Plattsburgh, NY | 2019-06-17 |
| Mary Ann P. Chargualaf | Tuckerton, US | 2019-06-17 |
| Kevin Turner | Tupper lake, US | 2019-06-17 |
| Chr Kni | Plattsburgh, NY | 2019-06-17 |
| Jill Mclean | Plattsburgh, US | 2019-06-17 |
| Melissa Dominy | US | 2019-06-17 |
| Lindsey Post | Plattsburgh, US | 2019-06-17 |
| Naomi Fleming | Plattsburgh, US | 2019-06-17 |
| Katelyn Hoover | Plattsburgh, US | 2019-06-17 |
| Cody Brunet | Plattsburgh, US | 2019-06-17 |
| Jeffrey Buskey | Champlain, US | 2019-06-17 |
| Kevin Santos | Ridgefield Park, NJ | 2019-06-17 |
| Janet Morgan | Jay, NY | 2019-06-17 |
| Mandy Treadwell | Plattsburgh, NY | 2019-06-17 |
| megan Wolfshadow | Redford, NY | 2019-06-17 |
| Jim King | Plattsburgh, NY | 2019-06-17 |
| mary ann van de car | los angeles, US | 2019-06-17 |
| Roberta Firenze | Plattsburgh, US | 2019-06-17 |
| Alex Udrys | Frisco, US | 2019-06-17 |
| Twanisha Hart | Palm Bay, US | 2019-06-17 |
| Angella Mendez | Salinas, US | 2019-06-17 |
| avenging tom | upland., US | 2019-06-18 |

| Name | Location | Date |
|---|---|---|
| Peggy Eaglefeather | Plattsburgh, US | 2019-06-18 |
| Patrick Malark | West Chazy, US | 2019-06-18 |
| MICHELLE DRAGON | Silver Spring, US | 2019-06-18 |
| Linda Sabourin | Alma, US | 2019-06-18 |
| Lorrie Mandigo | Plattsburgh, US | 2019-06-18 |
| Kathleen Corrigan-Dumas | Malone, NY | 2019-06-18 |
| Michelle Tolosky | West Chazy, NY | 2019-06-18 |
| Anne Holshek | Plattsburgh, US | 2019-06-18 |
| Aleister Crowley | Plattsburgh, US | 2019-06-18 |
| Jacquie Barshow | Plattsburgh, US | 2019-06-18 |
| Tara Glynn | Plattsburgh, NY | 2019-06-18 |
| Nicholas Puccia | Plattsburgh, NY | 2019-06-18 |
| Theresa Mesec | Mooers, US | 2019-06-18 |
| Karen Kenworthy | Saranac, NY | 2019-06-18 |
| David Johnson | Mountain View, US | 2019-06-18 |
| Teressa Martichonok | San Francisco, US | 2019-06-18 |
| Janessa Harmon | Georgetown, CO | 2019-06-18 |
| Melissa Bushey | Plattsburgh, US | 2019-06-18 |
| Melissa Zielinski | Keeseville, US | 2019-06-18 |
| Theresa DesOrmeaux | Plattsburgh, US | 2019-06-18 |
| John Abrams | Philadelphia, US | 2019-06-18 |
| Kailah Easton | US | 2019-06-18 |

| Name | Location | Date |
|---|---|---|
| Rachael Greminger | Plattsburgh, NY | 2019-06-18 |
| Noelle Desormeaux Fitzgerald Fitzgerald | Plattsburgh, US | 2019-06-18 |
| Ryan Annis | Plattsburgh, US | 2019-06-18 |
| Cory Weidenbach | Walton, NY | 2019-06-18 |
| Sue Donohue | Greenville, US | 2019-06-18 |
| stephen williams jr | plattsburgh, NY | 2019-06-18 |
| Nicole Lewis | Davenport, US | 2019-06-18 |
| Marlene Sarbou | Plattsburgh, US | 2019-06-18 |
| KL Thomas | Snellville, US | 2019-06-18 |
| Jamie Templar | Natick, MA | 2019-06-18 |
| Laura Trombley | Plattsburgh, US | 2019-06-18 |
| Mary Jo Boslet Sweet | Chazy, NY | 2019-06-18 |
| Kelly Hosler | Chazy, US | 2019-06-18 |
| Linda Harwood | Plattsburgh, NY | 2019-06-18 |
| Jamie Facteau-Gadbois | Cadyville, US | 2019-06-18 |
| Dawn Ashline | Plattsburgh, US | 2019-06-18 |
| Anastasia Reil | Saranac, NY | 2019-06-18 |
| Robin Gwinn | Plattsburgh, US | 2019-06-18 |
| carrie desilets | plattsburgh, NY | 2019-06-18 |
| Nancy Lavigne | Plattsburgh, US | 2019-06-18 |
| Christy Minck | Champlain, US | 2019-06-18 |

| Name | Location | Date |
|---|---|---|
| Whitney LaCroix | Plattsburgh, NY | 2019-06-18 |
| MaryAnne Cox | Plattsburgh, NY | 2019-06-18 |
| Kristen Hendrie | Rouses Point, NY | 2019-06-18 |
| Jonisa Bombard | Plattsburgh, US | 2019-06-18 |
| Curtis Viens | US | 2019-06-18 |
| Joni Carr | Plattsburgh, NY | 2019-06-18 |
| Billie Davignon | Plattsburgh, NY | 2019-06-18 |
| Maria Ely Santoyo | Los Angeles, US | 2019-06-18 |
| Conor Handley | Forest City, US | 2019-06-18 |
| Kelly Krapf | Lynnwood, WA | 2019-06-18 |
| Susan Thomas | Seattle, US | 2019-06-18 |
| Alexa Buxkemper | Houston, TX | 2019-06-18 |
| Shannan Ray | Ridgeland, US | 2019-06-18 |
| Derek Rose | Plattsburgh, US | 2019-06-18 |
| Darleen Hernandez | Anaheim, US | 2019-06-18 |
| Cheryl Laizure | New York, NY | 2019-06-18 |
| April Wood | Morrisonville, US | 2019-06-18 |
| Shaunna Santos | Merritt Island, US | 2019-06-18 |
| Hunter Sessions | American Fork, US | 2019-06-18 |
| William Zakasky | Irvine, US | 2019-06-18 |
| Paige Alsabrook | Marietta, US | 2019-06-18 |
| Kelly Pratt | Austin, US | 2019-06-18 |

| Name | Location | Date |
|---|---|---|
| matt sellers | Somerset, US | 2019-06-18 |
| Stacia Archie | Steubenville, US | 2019-06-18 |
| Bette Brohel | Plattsburgh, NY | 2019-06-18 |
| Ingrid Almaguer | Plattsburgh, US | 2019-06-18 |
| Taylor Boyer | Plattsburgh, US | 2019-06-18 |
| Linden Barrett | Plattsburgh, NY | 2019-06-18 |
| Jennifer Galietta | Plattsburgh, US | 2019-06-18 |
| Krystina Robert | Rouses Point, NY | 2019-06-18 |
| Colby Graves | Plattsburgh, US | 2019-06-18 |
| Brenda Taft | Plattsburgh, US | 2019-06-18 |
| Janet Booth | Plattsburgh, NY | 2019-06-18 |
| Emily Barber | Plattsburgh, NY | 2019-06-18 |
| Marsha Fenimore | Elizabethtown, NY | 2019-06-18 |
| Emily Hemingway | Plattsburgh, NY | 2019-06-18 |
| Shawn Raimo | Plattsburgh, US | 2019-06-18 |
| Glenn Rivers | Chesterhill, OH | 2019-06-18 |
| Jessica Rivers | Attleboro, US | 2019-06-18 |
| Chelsey Trombley | US | 2019-06-18 |
| Kari Kipp | Plattsburgh, US | 2019-06-18 |
| Shelley Wing | Essex, US | 2019-06-18 |
| Rebecca Chauvin | Plattsburgh, NY | 2019-06-18 |
| matt carter | schenectady, NY | 2019-06-18 |

| Name | Location | Date |
|---|---|---|
| Molly Martindale | Saranac, US | 2019-06-18 |
| Shannon Forkey | Plattsburgh, US | 2019-06-18 |
| Roxanne Coleman | Plattsburgh, US | 2019-06-18 |
| Denise Merrill | Plattsburgh, US | 2019-06-18 |
| Kelly Lareau | Plattsburgh, US | 2019-06-18 |
| Michelle LaDuke | Plattsburgh, NY | 2019-06-18 |
| Karen Nolan | Plattsburgh, NY | 2019-06-19 |
| Chris Allen | Saranac, US | 2019-06-19 |
| Michelle Fowler's | Plattsburgh, US | 2019-06-19 |
| Makayla Vincent | Colchester, VT | 2019-06-19 |
| Elizabeth Canne | Plattsburgh, NY | 2019-06-19 |
| Joe Parshall | Clarkston, US | 2019-06-19 |
| Melinda Griffin | Plattsburgh, NY | 2019-06-19 |
| Mike Rivers | Plattsburgh, US | 2019-06-19 |
| Sandra Geddes | Plattsburgh, US | 2019-06-19 |
| Steve Fuller | Plattsburgh, US | 2019-06-19 |
| Michelle Gokey | Logan, US | 2019-06-19 |
| Christine Hubbell | Decatur, US | 2019-06-19 |
| Austin Sotak | Keeseville, US | 2019-06-19 |
| Wendy Ewald | Lewis, US | 2019-06-19 |
| Tami LaDuke | Plattsburgh, US | 2019-06-19 |
| John Figart | Saranac Lake, US | 2019-06-19 |

| Name | Location | Date |
| --- | --- | --- |
| Ken Fenimore | Elizabethtown, US | 2019-06-19 |
| Chad Robart | Cadyville, US | 2019-06-19 |
| Steve Miller | Chazy, US | 2019-06-19 |
| Brandon Giddings | US | 2019-06-19 |
| Allen Anderson | Chazy, NY | 2019-06-19 |
| Colleen Smith | North Kingstown, US | 2019-06-19 |
| SallyA Freeman | Plattsburgh, US | 2019-06-19 |
| B WINGLER | Plattsburgh, US | 2019-06-19 |
| Jason Pageau | Dannemora, US | 2019-06-19 |
| Julie Spencer | Plattsburgh, US | 2019-06-19 |
| Brian Miller | Dannemora, US | 2019-06-19 |
| Jodi Faucher | Plattsburgh, NY | 2019-06-19 |
| Susan Pennington | Pensacola, FL | 2019-06-19 |
| Jesse Hutti | Dillon, US | 2019-06-19 |
| Cheyanne Virtue | Minot, ND | 2019-06-19 |
| Erin Allison | Plattsburgh, NY | 2019-06-19 |
| Patricia Hartshorn | Plattsburgh, US | 2019-06-19 |
| Sean Harrigan | Morrisonville, NY | 2019-06-19 |
| Ashley Gaul | Plattsburgh, US | 2019-06-19 |
| Mary Buckley | Burlington, US | 2019-06-19 |
| Brian Thurber | Plattsburgh, US | 2019-06-19 |
| Melissa Peck | Plattsburgh, NY | 2019-06-19 |

| Name | Location | Date |
|---|---|---|
| Emma Puglisi | Marblehead, US | 2019-06-19 |
| Ashley Grosskopf | Plattsburgh, US | 2019-06-19 |
| Kelsey Norwood | Plattsburgh, NY | 2019-06-19 |
| Alexis Hutchins | Plattsburgh, NY | 2019-06-19 |
| Nicholas Carter | Plattsburgh, US | 2019-06-19 |
| Tyler Carter | Monroe, US | 2019-06-20 |
| Dave Neiman | Plattsburgh, US | 2019-06-20 |
| Christine Colascione | Brattleboro, VT | 2019-06-20 |
| Nichole Carter | Esko, US | 2019-06-20 |
| Kristin Forttrell | Chazy, NY | 2019-06-20 |
| jared hogle | Plattsburgh, US | 2019-06-20 |
| amy robinson | Morrisonville, US | 2019-06-20 |
| Michael Lynch | Chazy, US | 2019-06-20 |
| Maddy Shiflett | Plattsburgh, NY | 2019-06-20 |
| Margaret Hutchins | Plattsburgh, NY | 2019-06-20 |
| Mary LaDue | Plattsburgh, NY | 2019-06-20 |
| Robert Belcher | Plattsburgh, US | 2019-06-20 |
| Connie Markowicz | Peru, NY | 2019-06-20 |
| Bryan Bradley | Brooklyn, US | 2019-06-20 |
| Maritza Alexander | Paterson, US | 2019-06-20 |
| Jordan Rund | Bronx, US | 2019-06-20 |
| Arthur Piatt | Woodland Hills, US | 2019-06-20 |

| Name | Location | Date |
|---|---|---|
| JEREMY BERGH | Livermore, US | 2019-06-20 |
| Quinn Stebbins | Plattsburgh, NY | 2019-06-20 |
| Judy Bombardier | Mooers, US | 2019-06-20 |
| Paul Deyo | Plattsburgh, US | 2019-06-20 |
| Nathaniel Horn | Plattsburgh, US | 2019-06-20 |
| Lorrielle Racette | Plattsburgh, NY | 2019-06-20 |
| Andrew Hurlock | Plattsburgh, US | 2019-06-20 |
| Patricia Loughan | Plattsburgh, NY | 2019-06-20 |
| Julia Tansor | Plattsburgh, US | 2019-06-20 |
| Gary Benoit | Palm Beach Gardens, US | 2019-06-21 |
| David Harris | Plattsburgh, NY | 2019-06-21 |
| Carol Ann Covey | Chazy, US | 2019-06-21 |
| Tina LeFevre | Plattsburgh, US | 2019-06-22 |
| Amy Longemps | Cadyville, NY | 2019-06-22 |
| Janet Kinne | Plattsburgh, US | 2019-06-22 |
| Teri Prunier | West Chazy, US | 2019-06-22 |
| Abigail Stgermaine | Plattsburgh, NY | 2019-06-22 |
| justin gumlaw | Rouses Point, NY | 2019-06-22 |
| Shawna DeAngelo | Morrisonville, NY | 2019-06-22 |
| Sarah Forkey | Plattsburgh, US | 2019-06-22 |
| Craig Avery | Plattsburgh, NY | 2019-06-22 |
| Kevin Butler | Plattsburgh, NY | 2019-06-22 |

| Name | Location | Date |
|---|---|---|
| Edward Knapp | Plattsburgh, US | 2019-06-22 |
| Trevor Deyo | Chazy, US | 2019-06-22 |
| Abigail Burdo | Elizabethtown, US | 2019-06-22 |
| Cat Taylor | Burlington, US | 2019-06-22 |
| Sheryl MacKinnon | Rouses Point, US | 2019-06-22 |
| Rob Rivers | Plattsburgh, US | 2019-06-22 |
| Megan Kirkland | Lapeer, US | 2019-06-22 |
| Ashley Dupra | Plattsburgh, NY | 2019-06-22 |
| Robert Inglis | Plattsburgh, NY | 2019-06-22 |
| Sara Lincoln | Plattsburgh, US | 2019-06-22 |
| Melissa Facteau | Plattsburgh, NY | 2019-06-22 |
| Lisa Frennier | Plattsburgh, US | 2019-06-22 |
| Jessica Bezrutczyk | Plattsburgh, US | 2019-06-22 |
| Erick Stevenson | Dover, NH | 2019-06-22 |
| Bradley Rushford | Churubusco, US | 2019-06-22 |
| Charles Bruce | Westport, NY | 2019-06-22 |
| Margaret Murat | Plattsburgh, NY | 2019-06-23 |
| Lisa Fisher | Plattsburgh, NY | 2019-06-23 |
| Giovanna Harvey | Plattsburgh, US | 2019-06-23 |
| Eileen Wood | Saranac, NY | 2019-06-23 |
| Murat Rosanne | Milton, US | 2019-06-23 |
| Linda Miller | Plattsburgh, US | 2019-06-23 |

| Name | Location | Date |
|---|---|---|
| Gretchen Vincent | Keene, NY | 2019-06-23 |
| rochelle ginis | plattsburgh, NY | 2019-06-23 |
| Jaime Simpson Mooney | Plattsburgh, US | 2019-06-24 |
| Greg Terry | Salem, US | 2019-06-24 |
| Devin Conner | Ellenburg Center, NY | 2019-06-24 |
| Vanessa Dickinson | Chazy, NY | 2019-06-24 |
| William Johnston | Plattsburgh, US | 2019-06-24 |
| Chris Mcfadden | Plattsburgh, NY | 2019-06-24 |
| Dale Juneau | Plattsburgh, US | 2019-06-24 |
| nikki lang | Moriah, NY | 2019-06-24 |
| Stephanie chauvin | West Chazy, NY | 2019-06-24 |
| kellan Wheeler | Plattsburgh, US | 2019-06-25 |
| Sherry Frenia | Schuyler Falls, US | 2019-06-25 |
| Beth Walker | Plattsburgh, NY | 2019-06-25 |
| Neil Walker | Champlain, US | 2019-06-25 |
| Jeremy Drayton | Lombard, US | 2019-06-25 |
| Mary Rietbrock | Warrensburg, US | 2019-06-25 |
| Dominique Giroux | Plattsburgh, US | 2019-06-25 |
| Timothy Palkovic | Plattsburgh, NY | 2019-06-26 |
| Daniel Sturrock | Plattsburgh, US | 2019-06-26 |
| Stephanie Phillips | Plattsburgh, US | 2019-06-26 |
| Stephen Schwartz | US | 2019-06-26 |

| Name | Location | Date |
|---|---|---|
| Shawna Weaver | West Chazy, NY | 2019-06-26 |
| Ron LaFountain | Plattsburgh, US | 2019-06-26 |
| Casey Myers | Plattsburgh, US | 2019-06-26 |
| Kaitlyn Mroczka | Plattsburgh, US | 2019-06-26 |
| Ethan Worley | Plattsburgh, NY | 2019-06-26 |
| Michael Racine | Plattsburgh, US | 2019-06-26 |
| Eugene Solomon | Roselle, US | 2019-06-26 |
| Jada Sisneros | Pueblo, US | 2019-06-26 |
| Ileas Harb | Derry, US | 2019-06-26 |
| Brea Hunt | Bakersfield, US | 2019-06-26 |
| Jaymon Resquer-Yorkman | Makaweli, US | 2019-06-26 |
| David Boucher | Delmar, US | 2019-06-27 |
| Brian Walsh | Plattsburgh, US | 2019-06-27 |
| Amanda Passino | Plattsburgh, US | 2019-06-28 |
| Ryan Imondi | Plattsburgh, NY | 2019-06-28 |
| Ryan Beebie | Plattsburgh, NY | 2019-06-28 |
| Terry Broderick | Plattsburgh, NY | 2019-06-29 |
| Robin Brown | Plattsburgh, NY | 2019-06-30 |
| Allison Hulbert-Bruce | Peru, US | 2019-06-30 |
| Diane Fine | Plattsburgh, US | 2019-06-30 |
| Jason McNabb | Aubrey, US | 2019-06-30 |
| Janet McDowell | Plattsburgh, US | 2019-06-30 |

| Name | Location | Date |
|---|---|---|
| Sharon Ratner | Plattsburgh, NY | 2019-06-30 |
| Susan Spissinger | Plattsburgh, US | 2019-06-30 |
| Lyndon Bohanan | Santa Rosa, US | 2019-06-30 |
| Josh Lezcano | Walnut Creek, US | 2019-06-30 |
| Monica Keith | Hyattsville, MD | 2019-06-30 |
| renee cao | Corona, US | 2019-06-30 |
| Tommy Dinet | US | 2019-06-30 |
| Sandra Murray | Bakersfield, US | 2019-06-30 |
| Edward Ackey | Plattsburgh, NY | 2019-06-30 |
| Robert Wolf | Plattsburgh, NY | 2019-06-30 |
| Casey McClain | Plattsburgh, NY | 2019-07-01 |
| Lisa Barron | Yelm, US | 2019-07-01 |
| Mindy Goldsmith | Plattsburgh, NY | 2019-07-01 |
| Noor Chalabi | Iraq, US | 2019-07-01 |
| Michelle Angelo | Nyack, US | 2019-07-01 |
| Autumn Sesta | Miami, US | 2019-07-01 |
| isabella garcia | Orlando, US | 2019-07-01 |
| Jolean Field | Central, US | 2019-07-01 |
| Shannon Bond | Plattsburgh, NY | 2019-07-02 |
| Henry Prewitt | Lexington, US | 2019-07-02 |
| Allissa Destini Miller | Ocala, US | 2019-07-02 |
| Alban Reci | Brooklyn, US | 2019-07-02 |

| Name | Location | Date |
|---|---|---|
| Kyle Jarchow | Englewood, US | 2019-07-02 |
| Heather Norcross | Champlain, US | 2019-07-02 |
| Ian Isenhour | Brooklyn, US | 2019-07-02 |
| Angelica Garza | Madera, US | 2019-07-02 |
| Johnathan Ortega | Phoenix, US | 2019-07-02 |
| Noah Contreras | Lakeside, US | 2019-07-02 |
| Ruben Savelson | Brooklyn, US | 2019-07-02 |
| Dominique Olivas | Riverside drive, US | 2019-07-02 |
| Derrick Almeida | Pompano Beach, US | 2019-07-02 |
| Josiah Henderson | Bakersfield, US | 2019-07-02 |
| Tammy LaBonte | West Chazy, NY | 2019-07-02 |
| Grant Walters | Seneca, US | 2019-07-02 |
| Brennain Degenhardt | Kirksville, US | 2019-07-02 |
| Franchesca Julian | Plattsburgh, US | 2019-07-02 |
| Edmund Hohls | Apex, US | 2019-07-02 |
| Kevin Bryan | Fort Pierce, US | 2019-07-02 |
| Adam Bullis | Dunnellon, US | 2019-07-02 |
| Ethan Partee | Pendleton, US | 2019-07-02 |
| Brittany Bain | US | 2019-07-02 |
| Jameel Charles | Brooklyn, US | 2019-07-02 |
| John Chapa | La Quinta, US | 2019-07-02 |
| Carly Smith | Plattsburgh, NY | 2019-07-02 |

| Name | Location | Date |
|---|---|---|
| Roscoe Duquette | Plattsburgh, NY | 2019-07-03 |
| Kara Bouyea | Plattsburgh, US | 2019-07-03 |
| Rachael Maurer | Plattsburgh, NY | 2019-07-03 |
| Nallely Zavala | San Diego, US | 2019-07-04 |
| Wendy Bridges | Champlain, US | 2019-07-06 |
| Kristi Pottichen | Plattsburgh, NY | 2019-07-06 |
| Jeremiah Benjamin | Plattsburgh, NY | 2019-07-06 |
| Brian McGinley Jr | Plattsburgh, US | 2019-07-07 |
| Heather Rager | Dallas, US | 2019-07-10 |
| kyleigh cemensky | Henderson, US | 2019-07-10 |
| Janet Lear | Fort Collins, US | 2019-07-10 |
| sebastian cole | medford, US | 2019-07-10 |
| Tamara Kcehowski | El Segundo, US | 2019-07-10 |

7/9/19

- Decreased public access to the riverfront and lack of public gatherings space.
- Elimination of Farmers & Crafters Market.
- A resulting City Parking Plan harmful to the accessibility, walkability and safety of our community.
- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Robin Davis | 25 Hickory St Plattsburgh NY | |
| Cory L Cereske | 25 Hickory St Plattsburgh NY | |
| Lynn Knapp | 24 Clinton St Plats NY | |
| ~~Alan~~ Scott MACEY | 7 Crown Pointe Rd | |
| Jesse Macey | Plattsburgh NY | |
| Evan Conroy | Plattsburgh NY | |
| Mike Cotter | Plattsburgh N.Y. | |
| David Turan | Plattsburgh NY | |
| Randolph Hemmings | Plattsburgh NY | |
| KRISTEN NEVERETT-BROWN | 85 MARGARET ST | |
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- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Ronald A Marino | 47 Sandra Ave City | |
| Alan B. Booth | 9 Flagler Drive | |
| Aaron Stanley | 257 S. Peru St | |
| William Lopez | 13 Court St | |
| Chris Barrow | 28 City Hall Pl | |
| Nora Gunjar | 108 Cooper Drive | |
| Patricia Miller | Miller St | |
| Jeanine Sawyer | 85 Miller | |
| Hannah McCawley | 105 Montcalm Ave | |
| Peter Kearney | 9 Ormsby Crick Pom | |
| Beth Ashab Sanner | 60 S. Dre 22B, Unit 3 Plattsburgh NY 12972 | |

7/9/19

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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Susan E Bruno | Willsboro, NY | Susan E. Bruno |
| Tumber Shepard | 37 Elizabeth St, Platts. | Tumber Shepard |
| Travis Shepard | " | |
| CLAYTON WRAY | 423 CUMBERLAND HEAD RD. | |
| LISA RICHARDS | PO BOX 15 Morrisonville NY | |
| Katharine Preston | Essex, NY | Katharine M. Preston |
| Kolleen Duley | SARANAC, NY | |
| SUSAN FREEN | 1480 CH. Rd. P'burgh | |
| JACKIE ANN CIAMPECCO | 16 Champlain, Plbgh | Jackie Ciampecco |
| Terri Chalubovs | 2 Pinebrook Dr 12962 | T Chalubovs |
| Emily Furman | 309 Mason Rd Westport 12993 | |
| Joe Steel | 7 High St. | |
| E Gadoua | 288 Cumberland Head Rd | E Gadoua |
| Faye Grabowski | City of Plattsburgh | F Grabowski |
| Mitch Willette | City of Plattsburgh | M Willette |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| MICHELLE HILLS | PLATTSBURGH, NY | M. Hills |
| Cheryl Lynn | Platts. NY | Cheryl |
| Maria Del Rio | Platts. NY | |
| Jane Lincourt | Plattsburgh NY | Jane M. Lincourt |
| Joanne Benjamin | Lake Placid, NY | Joanne Benjamin |
| DARBY TURNER | CHAZY, NY | |
| Heather Schlitt | Peru NY | Heather Schlitt |
| TOM NICHOLAS | " " | Thomas Nicholas |
| T. G. Wyeschoff | Peru, NY | T. G. Wyeschoff |
| Lynn C. Valenti | Plattsburgh, N.Y. | Lynn C. Valenti |
| Autumn Edmonston | Ellenburg Depot, NY | Edmonston |
| TAYLOR EDMONSTON | " " | |
| Cindy Arnold | Plattsburgh NY | Cindy Arnold |
| Jennifer Luther | Morrisonville, NY | Jennifer Luther |
| Deborah Allen | Plattsburgh NY | Deborah Allen |
| Heather Wetzstein | Plattsburgh NY | |
| Arthur Hallinger | Champlain NY | |
| Russell McCarthy | Mooers NY | Russell McCarthy |
| Kailey Maher | Rouses Point, NY | Kailey Maher |
| Sharon Schenkus | Peru NY | |
| Mary Meyer Boehman | Whallonsburg, NY | Mary Neil Boehman |
| Kathy Livingston | 2 University Plattsburgh NY | Kathy Livingston |
| GREG MICHAELS | 36 DURANDO ST. PLATTSBURGH NY | |
| Jessica O'Brien | | |

24

7/9/19

- Decreased public access to the riverfront and lack of public gatherings space.
- Elimination of Farmers & Crafters Market.
- A resulting City Parking Plan harmful to the accessibility, walkability and safety of our community.
- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Paul Dubvgue | | |
| Stephanie Snide | | |
| Karie Matthews | | |
| Elizabeth Eldredge | 11 Tioga Lane Plattsburgh | |
| Martha Chase | 27 Catalan Standish | |
| [illegible] Yulcum | 7 Point View Terr | |
| [illegible] | 87 Elizabethtown | |
| LORI SCHUDDE | 42 Elizabeth St | |
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6/17/2019 (91)

- Decreased public access to the riverfront and lack of public gatherings space. 497
- Elimination of Farmers & Crafters Market.
- A resulting City Parking Plan harmful to the accessibility, walkability and safety of our community.
- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Torrie Atkinson-Waldron | 13 Durkee St Plattsburgh | Torrie Atkinson Waldron |
| Sonya Dubois | 13 Durkee St Plattsburgh | [illegible] |
| Shannan Gillespie | 13 Durkee St. Plattsburgh | Shannan Gillespie |
| Angie Boyea | 13 Durkee St. Platts | Angie Boyea |
| Laura Irwin | 13 Durkee St Plattsburgh | [illegible] |
| Megan Verkey | 13 Durkee St. Plattsburgh | Megan Verkey |
| Amy Brown | 13 Durkee St Plattsburgh | Amy Brown |
| Kelly Clukey | 13 Durkee St. Plattsburgh | Kelly Clukey |
| Ann McCarty | 13 Durkee St Plattsburgh | Ann McCarty |
| Catherine LeBlanc | 13 Durkee St Plattsburgh | Catherine LeBlanc |
| Kathy Atkinson | 13 Durkee St Plattsburgh | Kathy Atkinson |
| Dawn Rushford | 13 Durkee St. Plattsburgh | Dawn Rushford |
| Derlin Gunnard | 13 Durkee St | Derlin Gunnard |
| Jason Pageau | 13 Durkee St | Jason Pageau |
| Jayden King | 13 Durkee St | [illegible] |
| Heather Mason | 13 Durkee St | Heather Mason |
| Debra Guynup | 13 Durkee St. | Debra Guynup |
| Nancy Crouthers | 13 Durkee St | Nancy Crouthers |
| William J Wells | 13 Durkee St | [illegible] |

14

- Decreased public access to the riverfront and lack of public gatherings space.
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- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| MARCIE WYAND | CC-DSS 13 Durkee | Marcie Wyand |
| Shelly Peryea | CCDSS / 13 Durkee | Shelly Peryea |
| AMANDA THERRIAN | CCDSS 13 DURKEE ST | [illegible] |
| Christine Allard | CCDSS 13 Durkee St. | Christine Allard |
| Travis Gorham | CCDSS 13 Durkee St | [illegible] |
| Lorene Easter | 13 Durkee St Platts | Lorene Easter |
| KRISTEN DELORIA | CCDSS - 13 Durkee St | [illegible] |
| Alane Manor | CCDSS - 13 Durkee St. | Alane Manor |
| Katie Coleman | CCDSS - 13 Durkee St | Katie Coleman |
| Stephanie Howes | CCDSS - 13 Durkee St | S. Howes |
| Maria Gushlaw | CCDSS - 13 Durkee St. | Maria Gushlaw |
| Amanda LePage | CC DSS 13 Durkee St. | Amanda LePage |
| Stacey Senecal | CCDSS 13 Durkee St | [illegible] |
| Cristina Bordeau | CCDSS 13 Durkee Street | Cristina Bordeau |
| Suzanne L. Neale | CCDSS - 13 Durkee St. | [illegible] |
| Lisa Begor | CCDSS - 13 Durkee St. | [illegible] |
| Brooke Maynard | CCDSS - 13 Durkee St. | B Maynard |
| Jennifer Smith | CCDSS - 13 Durkee St | Jennifer Smith |
| Nicole Rowe | CCDSS - 13 Durkee St. | Nicole Rowe |

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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

WORK MAKES IF YOU LIKE

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| LIZ ALLEN | 156 CORNELIA ST | |
| Jean McKee | 13 Durkee St | |
| Meagan Vandeuler | 80 Sally Ave | |
| Kaity Robertin | 13 Durkee St | |
| Christy Palmer | 13 Durkee St | |
| [illegible] | 13 DURKEE ST | |
| Cassandra Fletcher | 13 Durkee St | |
| Melinda Todd | 13 Durkee St. | |
| Claudia Drollette | 13 Durkee St | |
| Sherrie Siskovich | 13 Durkee St. | |
| Lisa Jordan | 13 Durkee St. | |
| Sheryl Moore | 13 Durkee Str. | |
| Susan Aley SUSAN ALEY | 13 Durkee St | |
| Tonya Greene | 13 Durkee St. | |
| Kim Peels | 13 Durkee St | |
| Joan Foley | 13 Durkee St | |
| Ed Darrah / ED DARRAH | Cornelia St. | |
| Robert J. Waldron | 13 Durkee St. | |
| Barbara Hollenbach | 13 Durkee St | |

91

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Anne Arthur | 13 Durkee St, Plattsburgh | Anne Arthur |
| Yvonne Hampton | 5219 North Catherine Platts | Yvonne Hampton |
| Laura Drum | 5221 North Catherine Platts | Laura Drum |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Alison Kaurofsky | 21 Linda Ln. P'burgh | Alison M Kaurofsky |
| A Bunker | 4383 STRT 3 REDFIELD | [illegible] |
| Tammie Pagean | PO Box 202 Dannemora, NY | Tammie Pagean |
| Lynn LaPierre | 263 Cornelia St Plattsburgh | Lynn LaP[illegible] |
| Anne Kirby | 194 Rand Hill Rd Morrisonville | [illegible] |
| Karen Favaro | DSS | Karen L Favaro |
| Jenna Kilcoyne | 726 Jersey Swamp Rd West Chazy, NY 12992 | Jenna L Kilcoyne |
| ALICIA Cooney | DSS 13 Durkee Plattsburgh 12901 | A Cooney |
| Gisele [illegible] | 13 Durkee St. Platts | [illegible] |
| Keirlyn Brunnup | 13 Durkee St Platts | Keirlyn Brunnup |
| Debra O'Brien | 14 Matthew Way #2 Plattsburgh | Debra O'Brien |
| Lori J. Jenkins | 172 Rugar St | [illegible] |
| Ray Clark | 58 Lynne St. | Ray Clark |
| Charles Arthur | 13 Durkee St | [illegible] |
| Sally Rock | 4 Durand St Plattsburgh NY | Sally Rock |
| Kim Case | Rt 22 Plattsburgh NY 12901 | [illegible] |
| Lilla Trow | 13 Durkee St Plattsburgh 12901 | Lilla Trow |
| Carol A Chauvin | Plattsburgh NY | Carol A Chauvin |
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- Decreased public access to the riverfront and lack of public gatherings space.
- Elimination of Farmers & Crafters Market.
- A resulting City Parking Plan harmful to the accessibility, walkability and safety of our community.
- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

WORK ADDRESS

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Thomas Webb | 13 Durkee St. | T Webb |
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8

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Kaylee Murnane | CCDSS - 13 Durkee St | [illegible] |
| Janice Minckler | CCDSS - 13 - Durkee St. | Janice Minckler |
| Jessica Gainer | CCDSS - 13 Durkee St | Jessica Gainer |
| Kendra Gertsch | CCDSS - 13 Durkee St | [illegible] |
| Kelley O'Connor | CCDSS - 13 Durkee St | Kelley O'Connor |
| Paula K Dew | 13 Durkee St, Plattsburgh CCDSS NY 12901 | Paula K Dew |
| Paul Hans | CCDSS - 13 Durkee St | [illegible] |
| Judy McKee | CCDSS - 13 Durkee St. | Judy McKee |
| Peggy Way | CCDSS 13 Durkee St | Peggy Way |
| Trevor St. Clair | CCDSS 13 Durkee ST | [illegible] |
| Heather Contessa | CCDSS 13 Durkee St | Heather Contessa |
| Starr Burke | CCDSS 13 Durkee St | Starr Burke |
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15 TO BE BROUGHT TO City Zoning Committee on MONDAY!

- Decreased public access to the riverfront and lack of public gatherings space.
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19x3

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Tess Bailey | CCDSS | Tess Bailey |
| William T. McNeely | CCDSS | William T. McNeely |
| Karen Ales | CCDSS. | Karen |
| Mandy Provost | CCDSS | Mandy Provost |
| Juanita Blanchard | CCDSS | SAME |
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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| ~~[illegible]~~ | ~~[illegible]~~ | ~~[illegible]~~ |
| ~~[illegible]~~ | ~~[illegible]~~ | ~~[illegible]~~ |
| Mary Hosie | 42 Riley Ave | Mary Hosie |
| Jon Parker | 13 Lorraine St | [illegible] |
| HALEIGH WILLETTE | 13 Lorraine ST | [illegible] |
| Tyler Rivers | 110 Bridge St. | Tyler Rivers |
| [illegible] | 55 Clinton St | [illegible] |
| [illegible] | 47 Pike St. | Ray Segarra |
| Jonathan Bryce | 4 Carmen Drive | Jonathan Bryce |
| DILLON Cashman | 5483 Perry St | DILLON Cashman |
| Dennis Barkem | 118 SAILLEY #21 | Dennis Barkem |
| Mark LaPointe | 24 Broad St Apt 1 | [illegible] |
| Joey Ormsby | 64 elizabeth | [illegible] |
| Chris Sarsons | 30 Cobb Spring | [illegible] |
| ~~[illegible]~~ | | |
| Lillie Corn | | Lillie Corn |
| Steven Murray | 7 Pine St. Apt 2 | Steven Murray |
| Tara Daly | 5045 S. Catherine #5 | Tara Daly |
| Julie Bouyer | 8 Hamilton St Apt A | Julie Bouyer |

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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Ashley Taylor | 27 Macomb St | Ashley Taylor |
| Melissa Jennette | 8 Hamilton St Apt B | Melissa Jennette |
| David Turan | 15 bridge st | David Turan |
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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| PETER M. CENTRELLA | 3 O'CONNELL WAY #11 PLATTSBURGH, NY, 12901 | Peter M Centrella |
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- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Ana Trombley | 46 1/2 montcalm Ave | Ana Trombley |
| Myranda Carr | 5155 North Cut Street | [illegible] |
| Darryll Best | 8 Macomb St. | [illegible] |
| Stanley Rock | P.O. Box 1767 Plattsburgh | Stanley Rock |
| Gabrielle Rose | 71 Clinton St Apt 11 | [illegible] |
| Matthew Sullivan | 81 Champlain St #2 | [illegible] |
| Shawn Switzer | 40 Sailly Ave | [illegible] |
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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| David Brown | 3954 RV/22 PLATTS | |
| Christian Velazquez | 64 Broad St. | |
| Nicole Fine | 34 [illegible] 12901 | |
| [illegible] | 32 Broad St [illegible] | |
| [illegible] | 32 Broad St [illegible] | |
| [illegible] | 27 [illegible] | |
| [illegible] | 27 Broad St. | |
| Kim C Budwick | 4 Cornelia St. | |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Natalie Wandl | 383 CHR Plattsburgh | Natalie Wandl |
| Drake Shirley | 44 main mill st | [illegible] |
| William Ashabranner | 5059 S. Catherine St | [illegible] |
| Brandon O'Connell | 76 Oak street | [illegible] |
| Chris Byrne | 178 Cornelia St. | Chris Byrne |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| RANDALL MARTIN | 17 Kearney Ave Plattsburgh | Randall S Martin |
| BETH MARTIN | " | Beth Martin |
| Christian Rodriguez | Plattsburgh, NY | [illegible] |
| Carole Morton | Mooers, NY | Carole Morton |
| Alan Kay | 80 Margaret St | Alan Kay |
| Charles Shatraw | 4850 St. Rt. 374 Lyon Mt | C Shatraw |
| Janelle Michalski | 123 RIVER RD. PERU, NY | Janelle Michalski |
| Sonia Hazelden | 132 Prospect St Plattsburgh | Sonia Hazelden |
| Bill Jeter | PO Box 49 Rainbow Lk | [illegible] |
| Jason Hatchard | 5259 N. Catherine St Plattsburgh | [illegible] |
| Jim Stafford | 667A Calkins Rd Peru | Jim Stafford |
| Kate Lamery | 1062 Cumberland Rd | [illegible] |
| Jolene Trayah | 170 Irish Settlement Rd | [illegible] |
| Shaun Lyons | 140 US oval | [illegible] |
| Carla Hausrath | 1 Mc Martin St. Plattsburgh | Carla K. Hausrath |
| Anita Bodray | 63 Cumberland | [illegible] |
| Marie-Josée Métivot | 162 ch. St-Charles, Greenfield Park | [illegible] |
| Tommy Aka | 53 Mason Rd. Champlain | [illegible] |
| Nick DiVita | 5225 N. Catherine St. | [illegible] |
| VICTORIA GARROW | 178 WALLACE HILL Rd Plattsburgh | [illegible] |
| Kelsey Chatelle | 342 Murtagh Hill Rd Mountain View, NY | Kelsey Chatelle |
| JIM FLEURY | PLATTSBURGH 100 CORNELIA ST. | James R. Fleury |
| Patrick Malley | 6 City Hall Place | Patrick Malley |
| Kellie Breen | 1668 Ashley Rd #2 West Chazy, NY 12992 | Kellie Breen |

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| April King | 401 Bashow Road Mavers Mass | |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Halie Simmons | 117 Court St. | |
| Kathy Moran | 30 Macomb St | |
| M. RISLEY | 100 RUMADORE | |
| Aubrey O'Hagan | 9 Elizabeth St. | |
| Ryan Demers | 15 TOM MILLER RD | |
| Paul J. Miller | 25 Bridge Street | |
| Amanda Miller | 25 Bridge Street | |
| Lauren Parnes | 22 US Grant Smith Hill | |
| Carrie Wray | 203 Patent Rd Peru | |
| Patrick Cole | 39 Bridge St. | |
| Lisa L Mitchell | 207 John Boswell Rd Peru NY | |
| BRIDGET ST. JOHN | 306 Lake Serenity Rd Saranac NY 12981 | |
| Susan Griskonis | 2871 Silver Lake Rd | |
| Calvin Tubo | 8020 Route 9 Plattsburgh NY | |
| Brandon Brockel | 13 City Hall Place #1 | |
| Laurie D | 9 Champlain St | Laurie Dalay |
| MATTHEW HALL | 28 CITY HALL PL. #8 | |
| Lawrence Paola | 433 Point Au Roche Rd Plattsburgh, NY | |
| Margaret Snide | 5329 Rt 374 Merrill NY 12966 | |
| Lynn Nephew | 787 Durand Rd Plattsburgh NY 12901 | |
| Casey Nephew | 787 Durand Rd Plattsburgh NY 12901 | |
| Victoria Babbie | 18 Smith St Plattsburgh NY | |
| Kim LeClair | 111 Elizabeth | |
| Bernadette Cox | 56 Robare Rd Keeseville | |

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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Ruth Yourdon | Keeseville | Ruth Yourdon |
| Andrea Green | Cadyville | Andrea Green |
| Tyler Richard | Plattsburgh | [illegible] |
| Claudio Fontana | Plattsburgh | [illegible] |
| Sarah Mundy | Plattsburgh | [illegible] |
| Alexandra Jarone | Plattsburgh | [illegible] |
| Libby Yokum | Plattsburgh | Elizabeth (Libby) Yokum |
| Benita Tonegawa | Moers | B Tonegawa |
| LOGAN BRIEN | PLATTSBURGH | [illegible] |
| Andrew G. Wilkowski | Lyon Mt. | [illegible] |
| Sydney Durham | Plattsburgh | Sydney Durham |
| Jordan A. Ford | Plattsburgh | Jordan Alexander Ford |
| JAMES SORREN | AuSABLE FORKS | [illegible] |
| ALLAIRE D MORONT | PLATTSBURGH | Allaire D Moront |
| Brenda Taune | Plattsburgh NY | Brenda K. Taune |
| DANA DONAHUE | Saranac, NY | [illegible] |
| Carol Pennell | Willsboro, NY | Carol Pennell |
| AUSTIN PETRASHUNE | PLATTSBURGH, NY | [illegible] |
| PAT OSTRANDER | PLATTSBURGH, NY | [illegible] |
| Jeannie Howard | Plattsburgh, NY | Jeannie Howard |
| Samuel Breyette | Plattsburgh, NY | Samuel Breyette |
| Juanita DesRocher | Plattsburgh | Juanita DesRocher |
| Nellie DesRocher | Plattsburgh (Downtown) | Nellie DesRocher |
| Amanda Reil | Plattsburgh | [illegible] |



24

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| CAROLE DUBOIS | 45 FORT BROWN Rd | Carole DuBois |
| Megan Monica | plattsburgh NY | Megan Monica |
| John S Stedin | Durkee St | [illegible] |
| Bryan Kieser | Plattsburgh NY | [illegible] |
| DIANA STAHL | KEESEVILLE NY | Diana Stahl |
| MATT LOACH | PLATTSBURGH, NY | [illegible] |
| MARY MAIER | 157 Miller P'burg | [illegible] |
| Dakota Flynn | 64 US OVAL | [illegible] |
| Erica Brooks | 40 Lunde Street | [illegible] |
| Collin Fuller | Keeseville NY | [illegible] |
| Jennifer Fiske | 18 Covel Way, Peru | [illegible] |
| M S Mulvey | 10 City Hall Pl | [illegible] |
| Eddie Vega | 10 City Hall Pl | [illegible] |
| Shannon Laddam | 153 Margaret St Apt 3 Plattsburgh NY | [illegible] |
| CRIS ROWLES | 124 Margaret St. #202 | [illegible] |
| June Foley | 41 Hillcrest Ave | [illegible] |
| Denise Thibodeau | 1 Howard Dr Peru, NY | [illegible] |
| Donald E. Thibodeau | 1 Howard Dr. Peru NY | [illegible] |
| Linda Hayes | 32 Sand Hill Rd Morrisonville NY | Linda Hayes |
| Kimberly LaRean | 1353 Cumberland Head Road | [illegible] |
| Michelle Rancourt | Mcnitt, NY 12955 | [illegible] |
| Tesha Hutt | 907 State Route 22B | [illegible] |
| GEORGE FLYNN | 71 Clinton St Apt 9 | [illegible] |
| Greg Gaul | 13 Blueberry Road, Peru | [illegible] |

- Decreased public access to the riverfront and lack of public gatherings space.
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- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Paul Adams | Peru, NY | |
| Victoria Marsh | Plattsburgh, NY | |
| Joseph Brown | Pere Street | |
| Jesse Maney | Ellenburg, NY | |
| Olivia Winterbottom | Plattsburgh, NY | |
| Nicole Clukey | ~~[illegible]~~ Plattsburgh, NY | |
| Elizabeth Herkalo | Plattsburgh, NY Shamrock, ct. | |
| Heather LaBarre | Plattsburgh NY | |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| DAVE GAINER | 231 Margaret St | D Gainer |
| Ian Matthews | 3 Miller St. | Ian Matthews |
| ALEX NARAU | 1 DOC STREET | [illegible] |
| Simy Mohn | 134 Margaret St | [illegible] |
| Travis Gorham | 14 LeBlanc Lane | [illegible] |
| Amber Musso | 14 LeBlanc Lane | [illegible] |
| Essyne Gorham | 14 LeBlanc Lane | [illegible] |
| Amara Gorham | 14 LeBlanc Lane | [illegible] |
| Devai Gorham | 14 LeBlanc Lane | [illegible] |
| Kylin Gorham | 14 LeBlanc Lane | [illegible] |
| Astoria Gorham | 14 LeBlanc Lane | [illegible] |
| Laxxen Gorham | 14 LeBlanc Lane | [illegible] |
| Joseph Musso | 67 Grace Ave Apt. | [illegible] |
| Justin | 70 broad st | [illegible] |
| Lynn Boulerice | 7673 Rt 9 | Lynn Boulerice |
| Kathy Baker | 7673 Rt 9 | Kathy Baker |
| Angela Esposito | Harsey Ct | Angela Esposito |
| Meghan O'Toole | 7673 Rt 9 | Meghan O'Toole |
| Jon-Paul Deshaies | 7675 Rt 9 | Jon-Paul Deshaies |
| Judy LaBrandy | 93 Pilgrt St | [illegible] |
| Cory St. John | 131 Cornelia St | [illegible] |
| Christina Elliott | 131 Cornelia St. | [illegible] |
| Brad IZZO | 189 Parker Rd West dwy | [illegible] |
| Adam Lagrave | 7714 Gilmore Lane | Adam Lagrave |

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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Favian Vera | 21 Wells Street | |
| John C. LAFABEE | 72 Clinton St | |
| Daniel Cole | 3884 Rt 22 Apartment 2 | Daniel Cole |
| Kayla Sorrell | 3884 Rt 22 APT. 2 | Kayla Sorrell |
| Kira Miller | 8 green tree drive | Kira Miller |
| Edwin Gonzalez | 73 Cornelia APT E | Edwin Gonzalez |
| Andrew Kovanic | Platts Burgh NY | |
| Joshua DuBray | 24 city Hall PL | |
| Danielle [illegible] | 75 Beekman | |
| Scotty Miller | 2 margarette | |
| Christopher Buerkett | 26 Cornelia St. | Christopher Buerkett |
| Jamie Christensen | 214 Ganong Dr. Saranac | Jamie Christensen |
| John Zayas | 96 margaret | |
| Richard Gray | 225 Rugars | |
| Larry DeTan | 84 Wall St. | |
| Les Cosgrove | 84 Wall St. | Leslie Cosgrove |
| Spencer Ferguson | 170 Monty Rd | |
| Andrew Ferguson | 170 Monty Rd | |
| Hannah Farley | 175 Monty Rd | |



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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| | PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|---|
| 1 | Robert LaFleur | 23 Sanborn Av | [illegible] |
| 2 | MARY LEVASSEUR | 53 champlain St | Mary L. |
| 3 | Allison Tatro | 5498 Petra St. | Allison Tatro |
| 4 | M. Sheilph | 63 Bridge St | [illegible] |
| 5 | Karen Salka | 90 Bridge St | Karen Salka |
| 6 | JEAN LAFAVE | Cliff Haven | Jean M Lafave |
| 7 | Jane Frehling | 90 Bridge St | Jane Frehling |
| 8 | Allison Ancelli | 44 Bridge St | [illegible] |
| 9 | Earl Dahl | 60 Bridge st | [illegible] |
| 10 | DJ King | 60 Bridge St | [illegible] |
| | TYLER WHITE | 280 CORNELIA ST | [illegible] |
| | Richard Mosick | 13 Pond street | [illegible] |
| | [illegible] | 5446 Prue ST | Marcus Raine |
| | Brigitte Duhamel | 33 Fort Brown Drive | Brigitte Duhamel |
| | Michelle Mosher | 184 Maple ST | Michelle Mosher |
| | [illegible] | 121 Miller Street | Alex Gephart |
| | Kelsey Cutcher | 141 Beekman St | Kelsey Cutcher |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Nicole L. Hamilton | 7 Renaissance Village Way | [illegible] |
| Vincent Tricozzi | 39 Clinton St. | Vincent Tricozzi |
| Lynn Neale | 37 Clinton St. | Lynn Neale |
| Terry Engler | 1 Brookview Dr | [illegible] |
| Linda Gremich BLAKE | 23 Clinton st | Linda Gremich Blake |
| David L. Murcheson | 89 Margret St. | [illegible] |
| Corey Duquette | Plattsburgh | [illegible] |
| Cameron Guerin | Plattsburgh | [illegible] |
| Corey Dragoon | Plattsburgh | [illegible] |
| Daryn Johnston | Plattsburgh | [illegible] |
| TONY [illegible] | Plattsburgh | [illegible] |
| Zach R Moore | Plattsburgh | Zach R Moore |
| Wendy F Cribb | 5061 South Catherine st. Plattsburgh, NY 12901 | [illegible] |
| Kyle McArthey | 88 Pine St | [illegible] |
| Dakota Gowett | 9 Macomb st | [illegible] |
| Syrieanna Barker | 205 Route 9N | Syrieanna A Barker |
| T Wiewrance | H WESTWOOD | [illegible] |
| Donovan Schiraldi | 61 Lafayette | [illegible] |
| Will Griffith | 40 Tiffany Way | [illegible] |
| Tonya Quimette | 706 Salmon River Rd | Tonya Quimette |
| Catherine Hernandez | 5116 North Catherine | Catherine Hernandez |
| Natasha Courtier | 40 Tiffany Way | [illegible] |
| Sara Teeple | Cobblegate Way | [illegible] |
| Carla Brotherton | 23 Sandborn Ave | Carla Brotherton |

24

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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| | PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|---|
| 1 | André Whitford | 4819 #16 | André Whitford |
| 2 | Peter Forster | 63 margaret st | Peter Forster |
| 3 | Danielle Wiebel | 4957 S Catherine St Apt B Plattsburgh, NY 12901 | Danielle Wiebel |
| 4 | Alesha Bailey | Waterhouse St | Alesha Bay |
| 5 | Chad Dickson | 7 Protection Ave | Chad Dickson |
| 6 | Brittany Evens | 28 Clinton St. | Brittany Evens |
| 7 | DEBRA WILKIE | 28 Clinton Street | Debra Wilkie |
| 8 | GAIL WILFORE | 50 CLINTON ST. | PLATTSBURGH, NY 12901 |
| 9 | Kasey Young | 43 Clinton St | Kasey Young |
| 10 | Maribeth Amadeus | 43 Clinton St. | M Amadeus |
| 11 | Michele Phillips | P.O. Box 177 Ellenburg Depot, NY 12935 | Michele C. Phillips |
| 12 | Ramona L Killam | 194 Cleng Rd. W. Chazy, NY. 12992 | Ramona L. Killam |
| 13 | JANE DESOTELLE | 61 RILEY AVE. PLATTSBURGH, NY | Jane DeSotelle |
| 14 | Marilyn C Bechard | 41 Sanger Ln West Chazy NY | Marilyn C Bechard |
| 15 | CONNIE CASSEVAUGH | Farmer's MKT vendor | Connie Cassevaugh |
| 16 | Bonnie Gonyo | 308 W Church St W. Chazy | Bonnie Gonyo |
| 17 | Debbie Hughes | 2 Flanagan Dr P'burgh | [illegible] |
| 18 | Lou Lesniak | 239 ADAMS RD MALONE | Lou Lesniak |
| 19 | Kimberly Ostt | 239 Adams Rd Malone | [illegible] |

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| | PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|---|
| 1. | Marcia Gokey | PO Box 66 Saranac 12981 | [illegible] |
| 2 | Rebecca Lasalle | 432 Bucks Cross Rd Saranac NY 12981 | [illegible] |
| 3 | Aaron Cross | 10 Sunborn Ave | [illegible] |
| 4 | Richard Corbel | 1469 Rt 9 K Ville | [illegible] |
| 5 | ROBIN BURL | 347 Bradford Rd Plattsburgh | Robin Burl |
| 6 | Josh Rivers | 188 Ainerson Rd Plattsburgh NY | Josh Rivers |
| 7 | [illegible] | Warren Tire | James Vincent |
| 8 | [illegible] | warren tire | [illegible] |
| 9 | Todd LaMere | Body And Tattoo | [illegible] |
| 10 | Joseph Lamoy | 456 Boper Street | [illegible] |
| 11 | Stephanie Gray | 37 Broad St. Apt 4 | [illegible] |
| 12 | Christopher Nicholson | 122A Rohase Rd. Keeseville, NY | [illegible] |
| 13 | Melissa Poirier | Farmers market Vender 93 Earlville Rd Chateaugay Ny | Melissa Poirier |
| 14 | Lance Agnew Jr | 21 Quality Dr Plattsburgh | [illegible] |
| 15 | Cody Reed | 15 Bridge St | [illegible] |
| 16 | Jason Owsty | 6 Green St Plattsburgh | [illegible] |
| 17 | JOHN A. COOK | 27 MACOMB. Street | John A. Cook |
| 18 | LARRY Church | 14 WEED ST | Larry Church |
| 19 | | | |

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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| | PRINT NAME | ADDRESS | SIGNATURE | |
|---|---|---|---|---|
| 1 | Mary Audetto | 605 R 122 Platt | Mary Audetto | |
| 2 | Genevieve Noone | 377 Cemetery Rd | Genevieve Noone | (Vendor Pbyn Franklin) |
| 3 | Van Tran | 16 Brinkerhoff St | Van Tran | |
| 4 | Sheila Desco | 12 Brinkerhoff St | Sheila Desco | |
| 5 | Shelley Fracalossi | 12 Brinkerhoff St | Shelley Fracalossi | |
| 6 | JANE GALLETTI | 11 LAFAYETTE ST APT A | Jane Galletti | |
| 7 | Shauvice Bonnior | 11 Cayhan Mills Rd | Shauvice Bonnior | |
| 8 | Jared Wisher | 13 Fuller Rd | | |
| 9 | Brooke Hughes | 17 Court Street | | |
| 10 | Tina Ashline | 24 S Clews Manway | | |
| 11 | Melissa Richardson | West Chazy | | |
| 12 | Barry Goeman | Plattsburgh | | |
| 13 | Michael Agoney | Po Box 760 Morrison | | |
| 14 | Michael Ucciardino | 3 Stoneway Apt 2 | | Vendor @ The Farmer's Market. |
| 15 | Praxedis Adolfo Leyva | 4 terrace west way | | (vendor @ PFCM) |
| 16 | James Cayea | Vendor | James Cayea | |
| 17 | Rita Santamore | Vendor 264 Santamore Rd Churubusco NY | Rita Santamore | |
| 18 | Susan Carusone | vendor- 432 Emery Rd Moores Forks NY | Susan Carusone | |
| 19 | Susan Aspinwall | Patron, VT | Susan Aspinwall | |
| 20 | Crystal Georgeson | 376 Margaret St. Platts. | | |
| 21 | Sean Farrell | 376 Margaret St. Platts | | |
| 22 | Ashley Lewasseur | 73 Blake Rd Moores NY 12958 | | |
| 23 | Kathleen Craig | 62 Nashville Rd Saranac | | |
| 24 | Terri A Baugh | 27 Appons St Plattsburgh | | |

24

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**~~Say "YES" to support Development Plans for Durkee Street that actually benefit our community.~~**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Michael Holdridge | 20 Brown RD Peru NY | |
| Travis Dumas | 30 Sailey RD NY | |
| LEONARD SEMBLY | 12 Eddie Drive | Leonard D Sembly |
| Tina M. Dameron | 12 Eddie Drive NY | Tina Dameron |
| Cynthia Lathrem | 24 Grace Ave | |
| Sharon Reid | 87 Montcalm Ave | |
| Cathy Sterling | 9450 Rt. 9 Chazy | |
| Sarah Lamb | 21 Donsbach Pl Massena NY | |
| JON LAYO | 14398 st. hwy 37 Massena NY | |
| Joseph Bodette | 4 College Cir | Joseph Bodette |
| Jordan Barrett | 100 OAK | |
| [illegible] | 12 ~~Miller~~ Westland Ave | |
| Duane Saine | 12 Westland Ave | Duane Saine |
| Abby LaBounty | 34 Champlain St. | |
| MARC SOLA | 24 BROAD ST #11 | |
| Teresa Minardi | 44 Grace Ave | Teresa Minardi |
| Jesse Hoffman | 44 Grace Ave | |
| Mike Slominski | 5 Broad | |
| Mitchell Terry | 102 Oak st | |

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Joe Garcia | 53 Court St | Joseph R. Garcia |
| Jesse Hoffman | 44 Grace Ave | [illegible] |
| Teresa Minardi | 44 Grace Ave | Teresa Minardi |
| Nicholas Thurz | 6 Palmer Street Apt 3 | [illegible] |
| Joey Jamison | 116 Cornelia St Apt C | Joey Jamison |
| Michael Cahill | 59 MARGARET ST | [illegible] |
| Craig Burdick | 85 Margaret St | [illegible] |
| Tammy Russell | 5045 S. Catherine St. Apt 14 | Tammy L. Russell |
| Mike Obert | 44 Court St | Mike Obert |
| Steve Carver | 54 Palmer | [illegible] |
| Suzanne Daley | 4 Lexington Ave | Suzanne Daley |
| Jay Robbins | 13 Couch St | [illegible] |
| Zach Mulloy | 22 Pleasant St | [illegible] |
| Ashley Rasco | 10 Goff Ave | Ashley Rasco |
| Bueta Dodds | 2016 apt C South Catherine | Bueta Dodds |
| [illegible] | 35 Dennis Ave | ~~Vicki~~ Victie Carpenter |
| Beth Dickson | 5263 No Catherine | Beth Dickson |
| [illegible] | 5263 No. Catherine | Erin K. Casey |
| [illegible] | 74 Brinkerhoff St | [illegible] |
| Lawrence Dupont | 17 Pike St. | Lawrence Dupont |
| Matt Stone | 273 Big Apple Rd | [illegible] |
| Scott Stone | 62 Bartlett Mountain Rd | [illegible] |
| Nathan Armes | 1021 Barney Downs Rd | Nathan Armes |
| Victoria Ratliff | 81 Sand Rd | Victoria Ratliff |

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**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Trudell Ingbretson | PO Box 189, Keeseville, NY | Judy T |
| Samuel Marcotte | " | [illegible] |
| Sharron Black | Miller St | [illegible] |
| Jeff Watts | 87 Maynard St | [illegible] |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Andrew Trudeau | 64 margret | [illegible] |
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| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Patrick Collins Jr | | [illegible] |
| Destin Hansinger | | [illegible] |
| Dimitri Hagar | 41 Couch St. | [illegible] |
| KRISTIN CONWAY | 138 MONTCALM AVE | [illegible] |
| Nathan Giroux | 95 oak st. | [illegible] |
| Olivia Gonyo | 1164 Herrick Road | [illegible] |
| Sierra Gonyo | 1164 Herrick Road | [illegible] |
| Brad[illegible] | [illegible] | [illegible] |
| [illegible] | 15 Charter Way | [illegible] |
| [illegible] | 12 Oxford St | [illegible] |
| Elizabeth M Cameron | 80 Scully AVE | [illegible] |
| Taylor Manor | 10 Joyce AVE Hudson | [illegible] |
| SARAH WOLF | 143 Cornelia St Rear | [illegible] |
| [illegible] | 142 Bridge ST | [illegible] |
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# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Jennifer Boyer | 17 Heritage Dr. Plattsburgh | [illegible] |
| [illegible] | 9 Pond St | KARLA OEHLER |
| Kim J Carpenter | 1673 Rock St | Kim J Carpenter |
| Stasi Tavenier | 86 Arno Rd | Stasi Tavenier |
| Jody Leavens | 24 Margaret St. | [illegible] |
| Christine Seller | 23 Brinkerhoff | Christine Seller |
| BRIANNE KENNEDY | 59 BROAD STREET | Brianne Kennedy |
| Pat MacManus | 481 Miner Farm Rd | Pat MacManus |
| Tenzin Dorjee | 78 Margaret St | [illegible] |
| Laura Cochran | 82 Margaret St. | [illegible] |
| Art Grant | 110 Margaret St. | [illegible] |
| Emily Hutchins | 103 Margaret St | Emily Hutchins |
| Ariel Voss | 103 Margaret St. | [illegible] |
| Matthew Waldron | 50 Plank, Ellenburg | [illegible] |
| Peter Kriyziotis | 103 MARGARET ST | [illegible] |
| David A. MacIntosh | 1138 Cumberland Head Rd | David A. MacIntosh |
| Victoria Goddeau | 5043 South Catherine St | [illegible] |
| Shane Fordham | 70 Margaret St | [illegible] |
| Camera Dan | 28 City Hall | [illegible] |
| Terry Doran | 28 City Hall | Terry Doran |
| RYAN Lynch | 37 Set Point | [illegible] |
| Kelly Lynch | 37 Set Pt | [illegible] |
| Stephen Jackson | 6 Iagelli Ave | Stephen Jackson |
| Dave Bowe | 29 Tom Miller | [illegible] |

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Sam Nelson | 6 Shelburne st | |
| Theresa Mesec | 562 St Johns Rd. Champlain, NY | Theresa Mesec |
| | 53 Clinton St. | |
| Jim Reid | 42 SET POINT | |
| William Versteeg | 53 Clinton St | William Versteeg |
| Ziad Sassine | Hobie's | |
| Joey Whalen | 58 Sailly Ave | |
| Rachael Demirgor | 5080 S. Cath | |
| Brandon Martineau | 35 clinton St. | |
| Stacy Sewell | 5498 Peru St. | |
| SAVERIO MINARDI | 93 MARGARET ST. | |
| Pamela Minardi | 93 Margaret st | Pamela Minardi |
| Nick Ratliff | 28 Nichols Rd | |
| Joe Malsy | 91 Margaret st | |
| Lily Adams | 53 Broad st | |
| Kylee Snider | 12 Sonya way | Kylee Snider |
| Shawnn Lushia | 55 Cross Rd. | Shawnn Lushia |
| Dylan Gladd | 1 Lilion Lane | |
| Richard Gladd | 1 Lilion Lane Champlain | |
| Jim Waldron | 8 Fanelli Ave | |
| MINARDI GIAN F. | 103 OAK | |
| | | |
| | | |
| | | |

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Corey Rapp | 80B Margaret St. | |
| Timmy Blaze | 2014 northcat | |
| Jeff Watts | 87 Margaret St. | |
| Shannon Drowne | 77 Margaret St. | |
| x Jeremy Drowne | 77 Margaret St | |
| MARK MESCHINELLI | 9 CITY HALL PL | |
| Meg Leary | 13 City Hall | |
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# Please support our Downtown Community!

- Decreased public access to the riverfront and lack of public gatherings space.
- Elimination of Farmers & Crafters Market.
- A resulting City Parking Plan harmful to the accessibility, walkability and safety of our community.
- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Rya M Guynp | 3 Stonegate way | |
| Brian Thurston | 198 Fox Farm rd | |
| Julie Duquette | 24 Margaret Street | |
| Colin McCullough | 444 Elm St. Apt. 2 | |
| David Parrend | 35 Clinton St. Apt 2 | |
| Joyce Samonek | 1305 Fiske Rd Chazy | Joyce Samonek |
| Kyle Reeves | 534 Salmon River | |
| Emalie Nestle | 534 Salmon River | Emalie |
| Joe Mt Lynn | 91 Margaret | |
| Tim Cable | 84 Margaret St | Tim Cable |
| Maurice Daniels | 134 Brinkerhoff St Apt 3 | |
| Nicholle Dominy | 3091 Alexander Rd | |
| Michael Carey | 46 miller St Apt 6 | |
| Julius Burres | 128 Court St | |
| Ms. Dupree | 194 Oak St. | Ms Dupree |
| William Price | 63 Brinkerhoff | |
| Nancy Price | 63 Brinkerhoff | Nancy T. Price |
| Mark Lautenschlager | 44 Grace Ave | |
| Melanie Taylor | 44 Grace Ave | |

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Brionna Wildman | | |
| Brionna Weldman | 171 Cross Rd | Brionna Weldman |
| Nathaniel Barber | 9 Lafayette St | |
| MAURICE Green | 419 St Rt 11 Chaplain | |
| Kelly Nen | 4897 US AV 12961 | Kelly N |
| Alexy Herera | 55 Gynup Ln | |
| Bradley B. Marr | 6 Mohican Ln | |
| Roland Ray | 37 Pine Bulbaie | |
| WALTER MOUSSEAU | chaneCAX | |
| Ken Delatrange | 29 Cedar St Chaplain | Ken Del |
| Adam Jacques | 15 Holland Ave | |
| Kathleen Lee | 81A Cornelia | K. Lee |
| [illegible] | 6 Lafayette St. Apt. 35 | [illegible] |
| Wisniewski | 790 State Rt. 22 | Javier R Wisniewski |
| [illegible] | 100 Cornelia St. | Spencer Brakely |
| [illegible] | 25 Hartwell St. | [illegible] |
| FRANKLIN | | |
| Kevin Sanchez Carlos Ramon JR JR | | |
| Toni Shahbazova | | Toni Shah |
| Shanna Bruyere | 85 Vanuma | Shanna Bruyere |
| Marty Marson | 15 CV Way | |
| Lindsay Nerson | 4067 State Route 22 | Lindsay Nerson |
| Tim Schwerk | 4061 Route 22 | |
| Brayan Fulgencio | 57 Broad St | Brayan Fulgencio |
| Jack Laboca | 55 Broad St | Jackie Laboca |

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| BRYAN G PARROTTE | 239 MANNING BLVD | Bryan Parrotte |
| Roberta Firenze | 7 Arrowhead Dr | [illegible] |
| Nathan Armes | 621 Barney Brook Rd | [illegible] |
| Debra A. Lopez | Box 1113 Plattsburgh | Debra A. Lopez |
| Keith McLaughlin | 8 Pond St. Apt. 1a | [illegible] |
| Jennifer Anne Rock | 183 So. Peru St. | Jennifer Anne Rock |
| Andrew Kramer | 25 Sheep Lane | [illegible] |
| Taylor Olmstead | 73 Ver St. W | [illegible] |
| Susan Bri | 8 Spaulding Dre | Susan B. |
| Dustin King | 24 Broad st | Dustin King |
| Dustin Nabz | 87 Matcalm | [illegible] |
| [illegible] | | |
| CHRIS GIAGAMI | 2 Cornelia | [illegible] |
| Greg Phelix | 36 Weed St | [illegible] |
| MaKayla Suddard | 6 Hardwood Dr | [illegible] |
| Brittany Sayah | 1 Mill St. | Brittany Sayah |
| Josh Mitruc | 56 Sandra Ave | [illegible] |
| Kyle Brau | 102 Brinkerhoff | Kyle Brau |
| Kathryn Murphy | 73 Margaret St | [illegible] |
| Angelar Elle | 164 royal St. | Angelar Elle |
| [illegible] | 16 Cedar St. Ft. Ca, NY | [illegible] |
| Doug Smith | 215 Wallach Hall | [illegible] |
| Steven Rivers | 110 Bridge Drivers | [illegible] |
| William Badger | 12 Lafayette St Apt 3 | William A Badger |

- Decreased public access to the riverfront and lack of public gatherings space.
- Elimination of Farmers & Crafters Market.
- A resulting City Parking Plan harmful to the accessibility, walkability and safety of our community.
- Increased cost of living for downtown residents, employees and visitors due to resulting paid parking system.

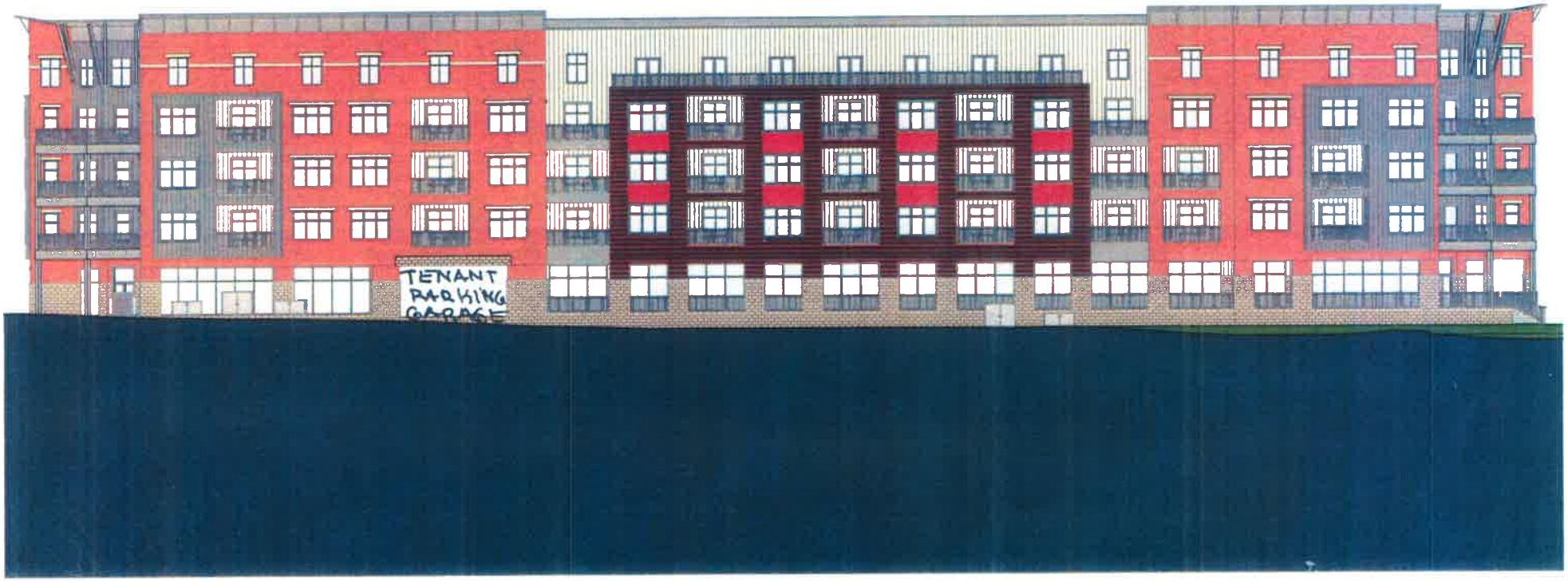
**Say "YES" to support Development Plans for Durkee Street that actually benefit our community.**

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Valerie Mero | 15 Holland Ave. Plattsburgh | Valerie J Mero |
| Kate Frederick | Dannemora NY | Kate Frederick |
| Aubrey Ottagan | 9 Elizabeth St Plattsburgh | [illegible] |
| Peggy Conroy | Conroy Rd W. Chazy | Peggy Conroy |
| Phil Benson | | [illegible] |
| Alex BENSON | | [illegible] |
| Carlaw Thompson | 2564 State Rte 5 Colyville NY | [illegible] |
| Amy Newgarden | 21 Ash St P'burgh | Amy Newgarden |
| Jayson Gowett | 56 Harmon's line Plattsburgh | [illegible] |
| Mackenzie Ring | | Mackenzie Ring |
| [illegible] | 742 Dyrland Rd | [illegible] |
| Vern Witherbee | 2048 State Rt 22B Morrisonville | Vern Witherbee |
| Caitlyn LaPier | 10 City Hall Place Plattsburgh | Caitlyn LaPier |
| Luis F. Sirom | 7 Pt-View Terrace | [illegible] |
| Lynn Trombly | 144 Ratta Rd. Chazy | [illegible] |
| Andy Kohn | 7A Elizabeth ST | [illegible] |
| Tom Friedrich | 47 Set Pt, Plattsburgh | [illegible] |
| Kate Friedrich | 47 Set Pt, Plattsburgh | Katherine Friedrich |
| Rev NICOLINE GUERRIER | 4 Palmer St Plattsburgh | [illegible] |

# Petition to Stop the Prime Company's Development of the Durkee Street Parking Lot

| PRINT NAME | ADDRESS | SIGNATURE |
|---|---|---|
| Jessica Hoffman | PO Box 154 Saranac NY | Jessica Hoffman |
| Reagan Monarch | Peru NY | [illegible] |
| Shawn Strack | Plattsburgh, NY | [illegible] |
| Nancy Armitage | 16 Pine Plattsburgh | [illegible] |
| [illegible] | 133 Broad | [illegible] |
| Julie A Baughn | 27 Adams St | Julie A Baughn |
| Dawn Palmer | | [illegible] |
| [illegible] Maier | 46 Maryland Rd | [illegible] |
| E Murphy | 288 Cumberland | E Murphy |
| Lori Provost | 307 Rugar St. Plattsburgh | [illegible] |
| Kathleen Marcoat | 295 Ore Bed Rd Schuyler Falls | [illegible] |
| Sandi Freeborn | 69 Swamp Rd Fairfax VT | [illegible] |
| Helene Strack | 1005 Plattsburgh | [illegible] |
| Linda Weisman | 10 Olivetti Pl. | [illegible] |
| Luther Weisman | " " | [illegible] |
| Charlene Barry | 23 Club Rd #3 Plattsburgh | Charlene Barry |
| Helen Nerska | 82 Jabez Alle Rd Peru | [illegible] |
| SHANNON VEEDOCK | 87 JABEZ ALLEN RD PERU | [illegible] |
| Brooke Marbut | 316 Main Mill Point | [illegible] |
| Susan [illegible] | 27 Faden Ave | [illegible] |
| ARLETTE PROTHIN | 19 Dennis Ave | [illegible] |
| PATRICIA BEST | 314 MacChesney Rd | Patricia Best |
| Beverly Wilter | 925 Green St Jay | [illegible] |
| Matthew Cincinnati | 256 Margaret St. | [illegible] |
| Kat Ryan | 273 Martyn Ave West Chazy | Kat Ryan |

PRIME DEVELOPER'S PROPOSED 114 APT BLDG
+ 10,000 SQ FT
COMMERCIAL SPACE




1
A5.1

## WEST ELEVATION FACES DURKEE STREET

SCALE: 1" = 20'

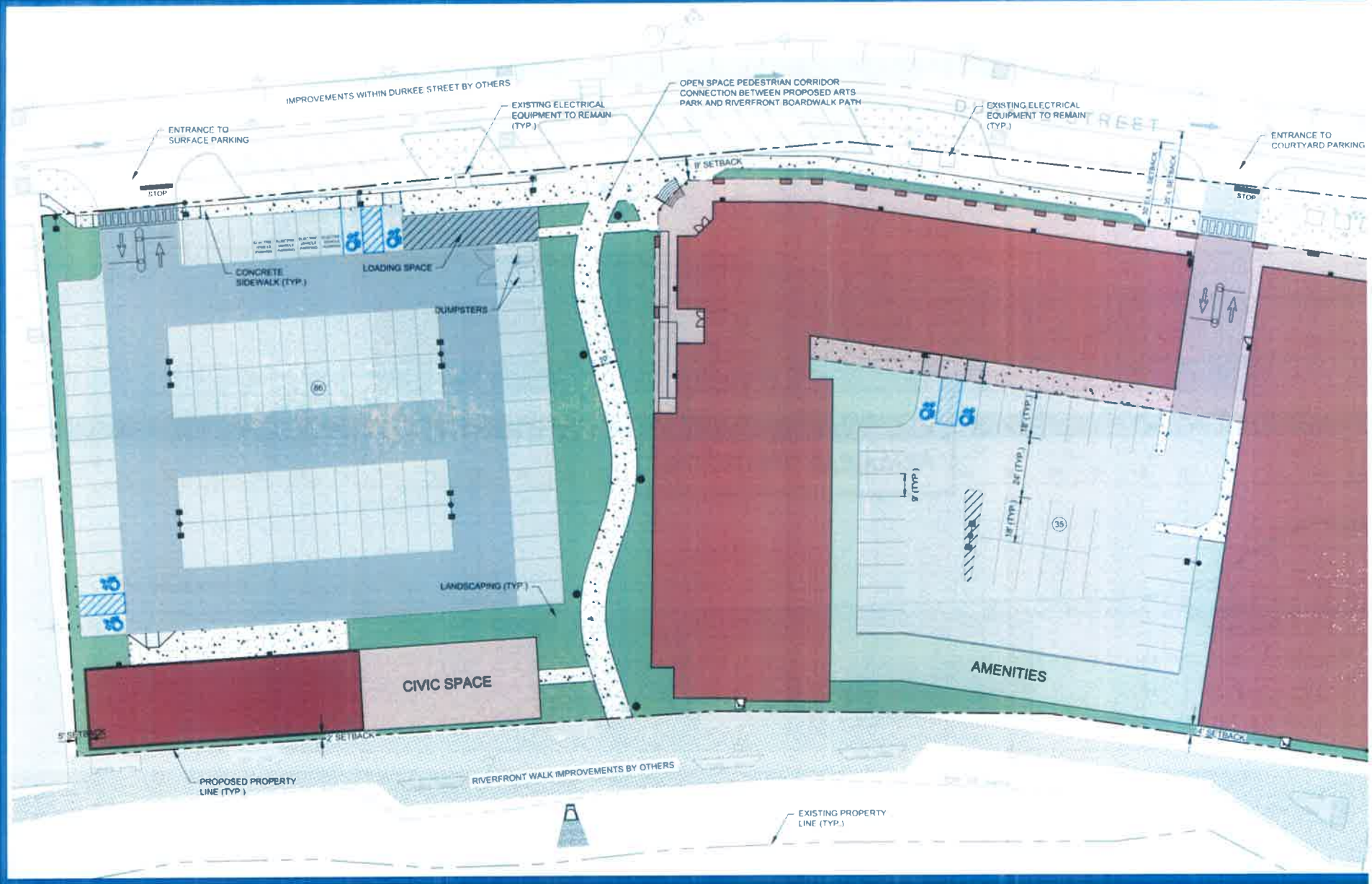
MACKENZIE ARCHITECTS P.C.
162 Battery Street, Burlington, Vermont 05401 802.863.7177 (T) www.mackenziearchitects.com

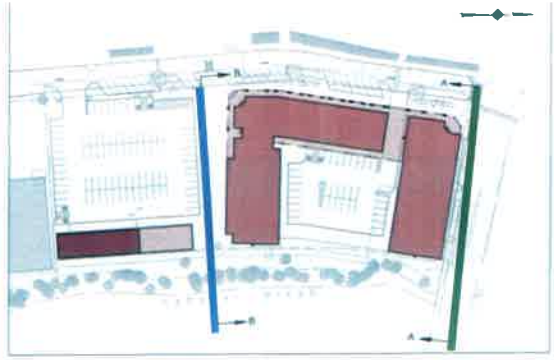
PRIME'S Mixed Use Development
Building Elevations

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

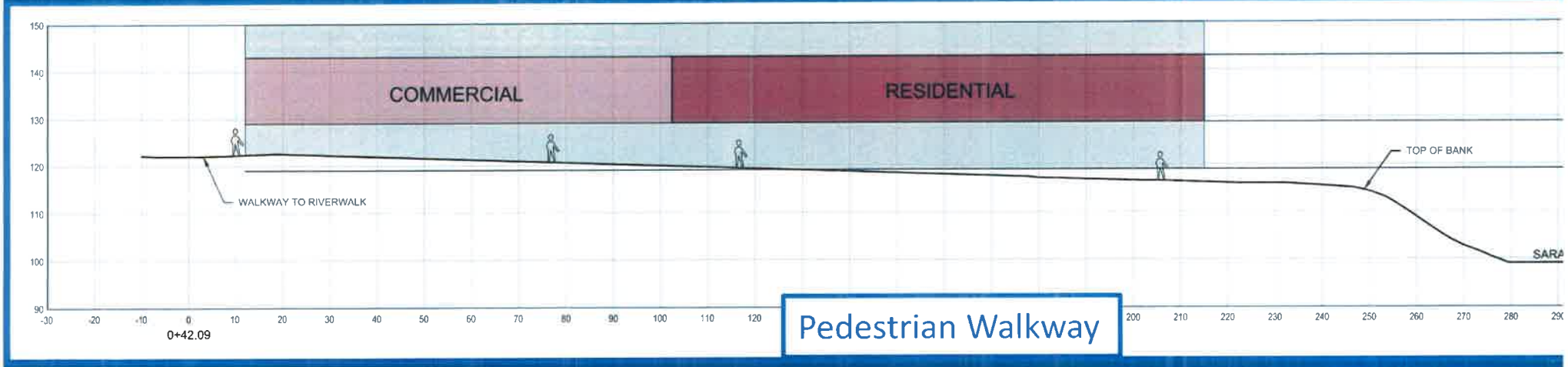
A5.1

Ownership of Instruments of Service All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Mackenzie Architects as instruments of service shall remain the property of the Mackenzie Architects. Mackenzie Architects shall retain all common law, statutory and other reserved rights, including the copyright thereto


IMPROVEMENTS WITHIN DURKEE STREET BY OTHERS
ENTRANCE TO SURFACE PARKING
EXISTING ELECTRICAL EQUIPMENT TO REMAIN (TYP.)
OPEN SPACE PEDESTRIAN CORRIDOR CONNECTION BETWEEN PROPOSED ARTS PARK AND RIVERFRONT BOARDWALK PATH
EXISTING ELECTRICAL EQUIPMENT TO REMAIN (TYP.)
ENTRANCE TO COURTYARD PARKING
STOP
STOP
8' SETBACK
CONCRETE SIDEWALK (TYP.)
LOADING SPACE
DUMPSTERS
86
LANDSCAPING (TYP.)
CIVIC SPACE
AMENITIES
35
5' SETBACK
2' SETBACK
PROPOSED PROPERTY LINE (TYP.)
RIVERFRONT WALK IMPROVEMENTS BY OTHERS
EXISTING PROPERTY LINE (TYP.)



KEY MAP




Pedestrian Walkway

Bridge Street

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Plattsburgh Mixed Use Development
View from Bridge St. & Durkee St.

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

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Plattsburgh Mixed Use Development
View from Durkee St.

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

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Plattsburgh Mixed Use Development
View from Bridge St.

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

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Plattsburgh Mixed Use Development
View from Bridge St. 2

The City of Plattsburgh
Plattsburgh, NY
1/24/2020

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Plattsburgh Mixed Use Development

Aerial Simulation from Northwest

The City of Plattsburgh
Plattsburgh, NY
2/28/2020

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# Plattsburgh Mixed Use Development

## Durkee Street Building Height Comparison

The City of Plattsburgh
Plattsburgh, NY
3/11/2020

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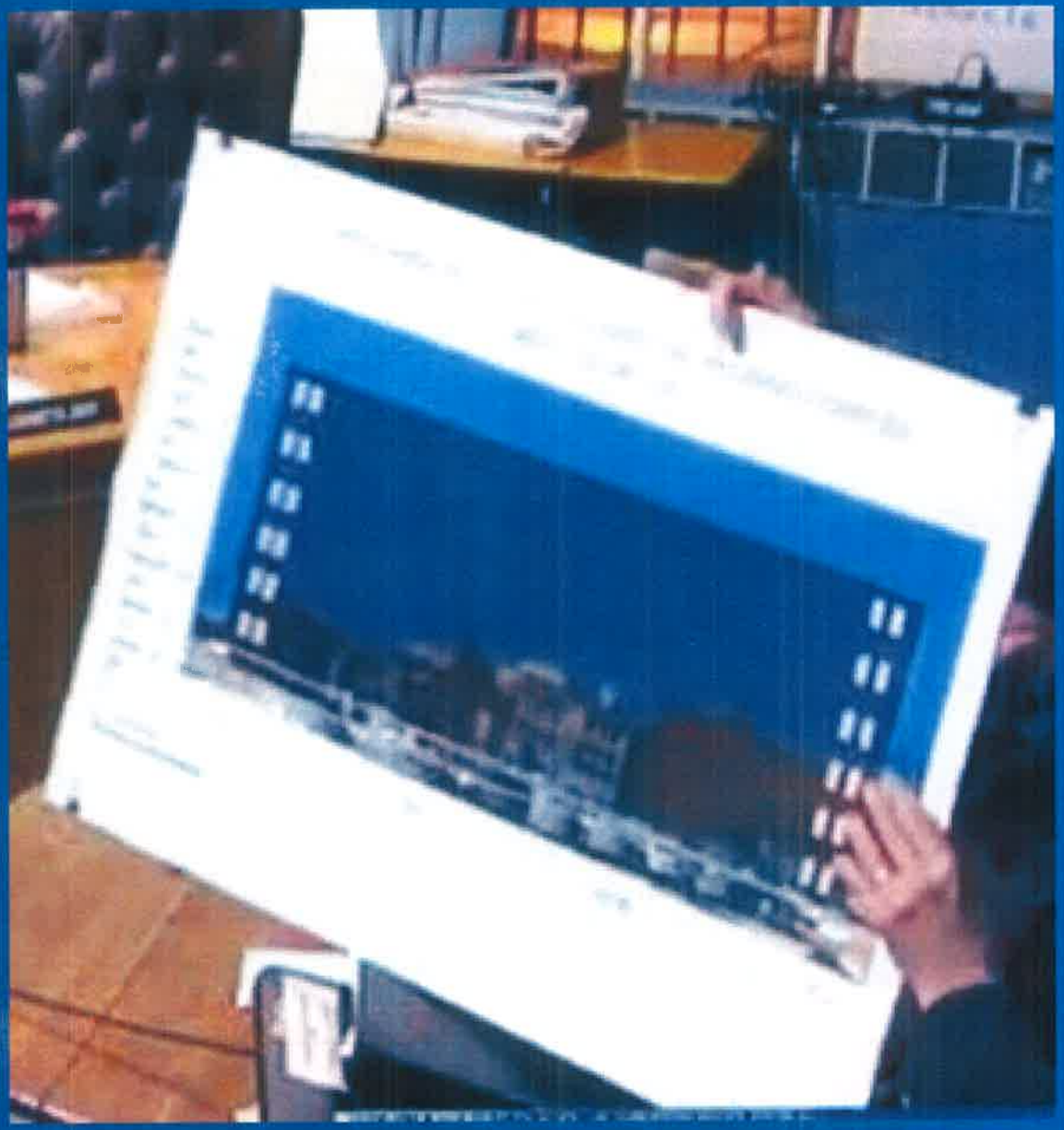
Submitted by Plattsburgh Citizens Coalition

# PROPOSED DRI 114 UNIT RESIDENTIAL HOUSING COMPLEX
# WEST ELEVATION

| ELEVATION | 122.96 | 125.12 | 127.48 |
|---|---|---|---|

Presented at Public Hearing by Plattsburgh Citizens Coalition



Created by Saratoga Associates for the City's Riverwalk
Provided for Informational Purposes Only
Not Part of the Prime Project

Created by Saratoga Associates for the City's Riverwalk
Provided for Informational Purposes Only
Not Part of the Prime Project

FOR IMMEDIATE RELEASE: October 23, 2018
Contact: Danielle Erb, Co-founder of Strong Towns Plattsburgh, 617-515-4242, danirae11683@gmail.com

**Strong Towns Plattsburgh Counters Plattsburgh City Council's Representation of Group**

Strong Towns Plattsburgh wishes to correct the record put forth at last week's City of Plattsburgh Common Council meeting held on October 18th, 2018. During a discussion of the future Parking Advisory Board, it was stated at city council that there weren't that many businesses that spoke out against the proposed mixed-use development on Durkee Street or the associated parking plan. Strong Towns Plattsburgh was mentioned, but what wasn't mentioned is that many downtown businesses have banded together with our group to oppose the project and sign our petition.

To date, 41 local businesses listed below have signed our petition against this project and we believe many more will follow. The petition language is attached.

| | | |
|---|---|---|
| Hobies | Himalaya | Dress Code |
| T Nails | Pizza Bono | Sammich Shop |
| Premium Vapes | Diamond Vapors | Green Room |
| Yama Sushi | Sip | Fleet Feet |
| Plattsburgh Shoe Hospital | Plattsburgh Hearing | All4U Salon |
| Adirondack Dance Company | DAWCO Maintenance and Repair | Once Upon a Book |
| This and That | Plattsburgh Vape Company | North Country Food Co-op |
| Villari's | All Floors | Plattsburgh Art Detectives |
| Grow Buddies | Wayward Sound Studio | 20 Below |
| Cornerstone Bookstore | Runs with Scissors | 20-22 Brinkerhoff |
| Xpress Mart | Halcyon Massage | Booth Insurance |
| Warren Tire | Joli Nail Salon | Living Well Chiropractic |
| Anie's | J.P.'s Doghouse | Retro Live |
| Almost Anything | Bridge Street Yoga | |

For more information email strongtownsplattsburgh@gmail.com, visit www.strongtownsplattsburgh.com and www.facebook.com/strongtownsplattsburgh

###

**Strong Towns Plattsburgh - Stop Durkee Street Development Petition**

The fate of our downtown is in jeopardy. The city and state are proceeding with plans to turn the Durkee Street parking lot into a mixed-use development even though there has been little to no evidence of public support for the project all along.

The mixed-use development on Durkee Street has received the largest share of the city's ten-million-dollar Downtown Revitalization Initiative (DRI) grant--$4.3M—even though the public has expressed serious concerns about the project and has repeatedly called for the DRI to be invested wisely in many smaller bets spread throughout downtown, including our existing buildings which are underutilized and in dire need of rehabilitation. Click here to see a comparison of public votes to funding decisions.

The plan to replace parking at the Durkee Street lot with a privately owned mixed-use development poses a serious threat to small businesses that rely on the city's largest parking lot for convenient access to their stores. As it stands, the lot's 320 spaces will only be replaced with 91 new spaces created on Durkee Street and Bridge Street. Although additional parking spaces will be created on Court Street and Margaret Street, there has not been a careful study of the impact this parking overhaul will have on businesses and residences that rely on parking in the immediate Durkee Street area.

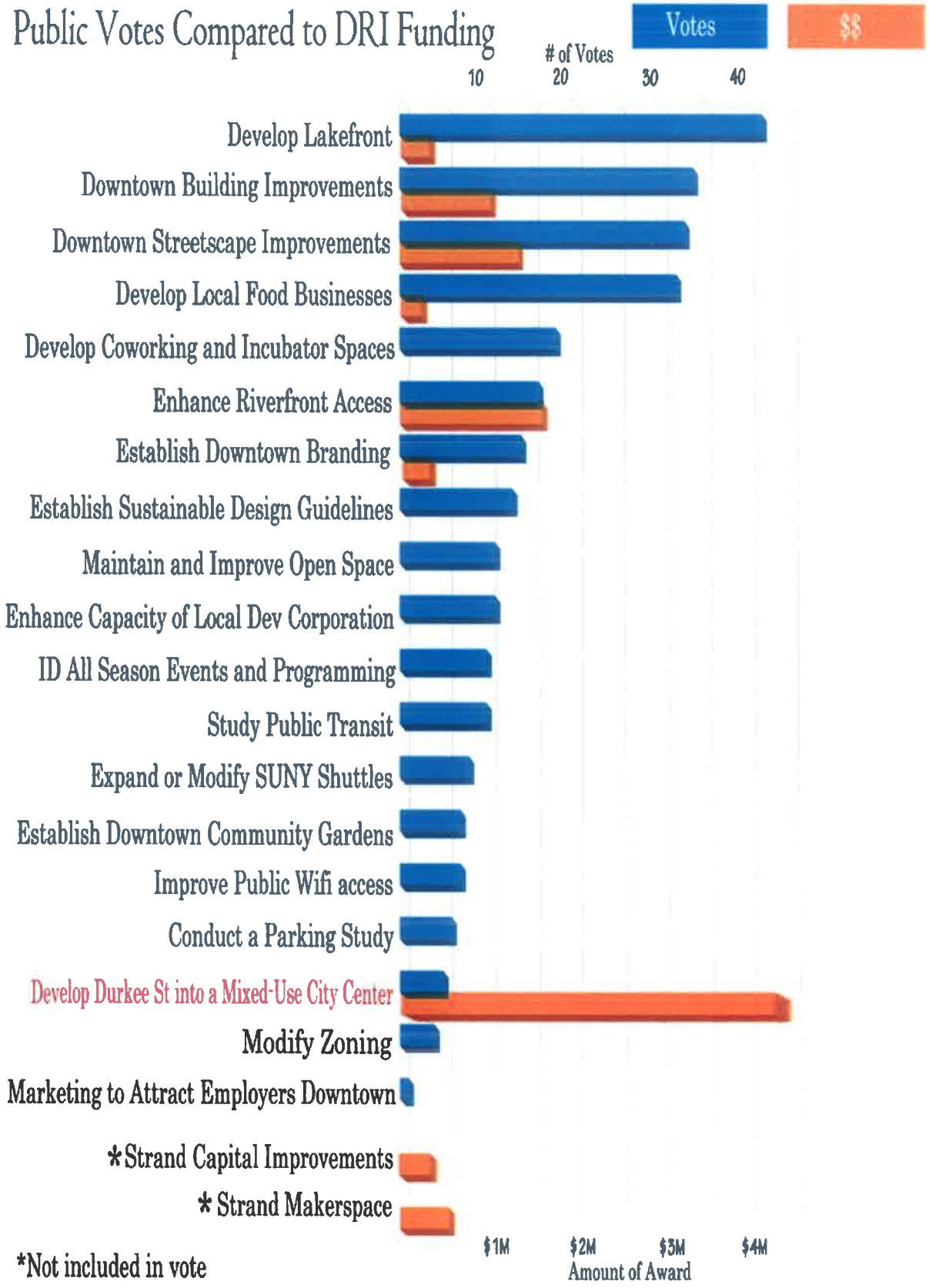
Furthermore, large-scale developments like what is proposed on Durkee Street have a history of failure and of not living up to their promises. We need only look to Dock Street in our city where a $14M hotel and conference center only resulted in a $1.3M parking lot to nowhere. The public has understood this all along and has opted to diversify the DRI investment into many smaller bets that directly benefit the community rather than benefiting a large developer recruited from outside of our region.

Public support for any development is crucial. Members of the public live in our community, have a vested interest in how the city grows, and have a deep understanding of what works and does not in our city because they experience it every day. By contrast, consultants and developers from outside our region do not possess this local knowledge and don't have to live with the consequences of their actions if their plans fall through or go awry.

Public support is also essential because development grants such as the Downtown Revitalization Initiative (DRI) are public tax dollars being put to work to develop public land for the benefit of the public—shouldn't we, the public, control how we use our money in our city?

By signing the following, we petition the city and the state to stop the Durkee Street mixed-use development and to reallocate $4.3M in DRI funding into projects the public actually wants, to be determined by a properly participatory planning process.

# Public Votes Compared to DRI Funding




*Not included in vote

PRIME PLATTSBURGH LLC IS PROPOSING A MASSIVE 5-STORY BUILDING WITH 114 APARTMENTS + 10,000 SQ FT. OF COMMERCIAL SPACE ON THE DURKEE STREET PARKING LOT, WHICH WILL OVERSHADOW OUR HISTORIC DOWNTOWN. LOCAL RESIDENTS + BUSINESSESS WILL LOSE UP TO 150 FREE PARKING SPACES!!

WOULD YOU PREFER A SMALLER SCALE REDEVELOPMENT OF THE DURKEE STREET PARKING LOT SUCH AS A 45 UNIT APARTMENT COMPLEX, 150 PUBLIC PARKING SPACES AND AT LEAST ½ ACRE OF PUBLIC GREEN SPACE? IF YOUR ANSWER IS YES, THEN PLEASE SIGN & SHARE.

Say **No** to PRIME's current plan to Develop 22 DURKEE STREET

- ...**NO** to **LOSS OF OUR HISTORIC DOWNTOWN**...
- ...**NO** to **PRIME PLATTSBURGH LLC taking 95% OWNERSHIP OF 3+ ACRES OF DURKEE STREET PARKING LOT...**
- ...**NO** to **CITY giving $4.3 of $10 million DRI** (Downtown Revitalization Initiative) **Grant monies to PRIME LLC**
- ...**NO** to **114 Apts. + 10,000 SQ. FT of Commercial Space...**
- ...**NO** to **5-Story MASSIVE STRUCTURE overshadowing HISTORIC DOWNTOWN**
- ...**NO** to **PAID PUBLIC PARKING & LOSS of 150 Public Parking spaces**
- ...**NO** to **ANGLED PARKING & ONE-WAY on DURKEE STREET...**
- ...**NO** to **"NO" PUBLIC GREEN SPACE...**
- **...NO** to **PILOT** (Payment in Lieu of Taxes) **tax giveaway**
- **...NO** to **20 YRS. OF PREFERRED TAX RATE TO PRIME!**

**YES to REVITALIZATION of OUR HISTORIC DOWNTOWN**

- **YES** to **DOWNSIZING PRIME'S PROJECT** from **114 Apts to 45 UNITS and Multi-phasing development of site!**
- **YES** to **JOINT PARTNERSHIP & OWNERSHIP of DURKEE STREET PARKING LOT!**
- **YES** to **at least 150 FREE PUBLIC PARKING SPACES in the DURKEE STREET PARKING LOT**
- **YES** to **PUBLIC OPEN GREEN SPACE adjacent to the SARANAC RIVER TRAIL** to promote tourism & growth.

# PETITION TO CHANGE THE PROPOSED DURKEE LOT MIXED USED DEVELOPMENT

**PRIME PLATTSBURGH LLC IS PROPOSING A MASSIVE 5-STORY BUILDING WITH 114 APARTMENTS + 10,000 SQ FT. OF COMMERCIAL SPACE ON THE DURKEE STREET PARKING LOT, WHICH WILL OVERSHADOW OUR HISTORIC DOWNTOWN. LOCAL RESIDENTS + BUSINESSESS WILL LOSE UP TO 150 FREE PARKING SPACES!!**

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | Naomi Bradshaw | Naomi Bradshaw | 107 Maryland Rd | 3/7/20 |
| 2 | Carlos Gonzalez | CARLOS GONZALEZ | 31 CHURCH ST. | 3/7/20 |
| 3 | Lisa | Lisa Arena | 3 Church St | 3/7/20 |
| 4 | Tenzin Dorjee | Tenzin Dorjee | 143 US Oval | 3/7/20 |
| 5 | Jane Desotelle | JANE DESOTELLE | 61 RILEY AVE. | 3/7/20 |
| 6 | Patricia Couture | Patricia Couture | Dannemora | 3/7/20 |
| 7 | Amanda Miller | Amanda Miller | 7 Lock Street | 3/7/20 |
| 8 | Martha E Conner | Martha E Conner | 68 US Oval | 3/7/20 |
| 9 | Heather Wetzstein | Heather Wetzstein | 85 Johnson Ave. | 3/7/2020 |
| 10 | Lana Bechore | LANA BECHORE | 34 Flynn Ave Plattsburgh | 3/7/2020 |
| 11 | Sherri Provost | Sherri Provost | 134 Rockrd / 14 1st St Mch | 3/7/20 |
| 12 | ANN FERGUSON | A Ferguson | 14 Moreau Way | 3/7/2020 |
| 13 | Kathie Wunderlich | Kathie Wunderlich | 310 River Rd Peru | 3/7/2020 |
| 14 | Annie Lamza | 1918 Rt 22B | Mineville | 3/7/20 |
| 15 | Erin Rhodes | 28 Erin Ave | Plattsburgh, NY | 3/7/20 |
| 16 | Sharri Ryan | Sharri Ryan | 36 Tremblay Ave | 3/7/20 |
| 17 | Sally Kehoe | SALLY KEHOE | 35 COGAN AVE | 3/9/20 |
| 18 | Sandy Morley | SANDY MORLEY | 35 COGAN AVE | 3/9/20 |
| 19 | Christina M Durgan | Christina Durgan | 39 Cogan Ave. | 3/9/20 |
| 20 | [illegible] | Michael Kaufmann | 32 Sanders Ave. | 3/9/20 |
| 21 | Lindsay Brady | LINDSAY BRADDY | 99 PARK AVE W. | 3/9/20 |
| 22 | Scott Witt | SCOTT WITT | Peasleville | 3/10/20 |
| 23 | Ray Mitchell | RAY MITCHELL | 28 J. BROWN DR. (P.O. BOX 2574) | 3/10/20 |
| 24 | [illegible] | Arlene Smith | | |
| 25 | Terry L. Morris | Terry L. Morris | 21 Saily Ave #1 | 3/10/20 |

# PETITION TO CHANGE THE PROPOSED DURKEE LOT MIXED USED DEVELOPMENT

**PRIME PLATTSBURGH LLC IS PROPOSING A MASSIVE 5-STORY BUILDING WITH 114 APARTMENTS + 10,000 SQ FT. OF COMMERCIAL SPACE ON THE DURKEE STREET PARKING LOT, WHICH WILL OVERSHADOW OUR HISTORIC DOWNTOWN. LOCAL RESIDENTS + BUSINESSESS WILL LOSE UP TO 150 FREE PARKING SPACES!!**

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | [illegible] | Angel Pecham | 76-3 Brinkerhoff St Plattsburgh, NY 12901 | 3/7 |
| 2 | [illegible] | Elaine Miller | Ellenburg Depot, NY 12935 | |
| 3 | [illegible] | Lisa M. Contini | 76 Ft. Brown Dr | 3/7 |
| 4 | [illegible] | Colleen Lester | 16 Tioga Ln Plattsburgh | 3-7 |
| 5 | [illegible] | LIZ ALLEN | 156 CORNELIA ST APT A | 3/7 |
| 6 | [illegible] | Heidi Williams | 2981 Main St Peru | 3/7 |
| 7 | [illegible] | Diane Sabourin | 62 Club Rd. #104 Plattsburgh NY | 3/7 |
| 8 | [illegible] | JOAN JANSON | 29 Logan Plattsburgh | 3/7 |
| 9 | [illegible] | ANTONIO GAGLIARDI | 8 Lakeforest Dr | 3/10 |
| 10 | [illegible] | Sharyn Rasmussen | 40 Drum Way Plattsburg | 3/10/2020 |
| 11 | [illegible] | Mary-Alice Shemo | 29A Champlain ST Plattsburgh | 3/10/20 |
| 12 | [illegible] | Deborah L. Bell | 326 Reservoir Rd, Peru | 3/10/2020 |
| 13 | [illegible] | Howard Paul Bell | 326 Reservoir Road Peru | 3/10/2020 |
| 14 | [illegible] | Virginia DeGray | 78 Maryland Rd. | 3/10/2020 |
| 15 | | | | |
| 16 | [illegible] | Madeleine Ambrose | 8 Glen Dr. #10-3 | 3/10/20 |
| 17 | [illegible] | Amber Desjardins | 50 Anderson Dr. | 3/11/2020 |
| 18 | [illegible] | Dustin Terle | Terle Ave | 3/11/2020 |
| 19 | [illegible] | Joan Doyle | 10 Sandra Ave | 3/11/2020 |
| 20 | [illegible] | Chris Sweet | 7 Dogwood Ave | 3/11/2020 |
| 21 | [illegible] | Bambi James | 5A Sandra Drive | 3/11/2020 |
| 22 | [illegible] | morgan king | Sandra ave | 3/11/20 |
| 23 | [illegible] | Asenath Mir | 7A Sandra Ave | 3/11/20 |
| 24 | [illegible] | JoAnn Farrell | 11 Sandra Ave | 3/11/20 |
| 25 | [illegible] | TOM ADDITHIS | 15 Sandra Ave | 3/11/20 |

## PETITION TO CHANGE THE PROPOSED DURKEE LOT MIXED USED DEVELOPMENT

**PRIME PLATTSBURGH LLC IS PROPOSING A MASSIVE 5-STORY BUILDING WITH 114 APARTMENTS + 10,000 SQ FT. OF COMMERCIAL SPACE ON THE DURKEE STREET PARKING LOT, WHICH WILL OVERSHADOW OUR HISTORIC DOWNTOWN. LOCAL RESIDENTS + BUSINESSESS WILL LOSE UP TO 150 FREE PARKING SPACES!!**

**WOULD YOU PREFER A SMALLER SCALE REDEVELOPMENT OF THE DURKEE STREET PARKING LOT SUCH AS A 45 UNIT APARTMENT COMPLEX, 150 PUBLIC PARKING SPACES AND AT LEAST ½ ACRE OF PUBLIC GREEN SPACE? IF YOUR ANSWER IS YES, THEN PLEASE SIGN BELOW.**

| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | Megan Dandrow | Megan Dandrow | 21 Sandra Ave Plattsburgh | 3/11/20 |
| 27 | [illegible] | Dennis Eiro | 23 Sandra Ave, Plattsburgh | 3/11/20 |
| 28 | [illegible] | James Mcleigh | 3 Shamrock Ct | 3-11-20 |
| 29 | Katherine LaVarnway | Katherine LaVarnway | 173 Patnode Rd West Chazy | 3-11-20 |
| 30 | Elizabeth Herkalo | Elizabeth Herkalo | 5 Shamrock Ct., Plattsburgh | 3-11-20 |
| 31 | [illegible] | Stephen LaVarnway | 173 Patnode Rd West Chazy | 3/11-2020 |
| 32 | Kari Herkalo | Kari Herkalo | 5 Shamrock Ct. Plattsburgh | 3-11-2020 |
| 33 | [illegible] | Brian Herkalo | 5 Shamrock Ct Plattsburgh | 3-11-2020 |
| 34 | [illegible] | Jay Nye | 6 Shamrock Ct Plattsburgh | 3-11-20 |
| ★ 35 | [illegible] | Andrew Sarack | 2 Shamrock Ct | 3/11/20 |
| 36 | [illegible] | Benjamin [illegible] | 139 Dorr St | 3/11/20 |
| 37 | Catherine Clayton | CATHERINE CLAYTON | 35 KENNEDY AVE | 3/11/20 |
| 38 | Joe Corral | JOE CORRAL | 30 Glen Dr #3 | 3/11/20 |
| 39 | [illegible] | Bruce Champagne | 28 [illegible] Ave #1 | 3/11/20 |
| 40 | Robert J. Bowen | ROBERT J. BOWEN | 16 TREMBLAY AVE | 3/11/20 |
| 41 | Wanda LaRose | Wanda LaRose | 27 Cogan Ave | 3/12/20 |
| 42 | Chris LaRose | Chris LaRose | 27 Cogan Ave. | 3/12/2020 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | Carol Shuttleworth | Carol Shuttleworth | 25 Kansas Avenue Plattsburgh NY 12903 | 3/8/20 |
| 2 | [illegible] | D.V. GITLIN | 69 Cumberland Ave Plattsburgh NY 12901 | 3/8/2020 |
| 3 | [illegible] | Michael Affleck | 3885 Watervale Rd MARLINS | 3/14/20 13/14 |
| 4 | [illegible] | Kaitlyn Jubert | 175 Tappin Road Mooers NY 12958 | 3/14/2020 |
| 5 | [illegible] | Kim Berg | 489 EAST RD Cadyville | 3/14/20 |
| 6 | [illegible] | John C. Allen | 1165 Cumberland Head Rd | 14mar20 |
| 7 | | | | |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | Rosemary Gamlin | ROSEMARY GAMLIN | 24 Bateau way Apt 511 | 3.8.20 |
| 2 | Sean O'Halloran | SEAN O'Halloran | 24 Bateau way 527 | 3/8/20 |
| 3 | Rita M. Bouvell | Rita M. Bouvell | 24 Bateau Way 513 | 3/8/20 |
| 4 | Lynn Laurin | Lynn Laurin | 24 Bateau Way #514 | 3/8/20 |
| 5 | Bobby Richards | Bobby Richards | 24 Bateau Way #524 | 3/8/20 |
| 6 | Karen Richards | Karen Richards | 24 Bateau Way Apt 524 | 3/8/2020 |
| 7 | Deborah Hammond | Deborah Hammond | 24 Bateau Way Apt. 522 | 3-8-20 |
| 8 | Michelle Phaneuf | Michelle PHANEUF | 4771 US Avenue | 3/8/2020 |
| 9 | Timothy Bohannon | Timothy Bohannon | 4775 US Ave Apt. 2 | 3/8/2020 |
| 10 | [illegible] | John Campbell | 4897 US Ave Apt 115 | 3/8/2020 |
| 11 | John Kowal | John Kowal | 4897 US Ave #114 | 3/8/2020 |
| 12 | Katherine Gaddis | Katherine Gaddis | 4897 US Ave #116 | 3/8/2020 |
| 13 | [illegible] | " Gaddis | " | " |
| 14 | Gregory Upton | Gregory UPTON | 4897 US Ave Apt # 111 | 3/8/2020 |
| 15 | Nicole Devins | Nicole Devins | 4897 US Ave Apt 217 | 3/8/2020 |
| 16 | Carolyn Keenan | Carolyn Keenan | 4897 US Ave Apt 313 | 3/8/2020 |
| 17 | Richard T. Smith | Richard T. Smith | 4897 US Ave Apt 315 | 3/8/2020 |
| 18 | Karen Smith | Karen Smith | 4897 US Ave Apt 315 | 3/8/2020 |
| 19 | Wendy Wesson | Wendy Wesson | 4897 US Ave Apt 327 | 3/8/2020 |
| 20 | [illegible] | CHRIS WESSON | 4897 US Ave Apt 327 | 3/8/20 |
| 21 | K Shea | Kim Shea | 4897 US Ave #413 | 3/8/20 |
| 22 | [illegible] | Mary Beth Lavigne | 4897 US #415 | 3/8/20 |
| 23 | [illegible] | R. LONGLEY | 4897 US #415 | 3/8/20 |
| 24 | Andy MacDougall | Andy MacDougall | 77 Brinkerhoff St. | 3/8/20 |
| 25 | Linda Carpenter | Linda Carpenter | 9 Turner Ct. | 3/8/20 |

## PETITION TO CHANGE THE PROPOSED DURKEE LOT MIXED USED DEVELOPMENT

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | | Olivia Winterbottom | 61 Lafayette St | 3/9/2020 |
| 2 | | GLENN A LABARRE | 43 SALLY AVE. | 3/9/20 |
| 3 | | Sierra Congelosi | 61 Lafayette St. | 3/9/20 |
| 4 | | CHRIS CONGELOSI | 61 LAFAYETTE ST | 3/9/2020 |
| 5 | | Chelsea Mooney | 4613 Route 9 | 3/10/20 |
| 6 | | Alex Mousseau | Ward Street | 3/10/20 |
| 7 | | CHARLES F. VOORHEES | 11 SMITH ST | 3/11/2020 |
| 8 | | THERESA VOORHEES | 11 SMITH ST | 3/11/2020 |
| 9 | | Donovan Schiraldi | 61 Lafayette St. | 3/11/2020 |
| 10 | | Allen Canepa | 29 Riverside ave | 3/11/2020 |
| 11 | | John Curlin | 29 Riverside ave | 3/11/2020 |
| 12 | | Kalie Carpenter | 29 Riverside Ave | 3-11-2020 |
| 13 | | Heather LaBarre | 254 Margaret St | 3/11/20 |
| 14 | | Jessica Coffman | 41 Smith St PP | 3/12/20 |
| 15 | | Matthew Meo | 87 Mary Lane P'Burgh | 3/12/20 |
| 16 | | Elizabeth Herkala | 5 Shamrock Ct. Plattsburgh | 3/12/20 |
| 17 | | Helene Forner | 13 Rugar St | 3/13/2020 |
| 18 | | Megan Hyde | 86 Broad St | 3/13/20 |
| 19 | | Nicole Jeggli | 73 Rugar St | 3/13/2020 |
| 20 | | Franklin A. Rolando | 54 Broad St | 3/13/2020 |
| 21 | | Megan Lang | 6 Stonegate Plattsburgh | 3/14/2020 |
| 22 | | Marikate Parmeter | 35 Dennis Ave Platts | 3/14/20 |
| 23 | | Ada Johnston | 34 Fay lane Platts | 3/14/20 |
| 24 | | micalli Johnston | 34 fay lane Platts | 3/14/20 |
| 25 | | Jaelyn Johnston | 34 Faylane Platts | 3/14/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | Danielle Martin | Danielle Martin | 100 Cornelia Street | 3/13/2020 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | Madison Trombley | Madison Trombley | 9 Hillcrest Ave | 3/14/20 |
| 27 | [illegible] | Molly LeClair | 264 Champlain Drive | 3/14/20 |
| 28 | Beth Dumas | Beth Dumas | 96 Maryland Rd | 3/14/20 |
| 29 | Nicole Clukey | Nicole Clukey | 242 Butler Rd | 3/14/20 |
| 30 | Hollie Deshaies | Hollie Deshaies | 5279 N. Catherine | 3/14/20 |
| 31 | [illegible] | Jessica R. Pedersen | 45 Rand Hill Rd Morrisonville | 3/14/20 |
| 32 | Marcia Newcomb | Marcia Newcomb | 4312 Rt 3 Rifton NY | 3/14/20 |
| 33 | Jennifer Stone | Jennifer Stone | 158 Beaman Rd West Chazy | 3/14/20 |
| 34 | Bryan Frank | Bryan Frank | 5 Broadway Rd | 3/14/20 |
| 35 | Scott Dubuque | Scott Dubuque | 10 Broadway Rd | 3/14/20 |
| 36 | Kim Phaneuf | Kim Phaneuf | 10 Lake Breeze Drive | 3/14/20 |
| 37 | [illegible] | Donald M Phaneuf | 10 Lake Breeze Drive | 3/14/20 |
| 38 | [illegible] | Anika von Ehre | 27 Westwood drive 12901 | 03/14/20 |
| 39 | [illegible] | Kristen Kneussle | 10 McMartin St Apt 3 12901 | 3/14/20 |
| 40 | [illegible] | Kelly Breen | 25 Lakeside Ct 12901 | 03/14/20 |
| 41 | [illegible] | Kasey Farrell | 27 Westwood drive 12901 | 03/14/20 |
| 42 | [illegible] | Alex Stone | 10 McMartin St Apt 3 12901 | 3/14/20 |
| 43 | [illegible] | Matt Doliette | 3 Westwood Drive 12901 | 3/14/20 |
| 44 | [illegible] | Michaela Whelbe | 25 Lakeside Court 12901 | 03/14/20 |
| 45 | Robin R. Brunelle | Robin R. Brunelle | 7647 West Chazy 12992 NY | 3-14-20 |
| 46 | [illegible] | Jonah Phaneuf | 10 Lakebreeze Dr Plattsburgh 12901 | 3/14/20 |
| 47 | Ronald Brunelle | Ronald Brunelle | 7647 Rt 22 W Chazy | 3/14/20 |
| 48 | [illegible] | Elizabeth Parkhurst | 234 Salmon River Rd Platts | 3/14/20 |
| 49 | [illegible] | Tyree Parkhurst | 234 Salmon River Rd Platts | 3/14/20 |
| 50 | [illegible] | Hayden Gibbons | 51 Lorraine St | 3/14/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 51 | [illegible] | Bailey McGregor | 101 Bais Way Apt. 101 | 3/14/20 |
| 52 | [illegible] | Abby Barnes | 1351 Cnty Rt 35 | 3/14/20 |
| 53 | [illegible] | Rachel DeLosse | 7429 VS Route 11 | 3/14/20 |
| 54 | [illegible] | Kara Taylor | 3 Fort Brown Dr | 3/14/20 |
| 55 | Reyanin Brown | Reyanin Brown | Rt 3, Vermontville | 3/14/20 |
| 56 | [illegible] | Amy McCormick | Rt 3, Vermontville | 3/14/20 |
| 57 | Melany Adams | Melany Adams | 1795 St. Rt. 11 | 3/14/20 |
| 58 | Shaylyn Rowe | Shaylyn Rowe | 4901 S. Catherine | 3/14/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | Laura Odell | Laura Odell | P.O. Box 357, Dannemora NY 12929 | 3-7-20 |
| 2 | [illegible] | Shasta Whitford | 1201 Rand Hill Rd Morrisonville, NY 12962 | 3/7/2020 |
| 3 | [illegible] | Jennifer Kranaly | 287 John Boswell Rd Peru NY 12972 | 3/10/2020 |
| 4 | [illegible] | Benjamin Delaney | 416 Soper Rd Keeseville | 3-13-20 |
| 5 | Jessica Goldman | Jessica Goldman | 16 Seven Lakes Dr. Sloatsburg NY 10974 | 3-13-20 |
| 6 | [illegible] | Berlin Kreis | PO Box 34 Westport | 3/13/20 |
| 7 | [illegible] | Stephanie Crawford | 120 Barrymore Lane Mamaroneck, NY 10543 | 3/13/20 |
| 8 | [illegible] | Mark F Snider | 252 Main St Massena, NY 13662 | 3/14/20 |
| 9 | [illegible] | Corinne Snider | 176 Dale Street Rouses Point, NY | 3/14/2020 |
| 10 | [illegible] | Scott Price | 27 Woodland Drive | 3/14/2020 |
| 11 | [illegible] | Joshua Wright | 316 Margaret St. | 3/14/2020 |
| 12 | [illegible] | Gary R McNally | 208 Pine Ave | 3/14/2020 |
| 13 | | | | |
| 14 | [illegible] | Sam Pirosky | 126 Mine Rd. | 3/14/20 |
| 15 | [illegible] | Devon Kennedy | 4 Sanborn Ave | 3/14/20 |
| 16 | Deena Lewis Mulders | Deena Lewis Mulders | 77 Lafayette St. | 3/14/2020 |
| 17 | Kristine Buck | [illegible] | 2334 Monkton Rd Bristol VT | 3/14/2020 |
| 18 | Brooke M Lynch | Brooke Lynch | 1977 County Rt 38, Norfolk NY 05443 | 3/14/20 |
| 19 | Patricia A Mason | Patricia A. Mason | 12 Prospect St Canton NY 13617 | 3/14/2020 |
| 20 | [illegible] | David V. Gittin | 69 Cumberland Ave | 3/14/2020 |
| 21 | [illegible] | Kevin Gittin | 69 Cumberland Ave | 3/14/20 |
| 22 | [illegible] | Richard Lacki | 61 Cumberland Ave | 3/14/20 |
| 23 | Diane Patyjewicz | Diane Patyjewicz | 5 Mason Drive Plattsburgh | 3/14/20 |
| 24 | Cynthia Lacki | Cynthia Lacki | 61 Cumberland Ave | 3/14/20 |
| 25 | Jos. Pat | Jos. Patyjewicz | 5 Mason Dr. Plattsburgh | 3/14/20 |

# PETITION TO CHANGE THE PROPOSED DURKEE LOT MIXED USED DEVELOPMENT

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | | LARS GALLOW | 100 Old Dock Rd, 12901 | 3/14/20 |
| 27 | | Sara Wing | " " | 3/14/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | | James Gayeth- | 180 Cornelia | 3/10/20 |
| 2 | | Suzette Lomeli | 6 Couch St Plattsburg | 3/10/20 |
| 3 | | Armando Martinez | 6 Couch St | 3/10/20 |
| 4 | | Diana Lomeli | 123 oak St | 3/10/20 |
| 5 | | Edward Lomeli | 123 oak St | 3/10/20 |
| 6 | E Meza | Erika Meza | 69 Brinkerhoff | 3/10/20 |
| 7 | E Angle | EVIE Angle | 69 Brinkerhoff St Apt C | 3/10/20 |
| 8 | | Chris McGovern | 11 Brinkerhoff | 3/12/20 |
| 9 | | Kube Pierre | 3 Broad St | 3/12/20 |
| 10 | | Stephanie A | | 3/14/20 |
| 11 | | [illegible] | 68 Oak St | 3/14/20 |
| 12 | Brittney Doyle | Britney Doyle | 91 Montcalm Ave | 3/14/20 |
| 13 | Daniel Doyle | Daniel Doyle | 91 Montcalm Ave | 3/14/20 |
| 14 | | Julie Merrill | 39 Set Point | 3/14/2020 |
| 15 | Carol J. Klepper | CAROL J. KLEPPER | 17 COUCH STREET | 3/14/2020 |
| 16 | | | | |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | Kay A. Woods | Kay A. Woods | 119 Maine Rd, Plattsburgh, NY | 3/12/2020 |
| 2 | Ashley E. Harron | Ashley E. Harron | 119 Maine Road, Plattsburgh NY 12903 | 3/12/2020 |
| 3 | Sam Blair | Sam Blair | 5246 N Catherine Plattsburgh 12901 | 3/12/2020 |
| 4 | Charles Byrne | CHARLES BYRNE | 178 CORNELIA ST. PLATTS 12901 | 3/12/2020 |
| 5 | Hayley Yando | [illegible] | 113 Montcalm Avenue | 3/14/20 |
| 6 | Cpavone | Anna Pavone | 31 Prospect avenue | 3/14/20 |
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## PETITION TO CHANGE THE PROPOSED DURKEE LOT MIXED USED DEVELOPMENT

**PRIME PLATTSBURGH LLC IS PROPOSING A MASSIVE 5-STORY BUILDING WITH 114 APARTMENTS + 10,000 SQ FT. OF COMMERCIAL SPACE ON THE DURKEE STREET PARKING LOT, WHICH WILL OVERSHADOW OUR HISTORIC DOWNTOWN. LOCAL RESIDENTS + BUSINESSESS WILL LOSE UP TO 150 FREE PARKING SPACES!!**

**WOULD YOU PREFER A SMALLER SCALE REDEVELOPMENT OF THE DURKEE STREET PARKING LOT SUCH AS A 45 UNIT APARTMENT COMPLEX, 150 PUBLIC PARKING SPACES AND AT LEAST ½ ACRE OF PUBLIC GREEN SPACE? IF YOUR ANSWER IS YES, THEN PLEASE SIGN BELOW.**

| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | | CHRISTINA HOLLAND | 78 S. PERU ST. #201 | 03/08/2020 |
| 2 | | MARIET SEBASTIEN | 78 S. PERU ST. #201 | 03/08/2020 |
| 3 | | Christine Trafford | 62 Grace Ave | 3/11/2020 |
| 4 | | Jennifer Mousseau | 14 Elm Street | 3/11/2020 |
| 5 | | Michele Lamontagne | 62 Grace Ave | 3/11/20 |
| 6 | | Jeremiah Ward | 117 COURT ST | 3/11/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | [illegible] | Rowan Kinnear | 1 Pike St | 03/14/20 |
| 2 | | Nick J Moore | 5018 south Catherine st | 3/13/20 |
| 3 | [illegible] | Richard Kizik | 10 Grove Ave | 3/13/20 |
| 4 | Alexis Fountain | ALEXIS Fountain | 85 Margaret St | 3/14/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | [illegible] | Elysha O'Connell | 7 Oak St Plattsburgh NY 12901 | 3/12/20 |
| 2 | [illegible] | Kyle Brand | 118 Bridge st | 3/14/20 |
| 3 | [illegible] | [illegible] | Sara Pl | 3/14/20 |
| 4 | [illegible] | Sean Mills | 5499 Peru St | 3/14/20 |
| 5 | [illegible] | Nathan Giroux | 95 oak st. #2 | 3/14/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | | CHRISTINA HOLLAND | 78 S. PERU ST. #201 | 03/08/2020 |
| 2 | MALLET | MALLET SEBASTICEW | 78 S. PERU ST. #201 | 03/08/2020 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | I Amelgado | ISABEL AMRED. | 11 CONCH ST | 3-10-20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | | Amanda Baker | 11 Patriot Dr Plattsburgh | 3/7/20 |
| 2 | Dakota Flynn | Dakota Flynn | 73 Wall St. Apt. A | 3/7/20 |
| 3 | Nigel Clark | Nigel Clark | 13833 St. Rte 30 Mooers | 3/7/20 |
| 4 | Jonathan Baker | Jonathan Baker | 73 Wall St Apt. A | 3/7/20 |
| 5 | Jonathan Kirby | Jonathan Kirby | 55 Broad St. Apt 2 | 3/7/20 |
| 6 | Mindy Mecerio | Mindy Mecerio | 59 Broad St #207 | 3/7/2020 |
| 7 | Antonia Block | Antonia Block | 78 Maine Road | 3/7/20 |
| 8 | | Amanda Boshnot | 7 Le Maire Rd | 3/7/20 |
| 9 | Darcy Statenger | Darcy Statenger | 4 Marcy Ln | 3/7/20 |
| 10 | | [illegible] | 4 Marcy Ln | 3/7/20 |
| 11 | Kelsy Hastings | Kelsy Hastings | 50 Broad St | 3/7/20 |
| 12 | Tenzin Dorjee | Tenzin Dorjee | 148 US Oval / 78 Margaret | 3/7/20 |
| 13 | | Andrew Kerr | 11 Broadway Rd | 3/7/20 |
| 14 | Marilyn B Kerr | Marilyn Kerr | 11 Broadway Rd | 3/7/20 |
| 15 | | Laura Cochran | 82 Margaret | 3/7/20 |
| 16 | | Aubrey O'Hagan | 9 Elizabeth St | 3/7/20 |
| 17 | | Matt Bennett | 21 Clinton St | 3/7/2020 |
| 18 | | Allison Tatro | 21 Clinton St. | 3/7/2020 |
| 19 | | Shawn Johnson | 7 Durand St. | 3/7/20 |
| 20 | Malgorzata Bid | Malgorzata Bid | 7 Durand St | 3/7/20 |
| 21 | | Samuel Ettelmann | 25 Palmer St | 3/7/20 |
| 22 | | John McMahon | 21 Clinton St. | 3/7/20 |
| 23 | | Sydney Rehm | 21 Clinton St | 3/7/20 |
| 24 | | Bevan Cochran | 82 Margaret | 3/7/20 |
| 25 | | Carlene Rensberger | 113 Montcalm | 3/7/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | [illegible] | [illegible] | [illegible] | 3/7/2020 |
| 27 | Daniela Ch. G. | Daniela Chanduri | 17 st John St | 3/7/20 |
| 28 | Gloria Chanduri | Gloria Chanduri | 76 Bushney Blvd | 3/7/20 |
| 29 | C.M. Rotella | C.M. ROTELLA | 41 Durand St. | 3-7-20 |
| 30 | Katherine Dunham | K. Dunham | 43 Durand St | 3-7-20 |
| 31 | [illegible] | D. Shirley | 44 main mill st | 3-7-20 |
| 32 | Parinu Soprasenth | Parinu Soprasenth | 44 main mill st | 3/7/20 |
| 33 | Kristie Gonyea | Kristie Gonyea | 169 Rugar St. Apt#2 | 3/7/20 |
| 34 | [illegible] | Logan Akins | 5058 S Catherine st | 3/7/20 |
| 35 | G Renna | Gabriella Renna | 5058 South Catherine | 3/7/20 |
| 36 | [illegible] | Kasey Tremblay | #72 Court Street | 3/7/20 |
| 37 | [illegible] | Katie Ryan | 72 Court St | 3/7/20 |
| 38 | Lucas Matteson | Lucas Matteson | 56 South Platt st | 3/7/2020 |
| 39 | [illegible] | NELLIE BONVILLE | 22 HILCREST AVE | 3/7/2020 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 51 | | Michael Kirconti | 8 Couch St | March 8th 2020 |
| 52 | | Meghan Tanner | 231 Durkee Street | 3/8/2020 |
| 53 | | Kristen Lynden | 59 BROAD STREET | 3/8/2020 |
| 54 | Brenda Phillips | Brenda Phillips | 6 Jerry Dr | 3/8/2020 |
| 55 | | Teresa Mahoney | 20 Dennis Ave | 3/8/20 |
| 56 | | Alan B. Booth | 20 Brinkerhoff | 3/8/20 |
| 57 | | Sylvie Leblanc | 58 Cumberland Ave | 3/8/20 |
| 58 | | Richard Trembly | 58 Cumberland Ave | 3/8/20 |
| 59 | | Andrea Mahefa | 60 Olivetti Place | 3/8/20 |
| 60 | | Jill Benham | 230 Ruger St | 3/8/20 |
| 61 | | Lucia Anderson | 34 Broad St | 3/8/20 |
| 62 | | Alissa Momot | 34 Bridge St | 3/8/20 |
| 63 | Kelsey Mrozik | Kelsey Mrozik | 25 Bridge Street Apt. | 3/8/20 |
| 64 | | Sarah Mundy | 28 City Hall Pl | 3/8/20 |
| 65 | | Judy McDonald | | 3/8/20 |
| 66 | | Keith Kilbe | 5 Jerry Dr | 3/8/20 |
| 67 | | Ray Hagadorn | 60 Clinton 204 | 3/8/20 |
| 68 | | Dev. Wood | 39 Bridge St Plattsburgh | 3/8/2020 |
| 69 | | Mary Gilbert | 70 US Old Plattsburgh | 3/8/2020 |
| 70 | | | 70 US Old Plattsburgh | 3/8/2020 |
| 71 | | Amanda Trombly | 85 Jersey Swamp Rd | 3/8/2020 |
| 72 | | Lisa Gadway | 45 Cogan Gale | 3/8/2020 |
| 73 | | Marc Papp | 64 Champlain St | 3/8/2020 |
| 74 | | Gabrielle McGinley | 12 Montcalm Ave | 3/8/2020 |
| 75 | | Kathleen Matsinow | 16 Olivetti Pl. | 3/8/2020 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 76 | | Charles Lacey | 34 Clinton St | 03/08/20 |
| 77 | | Jennifer Cowling | " " | 03/08/20 |
| 78 | | Christy Lafleur | 27 Clinton St | 3/8/20 |
| 79 | | Jordan Paolini | 27 Clinton St | 3/8/20 |
| 80 | | Jessica M Eagan | 700 Oak St | 03/08/2020 |
| 81 | | Gabrielle Rose | 71 clinton st Apt 11 | 3/8/2020 |
| 82 | | Sarah Butler | 71 Clinton Street Apt 3 | 3/08/2020 |
| 83 | | C. St. Pauli | 17 Sohn Square | 3/7/20 |
| 84 | | Megan Hyde | 88 Broad St | 3/8/20 |
| 85 | | Timothy McDevitt | 75 Oak St | 3-8-2020 |
| 86 | | Cheryl Brunet | 25 Bateau Way | 3-8-2020 |
| 87 | | Rich Drollette | 25 Bateau Way | 3/8/2020 |
| 88 | | Meg Wilkinson | 25 Bateau Way #412 | 3-8-20 |
| 89 | | Jeanne Matyas | 323 Bateau Way | 3/8/2020 |
| 90 | | John Matyas | Apt 323 Bateau Way | 3/8/20 |
| 91 | | Carol Nedeau | 19 Bateau Way U.311 | 3/8/20 |
| 92 | | JOHN O'CONNOR | 19 BATEAU WAY 312 | 3/8/20 |
| 93 | | Tatyana Pirzin | 11 Bateau Way 223 | 3/8/20 |
| 94 | | Zaur Parzenin | 11 Bateau way #223 | 3/8/2020 |
| 95 | | Karen Nichols | 11 Bateau Way Apt. 214 | 3/8/20 |
| 96 | | Michael Nichols | 68 Set Point | 3/8/20 |
| 97 | | LOUIS LINGEBACH | 11 BATEAU WAY #221 | 3/8/20 |
| 98 | | Bonnie Gosson | 11 Bateau Way # 224 | 3/8/20 |
| 99 | | Robert Gosson | 11 Bateau Way # 224 | 3/8/20 |
| 100 | | Carolyn Sener | 5 Bateau Way #113 | 3/8/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | [illegible] | Cyrus Hall | 121 Montcalm Ave | 3/07/20 |
| 2 | [illegible] | Chantale Auger | 6 Stone Ave | 3/7/20 |
| 3 | Alissa Vidulich | Alissa Vidulich | 17 Cedarwood Ln | 03/07/20 |
| 4 | [illegible] | Terry DeRider | 203 Margaret St | 03/7/20 |
| 5 | Roy Miller | Roy Miller | 128 Corona St. | 03/7/20 |
| 6 | [illegible] | Catherine Hernandez | 5116 North Catherine St. | 03/7/20 |
| 7 | Erin Wilson | Erin Wilson | 73 Sugar St | 3/7/20 |
| 8 | [illegible] | Kaitlyn Belko | 4 Independence Dr. | 3/7/20 |
| 9 | [illegible] | Jean Drown | 19 Bateau Way | 3/7/20 |
| 10 | [illegible] | John T. Bustis | 70 Brinkerhoff St | 3/7/20 |
| 11 | [illegible] | John Terrell | 20 Brinkerhoff St | 3/7/20 |
| 12 | [illegible] | Karen Boule | 14 Couch Street | 3/7/20 |
| 13 | [illegible] | Joan Miller | 14 Couch Street | 3/7/20 |
| 14 | [illegible] | RICHARD MILLER | 14 COUCH ST. | 3/7/20 |
| 15 | [illegible] | Monica Warren | 52 Broad St | 3/7/20 |
| 16 | [illegible] | [illegible] | 21 Bridge St | 3/7/20 |
| 17 | [illegible] | Danielle Ranier | 2 Helen St | 3/7/20 |
| 18 | [illegible] | Amy Pinchiaroli | 2 Helen Street | 3/7/20 |
| 19 | [illegible] | Carolyn [illegible] | 86 Broad St | 3/7/20 |
| 20 | [illegible] | Adam Tagesch | 131 Broad ST | 3/7/20 |
| 21 | [illegible] | Sayyed Muhammad | 97 Broad St | 3/7/20 |
| 22 | [illegible] | Marvin Leon | 1098 avenue | 3/7/20 |
| 23 | [illegible] | Corey Allen | 123 Drive | 3/7/20 |
| 24 | [illegible] | Josh Fuchtman | 123 Drive | 3/7/20 |
| 25 | [illegible] | Hudson Sparks | 123 Drive | 3/7/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | Zach Boyer | [illegible] | 123 Drive | [illegible] |
| 27 | Krystal Gilles | Krystal Gilbert | 145 Dr. | [illegible] |
| 28 | Ron Taylor | Ron Taylor | 127 Dr. | 3-8-2[illegible] |
| 29 | Taylor Scott | Taylor Scott | 68 Broad St | 3-7-20 |
| 30 | Jana Nadien | Jana Nadien | 68 Broad St | 3-7-20 |
| 31 | Ashley Cayetano | Ashley Cayetano | 2 Helen St | 3-7-20 |
| 32 | [illegible] | Nicholas Von Rom | 14 William Street | 3-7-20 |
| 33 | Tabitha [illegible] | Tabitha [illegible] | 73 Broad Street | 3-7-20 |
| 34 | Stephanie Geoghegan | Stephanie Geoghegan | 59 Broad Street | 3-7-2020 |
| 35 | Rebecca Mahon | Rebecca Mahon | 53 Broad | 3-7-20 |
| 36 | Julia Oakley | Julia Oakley | 54 Broad | 3-7-20 |
| 37 | Erika Finkle | Erika Finkle | 6 McDonough | 3/7/20 |
| 38 | [illegible] | Cody Mitchell | 120 Sharron | 3/7/20 |
| 39 | [illegible] | Deirdre Wilson | 121 Cornelia St | 3/7/20 |
| 40 | [illegible] | Julia Waterous | 121 Cornelia St | 3/7/2020 |
| 41 | [illegible] | Hailey Hall | 121 Cornelia St | 3/7/2020 |
| 42 | Kacey Sardina | Kacey Sardina | 121 Cornelia ST | 3/7/2020 |
| 43 | Chante Barber | Chante Barber | 121 Cornelia St | 3/7/2020 |
| 44 | [illegible] | Sada Iltis | 127 Cornelia ST | 3/7/2020 |
| 45 | Ashley Holmes | Ashley Holmes | 54 Main Rd | 3/7/2020 |
| 46 | [illegible] | [illegible] | 127 Cornelia ST | 3/7/2020 |
| 47 | [illegible] | [illegible] | 26 Phillips | 3/7/2020 |
| 48 | [illegible] | Meghan Shuler | 12 Tiffany Way | 3/7/2020 |
| 49 | Jared Kalinowski | Jared Kalinowski | 12 Tiffany Way | 3/7/2020 |
| 50 | Hannah Booth | Hannah Booth | 12 Tiffany Way | 3/7/2020 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 51 | | Jenna Sharp | Plattsburgh State | 3/7/2020 |
| 52 | | Brittny Sinoe | Broad Street Plattsburgh NY | 3/7/2020 |
| 53 | | Natalie Flick | Platt 80 Broad | 3/7/20 |
| 54 | | Gabby Griffing | 87 Broad St 12101 | 3/7/2020 |
| 55 | Rachael A. Williams | Rachael A. Williams | 14 Margret st Platts | 3/7/20 |
| 56 | | Cynthia Lathrem | 24 Grace Ave Plattsburgh | 3/7/20 |
| 57 | | MaryLou Creamer | 64 Set Point Platts. | 3/7/20 |
| 58 | | Sacra Sanger | 117 Court Street | 3/7/20 |
| 59 | | Ellen Fitzy-Comins | 72 Cogan Ave Plattsburgh | 3/7/20 |
| 60 | | Karley Hunt | 1005 Ashley Rd | 3/7/20 |
| 61 | | Jaime Mullen | 32 Sonya way | 3/7/20 |
| 62 | | Henry Derrick | 143 Brinkerhoff St | 3/7/20 |
| 63 | | Chilene Allen | 85 Brinkerhoff St | 3/7/20 |
| 64 | | Ejava Elam | 10 Carlton Dr | 3/7/2020 |
| 65 | | Kelly Brennan | 17A Couch St | 3/7/20 |
| 66 | | Kacey Brennan | 113 Brink | 3/7/20 |
| 67 | | Kate Burke | 88 Broad | 3/7/2020 |
| 68 | | Ariana Monteiro | 93 Court | 3/7/20 |
| 69 | | Megan Donaldson | 102 Court Street | 3/8/20 |
| 70 | | Will Ovard | " | 3/7/20 |
| 71 | | Kelly Dalton | 80 Broad St. | 3/7/20 |
| 72 | | Marili Johnson | 50 Broad St | 3/7/20 |
| 73 | | Christopher Johnston | 6 John st 6 Cumberland | 3/7/20 |
| 74 | | Brandon Vachon | 169 Cornelia st | 3/7/20 |
| 75 | | Kyla Church | 59 Broad St | 3/7/20 |

## PETITION TO CHANGE THE PROPOSED DURKEE LOT MIXED USED DEVELOPMENT

**PRIME PLATTSBURGH LLC IS PROPOSING A MASSIVE 5-STORY BUILDING WITH 114 APARTMENTS + 10,000 SQ FT. OF COMMERCIAL SPACE ON THE DURKEE STREET PARKING LOT, WHICH WILL OVERSHADOW OUR HISTORIC DOWNTOWN. LOCAL RESIDENTS + BUSINESSESS WILL LOSE UP TO 150 FREE PARKING SPACES!!**

**WOULD YOU PREFER A SMALLER SCALE REDEVELOPMENT OF THE DURKEE STREET PARKING LOT SUCH AS A 45 UNIT APARTMENT COMPLEX, 150 PUBLIC PARKING SPACES AND AT LEAST ½ ACRE OF PUBLIC GREEN SPACE? IF YOUR ANSWER IS YES, THEN PLEASE SIGN BELOW.**

| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 76 | | Brittany Carlisle | 88 Broad St | 3/7/20 |
| 77 | | Daniel Cychilinska | 53 Broad | 3/7/20 |
| 78 | | Casey Buck | 3 Right Way | 3/7/20 |
| 79 | | Amelia Bartlett | 24 Broad St | 3/7/20 |
| 80 | | Noel Flores | 52 Cornelia | 3/7/20 |
| 81 | | Sam Patrica | 68 Broad ST | 3/7/2020 |
| 82 | | Jackie Corbett | 31B Williams St | 3/7/20 |
| 83 | | Nicky Chum | 54 Broad | 3/7/20 |
| 84 | | Jess Lewis | 59 Broad | 3/7/20 |
| 85 | | KARLA OEHLER | 9 Pond | 3/7/20 |
| 86 | | Karen R Reyes | 9 Pond Street | 3/7/20 |
| 87 | | TOM KONDA | 41 HILCREST AVE | 3/7/20 |
| 88 | | MARK LAPLANTE | 112 SALLY AVE | 3/7/20 |
| 89 | | Gloria Douglass | 3 Baltimore Way | 3/7/2020 |
| 90 | | Catherine Biggs | 4945 So CITY Catherine | 3/7/2020 |
| 91 | | Melissa Wood | 4819 US ave | 3/7/2020 |
| 92 | | Michael Saucia | 4819 US Ave. | 3/7/2020 |
| 93 | | Gerald Duprey | 100 Prospect Ave | 3/7/2020 |
| 94 | | Allison Tatro | 21 Clinton Street. | 3/7/2020 |
| 95 | | Matt Bennett | 21 clinton ST | 3/7/2020 |
| 96 | | Robert Graves | 99 MK ST. | 3/7/2020 |
| 97 | | MARY LEVASSEUR | 53 CHAMPLAIN ST | 3/7/2020 |
| 98 | | Michelle Ellis | 27 Iowa St. | 3-7-20 |
| 99 | | Brent Ellis | 156 Cornelia St. | 3/7/2020 |
| 100 | | Derek Drumm | PO Box 1980 3 King Court, Plattsburgh NY | 3-7-20 |

## PETITION TO CHANGE THE PROPOSED DURKEE LOT MIXED USED DEVELOPMENT

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | | Ayana Barnette | 88 Broad St Apt 4 | 3/8/20 |
| 2 | | marbella Santana | 145 Broad Street Apt. 2 | 3/8/20 |
| 3 | | Jade Estremera | 88 Broad St. Apt. 4 | 3/8/20 |
| 4 | | Hunter Bullett | 5 Broad St | 3/8/20 |
| 5 | Fima Swaray | Fima Swaray | 43 Couch Street | 3/8/20 |
| 6 | Saiyara Tazul | Saiyara Tazul | 57 Broad | 3/8/20 |
| 7 | Kiaira Vasquez | Kiaira Vasquez | 5058 S Catherine | 3/8/20 |
| 8 | | Humberto Alvarado | 57 Broad St. | 3/8/20 |
| 9 | | Suzzi Frimpong | 59 Broad St | 3/8/20 |
| 10 | Jake Pham | Jake Pham | 280 Cornelia St | 03/08/20 |
| 11 | | Claire H. Keller | 5245 N. Catherine St. | 3/8/2020 |
| 12 | | Shayna Neville | 60 Broad St | 3/8/2020 |
| 13 | KIMBERLY QUINN | | 60 BROAD ST | 3/8/2020 |
| 14 | | Kunshan Girard-Isaac | 59 Broad St | 3/8/2020 |
| 15 | | Andrew Guerci | 12 Montcalm Ave | 3/8/2020 |
| 16 | | Peter Lewis | 59 Broad St | 3/8/2020 |
| 17 | Joy | Sum Yee Lau | 73 Ragan St. | 3/8/2020 |
| 18 | | Carley Saladine | 139 Brinkerhoff St | 3/8/20 |
| 19 | | Eileen Wilson | 5071 South Catherine St | 3/8/20 |
| 20 | Nicolas Kirby | Nicolas Kirby | 1 Dare street | 3/8/20 |
| 21 | Ihandyll Gaster | Ihandyll Gaster | 59 Broad Street | 3/8/2020 |
| 22 | | Summer Nicholson Gaston | 2 Helen St | 3/8/2020 |
| 23 | | Emily Amann | 5078 S. Catherine | 3/8/20 |
| 24 | | Joshua Roa | 88 Broad St. | 3/8/20 |
| 25 | Raven Cunningham | Raven Cunningham | 59 Broad | 03/08/2020 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | Gene Copeland | Gene Copeland | 72 Cornelia St | 03/08 |
| 27 | Madison Rondeau | Madison Rondeau | 4 Wolfe Way | 3/8 |
| 28 | Hannah Rondeau | Hannah Rondeau | 4 Wolfe Way | 3-8 |
| 29 | Saralee Gloriöso | Saralee Gloriöso | 432 Margaret St | 3-8 |
| 30 | Eleana Kelly | Eleana Kelly | 25 Montcalm Avenue | 3/8 |
| 31 | [illegible] | Yusif Okine | 64 Broad St | 3/8 |
| 32 | [illegible] | Mousa Keita | 129 Broad st | 3/8 |
| 33 | [illegible] | ANYE FRIMPONG | 129 Broad ST | 3/8/2020 |
| 34 | [illegible] | Robert Garcia | 19 Guy Way, A. | 3/8/2020 |
| 35 | [illegible] | John Ashline | 34 Clinton Apt 1 | 3/8/2020 |
| 36 | Catherine Seal | Catherine Seal | 53 Champlain Street | 3/8/20 |
| 37 | John Tudder | Johnny Tudder | 5 Lafayette Street | 3/08/20 |
| 38 | [illegible] | Munya Chimanye | 5 Lafayette St | 3/8/20 |
| 39 | [illegible] | Ethan Wilder | 5 Lafayette st | 3/8/20 |
| 40 | Laura Whitworth | Laura Whitworth | 5401 Peru St. Apt 1 | 3/8/20 |
| 41 | [illegible] | Timothy P. Wilson | 32 Broad St. Apt. | 3/9/20 |
| 42 | [illegible] | Thomas Romack | 32 Broad St. Apt 2 | 3/9/20 |
| 43 | [illegible] | Jeremy Drowne | 267 Fisher Rd | 3/9/20 |
| 44 | [illegible] | Pathcia Alling | 59 Sally Awe Apt c | 3/9/2020 |
| 45 | [illegible] | Edward Morris | 99 Montcalm | 3/9/20 |
| 46 | [illegible] | Angelika Velez | 99 Montcalm Ave | 3/9/20 |
| 47 | John A. Cook | JOHN A. COOK | 22 MACOMBE | 3/9/20 |
| 48 | [illegible] | Ariel Voss | 103 Margaret | 3/9/20 |
| 49 | Brandie Hammons | Brandie Hammons | 103 Margaret St | 3/9/20 |
| 50 | [illegible] | Victoria Goddeau | 103 Margaret St | 3/9/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 51 | Riley Roberts | Riley Roberts | 64 Margaret st apt 305 | 3/9 |
| 52 | Brent Allen | Brent Allen | 5 Palmer St | 3/9 |
| 53 | Walter Harrman | Walter Harrman | 2695 State route 9 | 3/9 |
| 54 | Terry Doran | Terry Doran | 105 Margaret St | 3/9 |
| 55 | [illegible] | Lynch Vranian | 39 Haymeadow Rd. | 3/9 |
| 56 | [illegible] | John Vranian | 39 Haymeadow Rd | 3/9 |
| 57 | Gabe Dickens | Gabe Dickens | 33 Durand St | 3/9 |
| 58 | David Boise | DAVID BOISE | 95 Margaret ST | 3/9 |
| 59 | Nathan Armes | Nathan Armes | 95 Margaret St. | 3/9/20 |
| 60 | Kathy Baumgarten | KATHY BAUMGARTEN | 18 ELM Plattsburgh NY | 3/9/20 |
| 61 | Demarus Henry | Demarus Henry | 35A Smithfield AB 59 | 3/9/2020 |
| 62 | [illegible] | [illegible] | 7 Cavin Street | 3/9/2020 |
| 63 | Melissa Ruest | Melissa Ruest | 14A Cavin St | 3/9/20 |
| 64 | Jake Fox | JACOB FOX | 24 Champlain St | 3/9/20 |
| 65 | [illegible] | Dale Dolan | 27 1/2 Cavin | 3/9/20 |
| 66 | [illegible] | Karen DERUSHA | " " | 3/9/20 |
| 67 | Katherine Campbell | Katherine Campbell | 21 Cavin St | 3/9/2020 |
| 68 | Alison Hayes | Alison Hayes | 17A Cavin St | 3/9/2020 |
| 69 | [illegible] | Aaron Cross | 142 Brown St | 3/11/20 |
| 70 | [illegible] | JON MULHOLLAND | 4 Cavin Grove | 3/11/20 |
| 71 | Jody L. Gladwin | Jody L. Gladwin | 38 Hyde St. | 3/11/20 |
| 72 | Karen Graham | Karen Graham | 35 Crescent Dr | 3/11/20 |
| 73 | [illegible] | Mikayla Spindler | 44 Champlain St | 3/11/2020 |
| 74 | [illegible] | Neil Stromkowski | 44 Champlain Street | 3/11/2020 |
| 75 | [illegible] | Kathie Cameron | 61 Prospect Ave | 3/11/2020 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 76 | Tracey Giroux | Tracey Giroux | 110 US Oval | 3/11/20 |
| 77 | [illegible] | Elsa Hoop-Angelicola | 34 Broad St. | 3/11/20 |
| 78 | [illegible] | Kari Comey | 17 Couch. | 3/12/2020 |
| 79 | [illegible] | Olivia Barber | 40 William | 3/12/20 |
| 80 | [illegible] | Ihab Abdellatif | 43 Hamilton St | 3/12/20 |
| 81 | [illegible] | Manel Boulares | 43 Hamilton St | 3/12/20 |
| 82 | [illegible] | Carol McLean | 13 Carlton Dr | 3/13/2020 |
| 83 | [illegible] | SAVERIO MINARDI | 93 MARGARET | 3/13/20 |
| 84 | [illegible] | Jon Parker | 13 Lorraine | 3/13/20 |
| 85 | [illegible] | Michael Cahill | 91 Margaret #3 | 3/13/20 |
| 86 | [illegible] | Victoria Ratti | 91 Marg St #3 | 3/13/20 |
| 87 | [illegible] | Ziad Sassine | 5348 Peru ST | 3/13/20 |
| 88 | [illegible] | Rachael Greminger | 5498 Peru | 3/13/20 |
| 89 | [illegible] | Jacy Sewell | 5498 Peru | 3/13/20 |
| 90 | Jeffrey | Jeffrey Hubbard | 113 Cornelia | 3/13/20 |
| 91 | [illegible] | Loic Quéguiner | 8 Alana Way | 3/13/20 |
| 92 | [illegible] | Caryl Provost | 25A Champlain St | 3/13/20 |
| 93 | [illegible] | Dimitri Hayar | 41 Couch St | 3/13/20 |
| 94 | [illegible] | Tyra Stanke | 7 Pine Street | 3/13/20 |
| 95 | [illegible] | Alex Conklin | 14 Macomb St | 3/13/20 |
| 96 | [illegible] | [illegible] | 7 Louisiana Ave | 3/13/20 |
| 97 | [illegible] | BRIANNA NB | 50 LAKESHORE DR | 3-13-20 |
| 98 | [illegible] | Nicole DeTullio | 40 Montcalm Ave. | 3-13-2020 |
| 99 | [illegible] | Richard Betts | " " | 3-13-2020 |
| 100 | Corbin Lucas | Corbin Lucas | 54 Montcalm Ave | 3/13/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | Lucy Ward | Lucy Ward | 59 Broad St. | 3/9/20 |
| 2 | Sydney R. Greene | Sydney Greene | 102 Court St. | 3/9/2020 |
| 3 | Larry Church | LARRY Church | 14 WEED ST | 3/9/2020 |
| 4 | Troy Anderson | Troy Anderson | 14 Durkee Street | 3/10/20 |
| 5 | Edwin Hamblet | EDWIN HAMBLET | 16 Edgewater Estates | 3/10/20 |
| 6 | Cyle Jersey | [illegible] | 22 Hamilton St Apt | 2/10/20 |
| 7 | Christian Velazquez | Christian velazquez | 127 COURT ST. | 03/10/20 |
| 8 | CAS | Chris Shutts | 29 Burke RD | 3/11/20 |
| 9 | [illegible] | | | |
| 10 | M Cincinnati | Matthew Cincinnati | 256 Margaret St | 3/11/20 |
| 11 | Pauline Ramsey | Pauline Ramsey | 12 Oakland Drive | 3/12/20 |
| 12 | [illegible] | Michelle Markwicz | 56 Amporsand Drive #103 | 3/13/20 |
| 13 | F F | Frances Fournier | 126 Margaret St #322 | 3/13/20 |
| 14 | MCCULLOUGH | Michelle McCullough | | 3.14.20 |
| 15 | W S McCullough | William McCullough | | 3.14.20 |
| 16 | [illegible] | Steve Shutts | 840 Durand Rd | 3.14.20 |
| 17 | [illegible] | Sarah Shutts | 840 Durand | 3.14.20 |
| 18 | Pam Ormsby | Pam Ormsby | 13 Addoms St Plattsburg | 3.14.20 |
| 19 | Kyle Visser | Kyle Visser | 113 Brinkerhoff St | 3.14.20 |
| 20 | [illegible] | Eric Stecklin | 113 Brinkerhoff St | 3-14-2020 |
| 21 | Rachel Olsen | Rachel Olsen | 244 Margaret St. | 3/14/20 |
| 22 | [illegible] | Charlie Olsen | 244 Margaret St | 3/14/20 |
| 23 | Nyxi Olsen | Nyxi Olsen | 244 Margaret St | 3/14/20 |
| 24 | Carly Jacob | Carly Jacob | 5022 S. Catherine St. | 3/14/20 |
| 25 | [illegible] | 80 WILSON RD | SARANAC NY | 3-14-2020 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | [illegible] | Shannon Sorli | 71 Sailly Ave. Apt. 3, Plattsburgh NY 12901 | 3/14/20 |
| 27 | [illegible] | Erica Dailey | 71 Sailly Ave. | 3/14/2020 |
| 28 | [illegible] | Justin Bushey | — Clinton Street | 3/15/20 |
| 29 | [illegible] | JAY WB FRANK | KEESEVILLE NY | 15 MAR 20 |
| 30 | [illegible] | John Gordon | 93 Sailly #2 | 3/15/20 |
| 31 | [illegible] | Johnny Pelkey | 110 Oak St. # APT A | 3/15/2020 |
| 32 | | | | |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | | Jennifer Stubblefield | 77 Brinkerhoff St. | 3/9/20 |
| 2 | | David Corker | 77 Brinkerhoff St | 3/9/20 |
| 3 | | EMMY BODROGI | 77 Brinkerhoff | 3/9/20 |
| 4 | | Frank Kereszteszi | 77 Brinkerhoff | 3/9/20 |
| 5 | | Janice Freer | 12 Holland Ave. | 3/9/20 |
| 6 | | E Freer | " | 3/9/20 |
| 7 | | Candace Osborn | 1981 St Rt 22B | 3/2/2020 |
| 8 | | Jarrett Meek | 1981 St. Rt. 22B | 3/9/2020 |
| 9 | | Tyler Fournier | 10 Bailey St Apt 3 | 3/9/20 |
| 10 | | Patricia Mihal | 2 Jennifer Dr. Platts | 3/9/20 |
| 11 | | Louise Jenkins | 3 Jennifer Drive Plattsburgh | 3/9/20 |
| 12 | | JACOB R ATKINSON | 346 margrett st plattsburgh | 3/9/2020 |
| 13 | | Daisy Heckard | 53 Palmer Street | 03/09/2020 |
| 14 | | HUGO LEON | 20 Trembley Ave | 3/9/2020 |
| 15 | | Shirley Holling | 36 Southworth St | 3/9/2020 |
| 16 | | Lisa Hoang | 4 Jennifer Dr. 12901 | 3/9/2020 |
| 17 | | Jocelyne Erkenbeck | 36 Durand ST | 3/10/2020 |
| 18 | | Sarah Wright | 157 Bradford Rd, Plattsburgh NY | 3/10/2020 |
| 19 | | DONNA SICA | 155 BEEKMAN ST | 3/10/2020 |
| 20 | | Paul Carson | 155 Beekman St. Platts | 3/10/2020 |
| 21 | | Will Lightman | 21 MARYLAND RD | 3/10/20 |
| 22 | | HAREWA H CHASKEY | 260 ~~[illegible]~~ 1ST AVE Jr 157 BRIDGE ST | 3/10/20 |
| 23 | | CONNIE FISHER | 42 LUMBERJAN AVENUE | 3/10/20 |
| 24 | | LINDA JOYAL | 68 US Oval #333 | 3/10/20 |
| 25 | | Anthony Moran | 21 Week St | 3/10/2020 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | Nancy Taylor | Nancy Taylor | 33 Clinton St Plattsburgh | 3/10/20 |
| 27 | Donald Romeo | DONALD ROMEO | 4 LYNDE ST. PLATTSBURGH | 03-10-2020 |
| 28 | David Dwyer | DAVID DWYER | 5297 No Catherine ST Platts | 3-10-2020 |
| 29 | HAZEL DWYER | HAZEL DWYER | 5297 No. Catherine St. | 3-10-2020 |
| 30 | Donna Caramia | Donna Caramia | 20 Tremblay Ave | 3-10-2020 |
| 31 | Sawyer White | Sawyer White | 10 Macomb St. Apt. 4 | 3/10/2020 |
| 32 | John B. Reimann | JOHN B. REIMANN | P.O. Box 1848 | 3-11-2020 |
| 33 | RONALD GUST | RONALD GUST | 241 Meffitt Rd, Platts | 3/10/2020 |
| 34 | Steven Bouchard | Steven Bouchard | 1 Grand Isle Way Plattsburgh | 3/10/2020 |
| 35 | | Audrey Le | 23 Draper Ave, Plattsburgh | 3/10/2020 |
| 36 | | Rana HIJAZI | 18B Coach St. | 3/10/2020 |
| 37 | Saran Kabo | Saran Kabo | 5090 S Catherine St | 3/11/2020 |
| 38 | | Tyzara Robinson | 59 Broad St | 3/11/20 |
| 39 | Donna Evans | Donna Evans | Joes Barber Shop | 3/11/20 |
| 40 | Elizabeth M Lemon | ELIZABETH M LEMON | 73 LAFAYETTE ST | 3/11/20 |
| 41 | JoAnne Freebelle | JoAnne Freebelle | 347 Lyne Ave | 3-11-20 |
| 42 | | Tammi Lashay | 10 Honey Dr | 3/11/2020 |
| 43 | | Cynthia Hecht | 84 Stettzer Rd | 11 Mar 2020 |
| 44 | Tamara Gadbois | Tamara GADBOIS | 4875 So Catherine | 3/11/2020 |
| 45 | Sean Strack | Sean Strack | 11 Hartwell St | 3/11/2020 |
| 46 | Matt Dunsmore | | 152 Margaret St #2 | 3/11/2020 |
| 47 | William W. Wood | William W. WOOD | 4956 Apt C. S Catherine St | 3/11/2020 |
| 48 | Kayla Cook | Kayla Cook | 94 Bushey Blvd | 3/11/2020 |
| 49 | Sharon O'Connell | Sharon O'Connell | 1168 Cumberland Head Rd | 3/11/20 |
| 50 | Jenn Dell | JENNIFER DELL | 2 Leblanc Lane Apt A | 3/12/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 51 | Bruce M. Carter | BRUCE CARTER | S. CATHRINE P'BURGH | 3/12/20 |
| 52 | Amanda LaPock | Amanda LaPock | 122 Sharron Ave | 3/12/20 |
| 53 | [illegible] | Hector SANTOS | 3 CV Way | 3/12/20 |
| 54 | Taylor Richard | TAYLOR RICHARD | 3 CV WAY | 3/12/20 |
| 55 | Patti Pugh | Patti Pugh | US Ave | 3/12/20 |
| 56 | Cheis Bedore | Cheis Bedore | Dry Dock | 3-12-20 |
| 57 | Vicki Bowlds | Vicki Bowlds | US Ave | 3/12/20 |
| 58 | Patrick Celi | Patrick Celi | Bridge ST. | 3/12/20 |
| 59 | [illegible] | Brooke Marbut | 36 Main Mill | 3/12/20 |
| 60 | [illegible] | Shalauni Baker | Carmel Dr. | 3/12/20 |
| 61 | Robert Marbut | Robert Marbut | 36 main Mill | 3/12/20 |
| 62 | [illegible] | Cathrine Snap | 53 Champlain St | 3/12/20 |
| 63 | [illegible] | Nicholas Sisson | 42 Brinkerhoff | 3/12/20 |
| 64 | Matthew Loach | Matt Loach | 141 Broad ST. PLATTSBURGH | 2 MAR |
| 65 | JERRY REYELL | Jerry Reyell | 44 LEONARD AVE. APT 9 PLATTB | 3/12/20 |
| 66 | Brian Armstrong | [illegible] | 121 Miller St APT B Plattsburgh | 3/12/2020 |
| 67 | Jenna King | [illegible] | 289 Lorna Court | 3/13/2020. |
| 68 | Maxwell Maurelle | MAXWELL MAURELLE | 5153 North Catherine St. | 03/13/20 |
| 69 | Cherise Bruce | Cherise Bruce | 58 Sailly Apt B | 3/13/20 |
| 70 | Kathleen Dumont | Kathleen Dumont | 21 Trinity Place | 3/13/20 |
| 71 | Linda Hall-Tripp | Linda Hall-Tripp | 21 Trinity Place | 3/13/20 |
| 72 | Shelley Payson | SHELLEY PAYSON | BRIDGE ST. | 3/13/20 |
| 73 | Olivia Moran | Olivia Moran | 25 Nancy Drive | 3/13/20 |
| 74 | Shawn Laville | Shawn Laville | 18 Cornelia St | 3/13/20 |
| 75 | Kaitlyn Guyette | [illegible] | 5 Delaval | 3/13/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 76 | [illegible] | BARBELL | 15 WALNUT A | 3/13 |
| 77 | [illegible] | Charles Thompson | 280 Cornelia St. | 3/13/20 |
| 78 | [illegible] | SALVADOR GUILLAPAGE | 127 Prospect Ave. | 3/13/20 |
| 79 | [illegible] | Juliet Sorell | 4774 Crete Blvd Apt | |
| 80 | | | Plattsburgh | 3/13 |
| 81 | [illegible] | Samantha Windley | 5016B S Catherine St Plattsburgh NY | 3.13.20 |
| 82 | [illegible] | Jamie Crossley | 116A Brinkerhoff Plattsburgh | 3/13/20 |
| 83 | [illegible] | Kaylee Crossley | 116A Brinkerhoff Plattsburgh | 3/13/20 |
| 84 | [illegible] | [illegible] | 121 Brinkerhoff St | 3/13/20 |
| 85 | [illegible] | John J Tressente | 132 [illegible] | 3/13/20 |
| 86 | [illegible] | James Oliver | 01 College ave | 3/13/20 |
| 87 | [illegible] | Tissella Morales | 67 Brinkerhoff | 3/13/20 |
| 88 | [illegible] | Grace Paramo | 122 Brinkerhoff | 3/13/20 |
| 89 | [illegible] | Brylyn Muxley | 5115 N Catherine St | 3/14/20 |
| 90 | [illegible] | [illegible] | 4 University Pl | 3/14/20 |
| 91 | [illegible] | Looyan Chapman | 77 Brinkerhoff | 3/15/20 |
| 92 | [illegible] | Connie Shene | 3 Broadway | 3/13/20 |
| 93 | [illegible] | Roy Fisher | 6 Broadway | 3-15-20 |
| 94 | [illegible] | chris Dequatte | 62 miller street | 3/15/20 |
| 95 | [illegible] | James Holland | 18 Terrace West #26 Platts N.Y. | 3/15/20 |
| 96 | [illegible] | Michael LaFave | 40 Dallons Blvd 12901 | 3/15/20 |
| 97 | [illegible] | Vienna Aingwarth | 11 Draper ave | 3/15 |
| 98 | Stacy Lottes | Stacy Lottes | 23 Hamilton St | 3/15 |
| 99 | [illegible] | [illegible] | 9 Cooper | 3/15 |
| 100 | Philip Butler | Philip Butler | 122 Montcalm Ave | 3/15/2020 |
| 101 | Steven T. Wilson | Steven T. Wilson | 20 Weed ST. APT. B. | 3/15/2020. |
| 102 | [illegible] | Ray Burgess | 3 Bushey | 3/15/20 |
| 103 | [illegible] | [illegible] | 3 Bushey | 3/15/20 |

| | SIGN | PRINT | ADDRESS | DATE |
|---|---|---|---|---|
| 4 | Kathleen Cameli | Kathleen Cameli | 38 Cumberland Ave | |
| 5 | Cathy Leblanc | | | |
| 6 | Jamie Bates | | | |
| 7 | Ann Cooper | Susan Cooper | 1 Alana Way | 3/15/2020 |
| 8 | Mary Penfield | Mary Penfield | 49 Tremalay Ave | 3/15/20 |
| 9 | Karen C Donoghue | Karen Donoghue | 171 Rugar. St | 3/15/2020 |
| 10 | | JAY LESAGE | 6 LEXINGTON AVE | 3/15/2020 |
| 11 | Mary Lou LaRogue | Mary Lou LaRogue | 11 Leonard Ave | 3/10/202 |
| 12 | Elisa Megdor | Elisa Megdor | 11 Leonard Ave | 3/10/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | [illegible] | Tommy Rockwood | 13 Couch ST - A - Plattsburgh NY | 3/9/20 |
| 2 | [illegible] | Amy Lynn | 22 Cassetta | 3/10/2. |
| 3 | [illegible] | Kari Hastings | 542 Rugdsouth Rd | 3/10/2. |
| 4 | Christina Lashway | Christina Lashway | 18 Charles way | 3-10-2020 |
| 5 | [illegible] | 154 Fellows | Road | 3/10/20 |
| 6 | Damion Kirker | Damion Kirker | 5 couch | 3/10/20 |
| 7 | [illegible] | Jeremie Whitney | 72 Spellman rd | 3/10/20 |
| 8 | [illegible] | Linnea Sailey | 72 Spellman rd | 3/10/2020 |
| 9 | [illegible] | Joshua J. Haycoss | Beacon Motel | 3/10/2020 |
| 10 | Crystal Bell | Crystal Bell | 9 Hickory st | 3/10/20 |
| 11 | [illegible] | [illegible] | [illegible] | [illegible] |
| 12 | [illegible] | Jeffery Golden | 55 D Carolina St. | 3/11/20 |
| 13 | [illegible] | [illegible] | 10 Lyon Park | 3/11/20 |
| 14 | [illegible] | Joshua Lewis Tulip | 70 Plus State Rt 9 | 3/11/20 |
| 15 | [illegible] | Steve Tubugue | 72 Spellman Rd | 3/11/20 |
| 16 | Kaytlin Blackett | Kaytlin Blackett | 225 Margot | 3/11/20 |
| 17 | Zachary Morse | zachary morse | the villa Motel | 3/11/20 |
| 18 | [illegible] | [illegible] | | 3/11/20 |
| 19 | [illegible] | [illegible] | | 3/11/20 |
| 20 | [illegible] | Rebra Tomer | 8 Pennine | 3/11/20 |
| 21 | [illegible] | Bridgette Tice | 1107 Standish Plattsburgh Rd | 3/13/20 |
| 22 | [illegible] | Hope of Mission | 64 Margaret Ave | 3-13-20 |
| 23 | [illegible] | [illegible] | W. Clinton | 3-13-20 |
| 24 | Eugene Gaudreau | Eugene Gaudreau | 1 Old Orchard St Morrisonville, NY | 3-13-2020 |
| 25 | [illegible] | Logan Chaffman | 77 Bradlaugh St | 3/13/20 |

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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | [illegible] | Kevin R. Delayette | 131 Woodcliff Dr Plattsburgh, NY 12901 | 3/10/20 |
| 27 | Leora Williams | LEORA WILLIAMS | 129 NEVADA OVAL PLATTSBURG, NY 12903 | 3/10/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | Scott B. Allen | Scott B. Allen | 10 City Hall, Plattsburgh | 3/9/20 |
| 2 | [illegible] | Max Villanueva | 61 Bridge St, Plattsburgh | 3/9/20 |
| 3 | [illegible] | Logan Bo[illegible] | 6 Davies Ln Peasleewich | 3/9/20 |
| 4 | [illegible] | Lucy Munz | 4 Davies Ln Plattsburgh | 3/9/2020 |
| 5 | [illegible] | David Gabrault | 2 Alfreda Ct. Morrisonville | 3/9/2020 |
| 6 | [illegible] | Kevin Farrington | 10 City Hall A, Plattsburgh | 3/9/20 |
| 7 | Evan M. Reil | Evan M. Reil | 410 Canning Rd. Saranac NY | 3/9/20 |
| 8 | Patrick Boyle | Patrick J Boyle | 333 Durkee St | 3/10/20 |
| 9 | [illegible] | Benjamin Goff | 245 Carlott Rd. Elizabethtown NY | 3/10/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | Melissa Dominy | Melissa Dominy | 39 Fiske Rd W. Chazy | 3/9/20 |
| 2 | [illegible] | Jonathan Schneiderman | 202 Smith Dr. Platts. | 3/10/20 |
| 3 | Caitlyn LaPier | Caitlyn LaPier | 10 City Hall Place | 3/10/20 |
| 4 | Nicole Mancino | [illegible] | 10 City Hall Pl. | 3/11/20 |
| 5 | F. Scott Culley | F. Scott Culley | Plattsburgh | 3/12/20 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 1 | | Nastasia Lauzon | 20 Clinton St Apt 3 | 3/9/20 |
| 2 | | Taylor Trombley | 1209 General Macomb Rd | 3/9/20 |
| 3 | | Erik Falkengren | 7 Ianelli Ave Plattsburgh | 3/9/20 |
| 4 | Quinn Rufa | Quinn Rufa | 41 Couch Street Plattsbu | 3/9/20 |
| 5 | | ANIRUDH SRINIVAS | 59 BROAD ST, PLATTSBURGH | 3/10/2020 |
| 6 | | JENNIFER WEEKS | 9175 STATE RT. 22, MORRISONVILLE | 3/10/20 |
| 7 | | Jaelyn Racette | 29 Lumber St. Port Kent | 3/11/20 |
| 8 | | Michael J. Patnode | 110 Quaker Highlands Rd, Peru | 3-13-2020 |
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| | SIGNATURE | PRINT YOUR NAME | ADDRESS | DATE |
|---|---|---|---|---|
| 26 | Holly Vedder | Holly Vedder | 43 Hamilton St Plattsburgh Apt 202 | 3-14-2020 |
| 27 | [illegible] | Niles Goode | #310, 43 HAMILTON ST | 3-14-2020 |
| 28 | [illegible] | Andrew Gott | 8 South Platt St | 3.14.2020 |
| 29 | [illegible] | Matthew Dresser | 43 Hamilton St, Apt 106 | 3-14-2020 |
| 30 | [illegible] | Diane Danford | 43 Hamilton St Apt 203 Plattsburgh, NY | 3-14-20 |
| 31 | [illegible] | Michael Petrino | 43 Hamilton St. Apt 203 Plattsburgh, NY | 3-14-20 |
| 32 | [illegible] | Kim Lamere | 43 Hamilton Apt 216 Plattsburgh | 3-14-20 |
| 33 | Judy Oehler | Judy Oehler | 43 Hamilton St. #309 | 3/15/2020 |
| 34 | Scott Amon | Scott Amon | 43 Hamilton St #211 | 3/15/2020 |
| 35 | Kathleen Kelly | Kathleen Kelly | 43 Hamilton St #302 | 3/15/2020 |
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Say **NO** to PRIME'S current plan to Develop 22 DURKEE STREET

.... **NO** to **LOSS OF OUR HISTORIC DOWNTOWN**...

.... **NO** to **PRIME PLATTSBURGH LLC taking 95% OWNERSHIP OF 3+ ACRES of DURKEE STREET PARKING LOT...**

.... **NO** to **CITY giving $4.3 of $10 million DRI** (Downtown Revitalization Initiative) **Grant monies to PRIME LLC**

.... **NO** to **114 Apts. + 10,000 SQ. FT. of Commercial Space**...

.... **NO** to **5-Story MASSIVE STRUCTURE overshadowing HISTORIC DOWNTOWN**

.... **NO** to **PAID PUBLIC PARKING** & **LOSS of 150 Public Parking**

.... **NO** to **ANGLED PARKING & ONE-WAY on DURKEE STREET...**

.... **NO** to **"NO" PUBLIC GREEN SPACE...**

.... **NO** to **NO PILOT** (Payment in Lieu of Taxes)

.... **NO** to **20 YRS.** OF **PREFERRED TAX RATE TO PRIME !**

*But Say YES to....*

**YES to REVITILIZATION of OUR HISTORIC DOWNTOWN**

* **YES** to **DOWNSIZING PRIME'S PROJECT** from **114 Apts to 45 UNITS and Multi-phasing development of site!**

* **YES** to **JOINT PARTNERSHIP & OWNERSHIP of DURKEE STREET PARKING LOT!**

* **YES to at least 150 FREE PUBLIC PARKING SPACES in the DURKEE STREET PARKING LOT!**

* **YES to PUBLIC OPEN GREEN SPACE adjacent to the SARANAC RIVER TRAIL** to promote tourism & growth.

**Beebie, Lisa**

| | |
|---|---|
| **From:** | Plattsburgh Citizens Coalition <plattsburghcitizencoalition@gmail.com> |
| **Sent:** | Monday, April 6, 2020 9:55 AM |
| **To:** | cityinfo@plattsburghcitygov.com; McMahon, Joe; Beebie, Lisa; Parrotte, Sylvia |
| **Cc:** | editor@studleyprinting.com; WIRY; Amanda Dagley; estigliani@freepressmedia.com; news@northcountrynow.com; newstips@mynbc5.com; rrockstroh@mychamplainvalley.com; nate@suncommunitynews.com; jlotemplio@pressrepublican.com; Josh; pbradley@wamc.org; McKenzie Delisle; Emily Russell |
| **Subject:** | Zoning Board of Appeals Comment 4/6/2020 - 1 - Letter from Attorney Matt Fuller |
| **Attachments:** | PCC_ZBA Ltr 432020.pdf |

MEYER, FULLER & STOCKWELL
PLLC ATTORNEYS AT LAW

LAKE GEORGE
TITLE AGENCY

April 3, 2020

City of Plattsburgh Zoning Board of Appeals
c/o Ron Nolland, Chairman
City of Plattsburgh Planning Board
c/o Jim Abdallah, Chairman
City Hall
41 City Hall Place
Plattsburgh, New York 12901

Re: Prime Plattsburgh, LLC Special Use Permit Application

Dear Mr. Nolland, Mr. Abdallah, ZBA and Planning Board members:

Our firm is been retained by the Plattsburgh Citizens Coalition, Inc., a not for profit coalition and its members, of concerned citizens, property owners, and business owners in the City of Plattsburgh relative to the City's proposed development plans with Prime Plattsburgh, LLC. We understand that a ZBA public hearing has been noticed for the Prime Plattsburgh, LLC application for April 6, 2020. We also understand that applications are pending before the Planning Board. We offer the following comments:

1. Open Meetings Law: We note that given the Covid-19 outbreak, Governor Cuomo on March 13, 2020 issued Executive Order 202.1 which, in part, suspended Article 7 of the Public Officers Law, commonly known as the Open Meetings Law. This Executive Order has subsequently been extended and modified through to and including Executive Order 202.13 (as of March 30, 2020). However, what neither Article 7 of the Public Officers Law, nor Governor Cuomo's do, is address public hearings.

It is our belief that the ZBA is holding this public hearing solely under the guidance provided after Governor Cuomo's Executive Order 202.1 which permitted meetings to be held without

public attendance. That order, however, did not address public hearings. Public hearings continue to require active public input, that is, input during the actual meeting either through mechanisms such as "Zoom" or other similar participation level remote meetings. The procedure adopted by the City of Plattsburgh does not satisfy this law.

In addition, the City's procedure appears to ignore Executive Order 202.10 (March 23, 2020, copy attached) which states clearly "Non-essential gatherings of any size for any reason (e.g. parties, celebrations or other social events) are canceled or postponed at this time." With due respect, and particularly given the level of public interest in this project, this project is under no definition "essential". Indeed, it covers literally none of the essential categories covered by New York State Empire State Development at https://esd.ny.gov/guidance-executive-order-2026. [Last accessed 4-1-2020]

What is the reality, however, is that this scheduling of this hearing during this COvid-19 pandemic is a blatant attempt to push a controversial project through with as little public participation as possible. Indeed, it is quite clear that the City's public hearing procedures were perhaps adopted with this exact project in mind.

The ZBA and Planning Board are NOT obligated to follow the City's adopted hearing protocol. The ZBA and Planning Board are well within their respective powers to table this matter until Governor Cuomo lifts the pending prohibition against in person meetings. This matter is the largest project in recent history in the City of Plattsburgh. For this to be rushed through when the public is actually prohibited from appearing in person, for a project that is clearly not essential, is in and of itself an abuse of discretion and irrational. We ask the ZBA and Planning Board to table this matter until the pending prohibition against in person meetings is lifted.

As an update, subsequent to the draft of this letter, we received the correspondence issued by the City by email from the "Mayor's Office" of April 3, 2020 at 12:10pm. Notwithstanding that letter, and the Q&A attached thereto, government meetings are and should be limited to matters that are essential, no different than "essential businesses" are limited to those portions of business that are essential. **The fact is that this Durkee Street project is not essential**. That is

the entire point missed by the meeting guidance, the meeting procedures, and the statement issued by the Mayor's office of this day. Not every government function is essential. Were this a project for a hospital, or a health care center, or a production facility for PPE, the facts would be different, and a reviewing this project would be warranted.

2. Applicant: The applicant is not the "City of Plattsburgh" as noted on the applications. In reviewing the "Development Agreement" between the City of Plattsburgh and Prime Plattsburgh, LLC dated March 29, 2019 (hereinafter the "Agreement"), the pending applications before the ZBA and Planning Board are flawed as a matter of law. A copy of this Agreement is enclosed.

Pursuant to Section 4 of the Agreement titled "Permitting", Prime is the applicant, not the City of Plattsburgh. See Section 4(a)- "*Prime and its agents shall prepare and submit all necessary municipal, state and federal permit applications required for the approval of the Durkee Development and shall present such applications to the applicable governmental authorities.*" Indeed, the SEQRA EAF form in the ZBA's materials note Prime Plattsburgh, LLC as the applicant, not the City. Prime has submitted no such application.

Moreover, not cited in any application materials is the authority or ability of the City of Plattsburgh as a municipal entity to even make this application. In this regard, we believe that City staff time used in pursuing an application that by written agreement is required to be submitted by a private business entity is actually an unconstitutional gift of public resources. While there are contractual obligations that a city may enter into, this Agreement specifically states that Prime, not the City, is to be completing and submitting the applications for this project. Thus, taxpayer dollars cannot be spent as they are now.

Lastly, on this point, the ZBA and Planning Board have to ask: How can the ZBA or Planning Board possibly receive unbiased support from the very community development and code enforcement staff that is bringing this application? Pursuant to General City Law §81-a, and indeed City of Plattsburgh Zoning Law §360-56[C]: "*Assistance to the Boards. Such Boards shall have the authority to call upon any department, agency or employee of the City for such assistance as shall be deemed necessary and as shall be authorized by the legislative body. Such*

*department, agency or employee may be reimbursed for any expenses incurred as a result of such assistance.*" You cannot possibly rely on that assistance of those providing the assistance are the applicant!

The City of Plattsburgh cannot be the applicant as note above, and this needs to be remedied.

3. Waterfront development: We are enclosing our letter to the Common Council of September 9, 2019. To date, this letter has not been answered. However, this same legal issue presents itself to the ZBA and Planning Board. As proposed, the project application will include the alienation of waterfront property. We point you to the full content of our letter as if fully set forth herein. The ZBA and Planning Board are without power to approve any project that would alienate waterfront property.

4. SEQRA: The EAF submitted by the City is shockingly incomplete for a project of this magnitude. Little to no thought or consideration was put into this document. The following questions were not even answered in Part I of the EAF: C.1., C.2.c, C.3.c., D.1.c., D.1.d., D.1.e (incomplete), D.1.h., D.2.a., D.2.b., D.2.e. (incomplete), D.2.f., D.2.g., D.2.h., D.2.i., D.2.j., D.2.o., D.2.p., D.2.q., D.2.s., D.2.t., E.1.b. (incomplete), E.1.c. E.1.e., E.1.f., E.1.g., E.1.h. (incomplete), E.2.h (incorrect- the project site does include a river), E.2.q., and E.3.b..

In addition, we note the City's response at EAF question D.D.2.e.ii.: The City notes that this project will discharge to the Saranac River. The legality of this discharge needs to be researched. We do not believe that the City can legally create a point source discharge from this new project directly to the Saranac River.

Lastly, the underlying facts upon which the SEQRA findings has changed. Indeed, just this week it was reported that a record 6.6 million Americans filed for unemployment. The recession created by the Covid-19 pandemic cannot be ignored, and the underlying need for this project as well as the finances upon which it is based must be reviewed. In short, no board of the City can ignore the economic realities of the current environment.

5. Conflict: We believe the City's corporation counsel has a conflict of interest. The Corporation Counsel's allegiance is to the Common Council. The ZBA's and Planning Board's obligations are to review the pending PUD, site plan, subdivision, special use permit and variance applications. Thus, where questions of law are before the ZBA and Planning Board, or indeed even procedure, the ZBA and Planning Board cannot reasonably rely on the advice of counsel that is beholding to the Common Council, as again, corporation counsel's goal is to further the interests of the Common Council. Indeed, this letter raises significant, valid legal issues that the ZBA and Planning Board needs to address on their own- not in reliance on the Common Council. To the extent that you have legal questions on this matter, you need your own attorney.

Thank you.

Sincerely,

Matthew F. Fuller, Esq.
mfuller@meyerfuller.com

cc: Plattsburgh Citizens Coalition, Inc.

**DEVELOPMENT AGREEMENT**

This Development Agreement (the "Agreement") is by and between the **CITY OF PLATTSBURGH**, a New York municipal corporation located in Clinton County, New York (the "City") and **PRIME PLATTSBURGH, LLC,** a New York limited liability company with a place of business in Cohoes, New York ("Prime"), and is made and entered into as of the date of execution by the last party to execute this Agreement (the "Effective Date").

Background

1. Prime is a development company with experience and expertise in the design, development and management of mixed-use development projects.

2. The City is the owner of the so-called "Durkee Street Property". This site consists of two separate properties: 40 Bridge Street and 22 Durkee Street. Combined, the footprint of these properties totals approximately 4.3 acres. A portion of the Durkee Street Property is a leased parcel of approximately 1.3 acres on the southern end of the property (the "Leased Parcel"). This leased site contains a three-story office building and a two-level parking structure. It is leased by Investors Corporation of Vermont ("ICV") and shall not be part of the mixed-use development project. The intent of the City is to merge the 40 Bridge Street with the parcel located at 22 Durkee Street and subdivide the Leased Parcel as well as any lands located to the South of Broad Street which may be associated with the 22 Durkee Street property (the "Merger and Subdivision"). Upon completion of these steps, there shall remain an approximately 3.4-acre parcel bordered to the South by the Leased Parcel, to the North by Bridge Street, to the West by Durkee Street, and to the East by the Saranac River (the "Project Site").

3. New York State ("NYS") awarded the City $10 million in grant funding through Governor Andrew Cuomo's Downtown Revitalization Initiative ("DRI") to implement catalytic investment projects in downtown Plattsburgh as part of a longer-term strategy to attract additional public and private investment for revitalization. The Durkee Street redevelopment project is the centerpiece of Plattsburgh's DRI revitalization effort and NYS allocated $4.3 million towards its implementation that can be used as funding for infrastructure improvements, construction, and gap financing.

4. The City DRI's associated Streetscape Improvements and Riverfront Access projects will complement and support redevelopment of the Project Site, which may include improvements on Durkee and Bridge Streets as well as riverfront improvements bordering the Project Site (collectively, "the City's Other DRI Projects").

5. The City issued a Request for Proposals on October 17, 2018 ("RFP"), for a mixed-use development on the Project Site. Prime submitted a proposal in response to the RFP to develop, finance, construct and manage a mixed-use development to be built on the Project Site that is to be purchased from the City.

6. The City and Prime (collectively, the "Parties") memorialized their understandings with regard to the Project Site via a Letter of Intent dated February 22, 2019, incorporated herein and attached hereto as Exhibit "B" (the "Letter of Intent").

7. Prime intends to develop and construct a mixed-use development on the Project Site consisting of 2 buildings which will include approximately 127 +/- market rate apartments including furnished corporate apartments by ExecuStay, approximately 13,515 square feet of commercial space (retail, restaurants and/or office), approximately 7,883 square feet for Farmers' Market/civic space/

community space; approximately 233 parking spaces; and public access to the Saranac River waterfront (the "Durkee Development"). The City and Prime acknowledge and agree that the plans, including the configuration and size of the buildings, are conceptual and, to achieve the goals of each party as set forth herein, may be amended as design and permitting progress in accordance with the terms and conditions of this Agreement.

7. The City supports the Durkee Development. In order to complete the Durkee Development, the 40 Bridge Street parcel will need to be merged with the 22 Durkee Street parcel, the ICV leased parcel and other lands to the south of Broad Street will need to be subdivided from the resulting parcel, and easement rights for utilities and public access will need to be retained by the City. In addition, there will be public parking on the Project Site.

8. The City, as referenced in this document, is defined as follows:

(a) The City Common Council ("City"). The City of Plattsburgh, as the legal entity of the municipality shall be responsible for approval of the Plans, financing, and this Development Agreement and terms and conditions associated with it as outlined below. This shall also include City staff assisting the City Common Council in this capacity.

(b) The City's review boards ("City Boards"): The Planning Board and Zoning Board of Appeals, are independent bodies that will make their own evaluations of the Durkee Development and Project Site under applicable zoning requirements and the terms and conditions of this Agreement shall not be binding on these boards.

9. Prime and the City wish to formulate the necessary terms to proceed with the design, permitting, financing, construction, ownership and management of the Durkee Development.

10. Prime and the City enter into this Agreement to describe the framework for the Parties to proceed with the Durkee Development.

NOW, THEREFORE,

In consideration of the promises and the mutual covenants and agreements herein set forth, and in reliance on the representations and warranties contained herein, the Parties hereby agree as follows:

Section 1. **Prime's Due Diligence.** Prime shall have 40 days from date of execution of the Letter of Intent to complete its general due diligence of the Project Site (the "Due Diligence Period"). Due diligence will be the responsibility and at the expense of Prime and includes, without limitation, the following potential analysis:

- Review of existing City Boards, City, and NYS permitting history and analysis, and needed City, City Boards, and NYS permitting requirements,
- Review of environmental and brownfield restrictions and analysis,
- Title research and examination,
- Engineering analysis,
- Traffic analysis,
- Utility analysis,
- Geotechnical and soil boring analysis, and
- Other items as determined that need to be considered for the development of the site.

To aid in Prime's Due Diligence, the City will promptly provide Prime with any and all environmental documentation and requirements between the City and the NYS Department of Environmental Conservation on complying with the Site Management Plan in place for the Project Site and the environmental easement on the Project Site in the possession or control of the City. The City agrees to work with Prime as needed for amending NYS documents related to the Site Management Plan as may be necessary for change of use, transfer of certificate of completion, and ownership in connection with the Durkee Development. Prime understands that initial brownfield remediation work has been completed on the Property. If following any sale of the Project Site additional contamination is found during construction and further remediation is needed, such remediation shall be the responsibility of Prime. The City shall engage in reasonable efforts to assist Prime with securing potential NYS funding for this work should the need for it arise.

Prime shall provide the City with necessary information for determining utility allocation needs and connections for the Durkee Development. The City will provide Prime copies of title research, an ALTA survey completed in November of 2018, and utility easements on the Project Site. Prime's title research shall identify items that may be of issue and shall work with the City to resolve them during the Due Diligence Period.

The above Due Diligence Period, which is Prime's responsibility, shall be completed within forty (40) days after the execution of the Letter of Intent. Notwithstanding the foregoing, Prime may extend the Due Diligence Period for an additional thirty (30) days upon written notice to the City, delivered to the City no later than the close of business on the fortieth (40th) day of the initial Due Diligence Period, provided that Prime uses its best efforts to complete its due diligence within the initial forty (40) day period.

During the Due Diligence Period, the City and Prime agree to communicate regularly and express their mutual goodwill to coordinate and resolve potential obstacles.

In the event that either the City or Prime determine, for any reason, during the Due Diligence Period, that they do not wish to proceed with the Durkee Development, a written notice of termination shall be delivered to the other party no later than the close of business on the last day of the Due Diligence Period, as same may be extended. Upon such written notice, this Agreement shall terminate with each party having no further obligation or liability to the other, except such obligations and liabilities that expressly survive the termination or expiration of this Agreement.

Section 2. **Access, Prime's Responsibilities, Prime's Indemnity**

(a) From the date of the Letter of Intent through the expiration of the Due Diligence Period, Prime and its authorized agents or representatives shall be entitled to enter upon the Project Site during normal business hours upon advance notice to the City and make such reasonable, minimally invasive investigations, studies and tests including, without limitation, surveys, environmental surveys, geotechnical borings, and engineering studies as Prime deems necessary or advisable, provided, however, that, except as set forth below, Prime shall not be permitted to conduct subsurface environmental testing without City's prior consent, which consent shall not be unreasonably withheld, conditioned or delayed. The Parties acknowledge that it is anticipated that Prime will conduct geotechnical studies and ground penetrating radar studies at the Project Site, which shall include subsurface activities. Prior to conducting such subsurface activities, Prime will provide the City with the scope of such activities for the City's review and approval. The Project Site currently provides public parking in the City so Prime will use reasonable efforts to minimize any anticipated disruption of parking spaces or access.

(b) Prime agrees that in conducting any inspections, investigations or tests of the Project Site, Prime and its agents and representatives shall: (i) not unreasonably interfere with the operation and maintenance of the Project Site; (ii) not unreasonably disturb the tenants or occupants of adjacent properties; (iii) not damage any part of the Project Site or any personal property owned or held by

the City or any tenant or third party; (iv) not injure or otherwise cause bodily harm to the City or its respective guests, agents, invitees, contractors and employees or any tenant or their guests or invitees; (v) maintain comprehensive general liability insurance in terms and amounts reasonably acceptable to the City covering any accident arising in connection with the presence of Prime, its agents and representatives on the Project Site, and deliver a certificate of insurance verifying such coverage to the City prior to entry upon the Project Site; (vi) promptly pay when due the costs of all tests, investigations and examinations done with regard to the Project Site; (vii) not permit any liens to attach to the Project Site by reason of the exercise of Prime's rights hereunder; and (viii) fully restore the Project Site to the condition in which the same was found before any such inspection or tests were undertaken.

(c) Prime covenants and agrees to restore any damage to the Project Site resulting from the conduct of any such inspections, tests, surveys and/or studies and to save and hold the City and its successors and assigns harmless from any claim, damage, cost or expense, including reasonable attorneys' fees, for any damage to the Project Site or the property of third persons and/or adjacent property of third parties or for any personal injuries arising in whole or in part from any inspections, tests, surveys and/or studies performed by Prime or Prime's agents, employees or invitees on the Property. In no event shall the foregoing be construed to render Prime liable in connection with the presence or existence of any hazardous materials or environmental contaminants that exist on or beneath the Property and which were discovered through Prime's inspections, tests, surveys and/or studies except to the extent that any such hazardous materials or environmental contaminants were brought onto the Project Site and released by Prime or its agents. Prime's obligations hereunder shall survive the termination of this Agreement for any reason

(d) Prime shall share with the City all plans, surveys, site plans, building elevations, landscaping and lighting plans, traffic studies, engineering drawings, and all other plans, permits, applications, soil borings and tests, environmental site assessments, reports, and similar materials and products currently existing or generated for, by or on behalf of Prime in connection with the development of the Property during the term of this Agreement ("Work Product"). Prime shall provide copies and review its Work Product and proposed permit applications with the City before Prime submits them to any permit authority for the City's consent which shall not be unreasonably withheld or delayed. In the event that Prime fails to close, all Work Products, except for architectural and conceptual plans that are proprietary to Prime or Prime's architect, shall be assigned to and shall become the property of the City. The City shall provide to Prime, within five (5) days of the Effective Date, all permits, applications, environmental site assessments, reports, and similar materials and products currently existing or generated for, by or on behalf of the City in connection with the development of the Property, or which the City otherwise has in its possession, or are in the possession of the City's agents or consultants and of which the City has actual knowledge.

(e) Prime shall be solely responsible in its sole discretion for selecting the members of its development team including the architect, attorneys, general contractor, property manager, funding sources, consultants and other participants, and coordinating between them.

Section 3. **Pre-Permitting and Design**. In the event neither party provides the written notice of termination provided for in Section 2 above, the Parties shall promptly proceed with the next phase of development of the Durkee Development, the "Pre-Permitting and Design Phase" which shall consist of a ninety (90) day period commencing within fifteen (15) days following the end of the Due Diligence Period, as it may be extended. During the Pre-Permitting and Design Phase, Prime and the City will conduct the following:

(a) Design Process. Prime has engaged the services of Mackenzie Architects to complete the conceptual plan of the Durkee Development. Prime and its agents shall be responsible for preparing the preliminary design plans for the Durkee Development and Project Site, including hiring the

necessary architectural, landscape, engineering and related consultants needed to develop the plans for the permitting of the Durkee Development (the "Plans"). The Plans shall be in sufficient detail to be submitted in connection with the permit proceedings referenced below in the Permit Phase. Prime shall coordinate and communicate with the City regarding conceptual plans so as to foster and encourage City input. The City shall have access to the preliminary designs for the Plans. The City's approval of the Plans is also required, which shall not be unreasonably withheld, conditioned or delayed. The City shall notify Prime in writing of its approval or non-approval (together with detailed reasons as to such non-approval) of the Plans within fourteen (14) days of the City's receipt of the Plans.

(b) The Parties also incorporate by reference the Vision and Project Requirements as set forth in the Appendix A to the Letter of Intent, which is attached hereto as Exhibit "B".

(c) The Parties agree to incorporate energy efficient measures and green infrastructure that could work towards a LEED certification for the Durkee Development provided that such efforts and recommendations can be accommodated in a cost effective manner as determined and agreed to by the Parties.

(d) The City has engaged the services of Saratoga Associates to design the City's Other DRI Projects. Prime and City agree to work cooperatively on the Plans for the Durkee Development and the design of the City's Other DRI Projects with the objective of well-coordinated designs that benefit each.

(e) Farmers' Market. Prior to April 30, 2019, the City will make a determination regarding the viability of a farmers' market on the Project Site. In the event the City determines the farmers' market will remain on the Project Site, the Plans shall incorporate the farmers' market in a manner mutually agreeable to the Parties. In the event a farmers' market will not remain on the Project Site, as determined by the City, then the Parties will propose an alternative public amenity, public parking, or community-oriented project to be incorporated into the design of the Durkee Development to meet the City's DRI goals as outlined in the Letter of Intent. In the event the City determines that a farmers' market on the Project Site is not viable, the Parties agree to work together to relocate the existing Plattsburgh Farmers' and Crafters' Market structure off the Project Site.

(f) Merger and Subdivision. The Plans shall include all documentation reasonably required to merge the 40 Bridge Street parcel with 22 Durkee Street parcel, and then subdivide the ICV leased parcel as well as any lands to the South of Broad Street. The parcels described above are indicated on the Robert M. Sutherland P.C. ALTA SURVEY Plan for the City of Plattsburgh dated 10/16/16 and certified on 11/02/2018, herein attached at Exhibit C.

(g) Public Parking. Prime shall generate an initial draft parking plan for the Project Site and proximate public parking areas which shall be distributed to the City. The proximate public parking areas shall include any parking areas on Bridge Street and Durkee Street to be constructed as part of the City's Other DRI Projects. The plan shall detail the number of public parking spaces, the management system for these spaces, and shall also detail parking lot maintenance and liability. The portion of the parking plan which directly encumbers the Project Site shall be approved by the City, which approval shall not be unreasonably withheld, conditioned or delayed. The Parties shall execute a mutually satisfactory project site parking agreement (the "Project Site Parking Agreement"). There shall be, at a minimum, 30 parking spaces designated exclusively for the public's use on the Project Site.

(h) Public Access Easements. An essential component of the Durkee Development is public access to the Saranac River waterfront. The Plans shall identify those areas identified by the City that it shall retain for public access easements over and across the Project Site and along the Saranac River.

Alternatively, by mutual agreement of the Parties, the Plans may show the property being subdivided in such as manner as shall result in the City retaining ownership of one or more of the areas that provide such public access.

(i) Utility Easements. The Durkee Development may require the relocation of the existing utility easements that encumber the Project Site. The City will work with Prime to identify and grant utility easements on the Project Site, and the Plans shall show any such easements.

(j) Project Schedule. The Parties have created a schedule for the Durkee Development (the "Project Schedule"), a copy of which is attached as Exhibit "A", that sets forth the Parties' best estimate of dates to accomplish the list of tasks delineated within said schedule, with the understanding that some dates may need to be reasonably modified during subsequent phases based on the results of the Parties' reports and investigations. In no event shall the dates set forth in the Project Schedule be considered Times is of the Essence.

(k) City Common Council Approvals. In order to proceed to the Permit Phase (as defined below), the City Common Council shall approve the Plans generated during the Pre-Permitting and Design Phase, which approval shall not be unreasonably withheld, conditioned or delayed. Any objection the City Common Council may have to the proposed design based on standards set forth in the City of Plattsburgh, New York Request for Proposals, Section IV. Vision and Project Requirements attached to the Executed Letter of Intent in Appendix A shall not be deemed unreasonable. The City shall notify Prime in writing of the approval or non-approval of the Plans by the City's Common Council (together with detailed reasons as to such non-approval) of the Plans within fourteen (14) days of the City's receipt of the Plans. In the event of non-approval of the Plans by the City's Common Council, Prime may re-submit modified Plans.

On or before the end of the Pre-Permitting and Design Phase, Prime and the City shall promptly meet to review the Project Budget (outlined in Section 5 Financing below), Project Schedule, Plans, and findings, recommendations and reports referenced above to determine whether to proceed to the next phase of development.

In the event that either the City or Prime determine, for any reason, after their review of all such data and information that they do not wish to proceed with the development of the Project, a written notice of termination shall be delivered to the other party, and upon such written notice, this Agreement shall terminate with each party having no further obligation or liability to the other except as specifically set forth on the Payment Schedule and all of Prime's Work Product, except for architectural and conceptual plans that are proprietary to Prime or Prime's architect, collected during the Pre-Permitting and Design Phase shall be assigned to, and shall become the property of the City. The decision as to whether or not to proceed to the next phase shall be made within fifteen (15) days after the end of the Pre-Permitting and Design Phase, as it may be extended.

Section 4. **Permitting** In the event neither party provides the above referenced written notice of termination as provided for in Section 3, the Parties shall promptly proceed with the next phase of development, the "Permit Phase," which shall consist of a ninety (90) day period and which shall include the following steps:

(a) Permit Applications and Process. Prime and its agents shall prepare and submit all necessary municipal, state and federal permit applications required for the approval of the Durkee Development and shall present such applications to the applicable governmental authorities. In the event that the City's Other DRI Projects require permit approvals, those permit applications shall be prepared, submitted and pursued by the City in conjunction with the Durkee Development. Each party's responsibility for the cost and expense for the engineering work and permit costs shall be set forth on the Payment Schedule. Both the City and Prime shall actively participate

during the Permit Phase and shall execute permit applications and attend informational meetings, pre-permitting meetings and public hearings, as requested. During the Permit Phase, each party shall review and approve any material permit conditions with respect to the design of the Durkee Development that would substantially or adversely affect the construction, development, cost and operation of the Project, as contemplated by this Agreement. The Parties shall undertake such reasonable efforts to ensure permits are obtained in accordance with the target dates set forth on the Project Schedule.

Prime understands that the City Boards are independent bodies that will make their own evaluations of the Durkee Development and Project Site under applicable zoning requirements and that the terms and conditions of this Agreement shall not be binding on these boards.

(b) Planned Unit Development Approval. Simultaneously with the Merger and Subdivision, Prime, with assistance from the City, will use reasonable efforts to obtain an amended Planned Unit Development ("PUD") approval for the Durkee Development on the Project Site per the process described by the City of Plattsburgh Zoning Code.

(c) SEQRA Approval. As part of the City permitting, the Parties will need to obtain SEQRA approval. The Parties agree to work together on preparing and submitting the needed applications to obtain SEQRA approval.

(d) State and Federal Approvals. Prime shall be responsible for obtaining all needed state and federal approvals for the Durkee Development. The City shall be responsible for obtaining all needed state and federal approvals for the City's Other DRI Projects. The Parties agree to work collaboratively as needed for obtaining these approvals.

Section 5. **Financing**

(a) Preliminary Financial Review. Prime shall provide updated financials, to the extent same exist, and operating proforma to City for review and approval during the Due Diligence phase.

(b) Financing. Within forty-five (45) days of receiving all final, non-appealable permits for the Durkee Development (the "Financing Phase"), Prime shall prepare, submit and use its best efforts to obtain the necessary financing for the entire Durkee Development. This shall include monies provided by NYS and awarded to the City as part of the City's DRI grant in an estimated amount of Four Million Dollars ($4,000,000.00) subject to NYS contractual obligations, private financing, and/or other sources. Prime will make all decisions on matters relating to the financing of the Durkee Development, including financial modeling and structuring, analysis of available financial incentives, and the identification and selection of, and all communications and negotiations with, financing sources. Prime will coordinate directly with NYS for the use and acquisition of DRI funds which will be used to leverage Prime's $26M investment. Prime will communicate regularly with the City with respect to the allocation, use and acquisition of DRI funds. The City will review all financing sources and associated commitments. If satisfied with the amount and format of the financing, the City shall provide Prime with a written approval of the financing plan, which approval shall not be unreasonably withheld, conditioned or delayed. The City shall use its commercially reasonable efforts to cooperate with Prime in its efforts to obtain the financing for the Durkee Development.

(c) Real Estate Taxes/PILOT. It is the expectation of the Parties that Prime shall be responsible for payment of real estate taxes for the Durkee Development once the Project Site is conveyed to Prime. Prime intends to pursue a PILOT agreement with Clinton County Industrial Development Agency and the other taxing jurisdictions, including the City and the City of

Plattsburgh School District (the "PILOT Agreement"). Prime will apply for the PILOT Agreement during the Due Diligence Phase.

(d) Project Budget. Except as otherwise set forth herein, it is the Parties' intention that each party will pay for its own costs for the permitting, engineering, design and construction of their respective projects: the Durkee Development by Prime, and the Other DRI Projects by the City. Each party shall prepare its own budget during this phase (including any expectation of reimbursement of costs from the other party and the reasons for such reimbursement). The Parties shall work together to ensure that each project budget is as final as possible given the information available to the Parties during the Pre-Permitting and Design Phase, with the understanding that as the Durkee Development evolves, each budget may require adjustments and modifications. The Parties agree during each phase to periodically review together each party's budget, making any necessary adjustments.

(e) Payment Schedule. The Parties agree during this phase to finalize a schedule (the "Payment Schedule") that sets forth the Parties' best estimate of each party's responsibility for the costs and expenses for their respective projects based on each party's Project Budget, together with a schedule of when such payments will be due. This Payment Schedule will be subject to the Financing Phase as set forth above. It is anticipated that Prime will coordinate and engage directly with NYS regarding its use of the DRI funds. However, due to the inter-related nature of the City's Other DRI Projects, the Parties will also benefit from a Payment Schedule which clearly delineates each Parties' responsibilities for the related projects.

Section 6. **Conditions Precedent to Closing.** The Parties hereby agree to the following conditions, which must be established and satisfied prior to the Closing Date as defined in the Project Schedule:

(a) **City's Closing Conditions**. The City's obligation to close shall be subject to the satisfaction of the following conditions (the "City's Closing Conditions"): (i) Prime being in a position to initiate the Durkee Development on the Property with a start date for construction as defined in the Project Schedule (ii) the City and Prime entering into the Project Site Parking Agreement, (iii) Prime obtaining construction financing for the Durkee Development at commercially reasonable terms after good faith, diligent efforts to obtain said financing, with closing on the construction financing to occur contemporaneously with the Closing under this Agreement; (iv) Prime and the City come to agreement on items in the Pre-Permitting and Design Section above including, but not limited to, incorporation of energy efficient measures and green infrastructure as noted above, incorporation of a farmers' market or an alternate public amenity, public access easements, and utility easements; and (v) Prime obtaining all permits and approvals necessary to construct and operate the Durkee Development.

In the event City's Closing Conditions have not been satisfied on or before the Closing Date, City may, in City's sole discretion elect to: (i) terminate this Agreement by providing written notice of termination to Prime on or before the Closing Date in which case all rights and obligations of the Parties to this Agreement shall cease and terminate, except those that expressly survive the termination or expiration of this Agreement; or (ii) may waive the satisfaction of one or more of City's Closing Conditions and proceed with the sale contemplated by this Agreement.

(b) **Prime's Closing Conditions**. Prime's obligation to close shall be subject to the satisfaction of the following conditions ("Prime's Closing Conditions"): (i) Prime being in a position to initiate the Durkee Development on the Property with a start date for construction as defined in the Project Schedule, (ii) the City and Prime entering into the Project Site Parking Agreement; (iii) the City providing all of the easements described in Section 1 above; (iv) Prime obtaining all necessary financing for the Durkee Development at commercially reasonable terms after good faith, diligent efforts to obtain said financing, with closing on the construction financing to occur

contemporaneously with the Closing under this Agreement; (v) Prime obtaining a PILOT Agreement and other financial assistance from the County of Clinton Industrial Development Agency and other taxing jurisdictions, including the City and the City of Plattsburgh School District, (vi) Prime obtaining a title commitment from a national title insurance company of Prime's choice for the Project Site insuring fee simple title to the Project Site and showing the title to the Project Site to be free and clear of all liens, restrictions, charges, encumbrances, easements, covenants, conditions and other matters affecting title, with the exception of any existing NYS environmental easements, City utility easements, public access easements, and, except for those acceptable to Prime, in its sole and absolute discretion. Any title issues of record as of the end of the Due Diligence period to which Prime has not objected to by the end of the Due Diligence period are considered acceptable to Prime and are waived; (vii) the City having performed all of its obligations hereunder, and (viii) Prime obtaining all permits and approvals necessary to construct and operate the Durkee Development issued without conditions to which the City reasonably objects, and such permits, approvals and consents having become final and unappealable.

In the event Prime's Closing Conditions have not been satisfied on or before the Closing Date, Prime may, in Prime's sole discretion elect to: (i) terminate this Agreement by providing written notice of termination to City on or before the Closing Date in which case all rights and obligations of the Parties to this Agreement shall cease and terminate, except those that expressly survive the termination or expiration of this Agreement; or (ii) may waive the satisfaction of one or more of Prime's Closing Conditions and proceed with the sale contemplated by this Agreement.

Section 7. **Closing**

Purchase and Sale Phase. Within thirty (30) days of Prime obtaining all permits and approvals in final unappealable form the City's review and approval of Prime's financing plan, and the satisfaction of Prime's Closing Conditions, the Parties shall enter into a Purchase and Sale Agreement for the Project Site in a form drafted no later than April 30, 2019 (the "Purchase and Sale Agreement"). The Purchase and Sale Agreement shall include the customary terms and cost allocations for a sale of commercial property in Clinton County. The purchase price (the "Purchase Price") for the Property shall be one dollar U.S. ($1.00), the obligations contained herein, including the obligation to construct and operate the mixed-use development, and other good and valuable consideration.

Within thirty (30) days of the Parties obtaining needed municipal, NYS and federal permits for the Durkee Development and the City's Other DRI Projects, the Parties shall complete a closing. The prospective deed from the City to Prime shall include the City's retention of easements for utilities and public access. The specific easement descriptions will be provided by the City to Prime for its review and approval (and the approval of Prime's lender) and, following such approval, will be recorded in the Clinton County Clerk's Office

Section 8. **Pre-Construction Phase**. Within forty five (45) days of the Closing and as defined in the Project Schedule, Prime shall promptly proceed to the Pre-Construction and Construction Phase, which shall include the following responsibilities:

(a) City's Pre-Construction Obligations.

(i) During the Pre-Construction Phase, the City shall communicate and cooperate with Prime and its agents as Prime completes the bidding process for the contractors and subcontractors.

(b) Prime's Pre-Construction Obligations.

(i) Prime has established with the NYS Department of Labor that Prime's use of DRI funds shall not subject the Durkee Development to prevailing wage laws, but Prime will be required to use best efforts to fulfill NYS Minority and Women Owned Business Enterprise (MWBE) requirements during the bidding process for contractors and subcontractors.

(ii) Once the bidding process has been completed, Prime shall enter into a construction contract per the Plans.

(iii) The principals of Prime agree to deliver for the City's benefit a completion guaranty in a form to be negotiated and agreed upon no later than April 30, 2019 (the "Completion Guaranty"), whereby the principals for Prime guaranty Prime's obligations to construct and complete the Durkee Development in accordance with the Plans. The Completion Guaranty shall be subject to the review and approval of Prime's lender(s).

Upon completion of the Pre-Construction Phase the Parties shall proceed to the Construction Phase in accordance with Section 9 below.

Section 9. **Construction Phase**. During the Construction Phase, the Parties shall have the following responsibilities and obligations:

(a) City's Construction Obligations:

(i) Absent a written agreement with Prime to the contrary, pay all costs, expenses and fees incurred in connection with the construction of the City's Other DRI Projects.

(b) Prime's Construction Obligations:

(i) Pay all costs, expenses and fees incurred in connection with the construction of the Durkee Development.

(ii) Supervise the construction of the Durkee Development to ensure compliance with all laws and obtain all final permits and certificates of occupancy for the Durkee Development.

(iii) Ensure that the insurance requirements set forth on Exhibit D, attached hereto, are met.

The Parties acknowledge and agree that subject to construction sequencing constraints, it is the Parties' intent that the construction of the Durkee Development and the City's Other DRI Projects shall occur simultaneously, and that all reasonable efforts shall be made by both Parties to ensure that each project is substantially complete at relatively the same time.

Each party shall have the right to reasonably review and inspect the other's project during construction to ensure compliance with the Plans and approved permits.

Following substantial completion of the Durkee Development, Prime, or an equally qualified management company, shall manage the Durkee Development while same is owned by Prime.

Section 10. **Joint Obligations of the Parties**. During the term of this Agreement, the City and Prime agree as follows:

(a) To cooperate and communicate with each other on a regular basis including arranging joint meetings to address issues set forth in this Agreement and to discuss any change orders so as to permit the orderly and efficient construction and development of the Durkee Development.

(b) To perform their activities as to the Project Site in a commercially reasonable manner.

(c) To act in a manner designed to cause the Durkee Development to be placed in service by September 1, 2021 when the Certificate of Occupancy is issued as noted in the Schedule in Exhibit A.

(d) To indemnify and hold harmless the other from and against any and all costs, expenses, damages and liabilities arising out of or in connection with: (i) breach by such party of its obligations under this Agreement; and (ii) any negligent or willful activities of the party with respect to the Durkee Development, except to the extent attributable to the fault or neglect of non-indemnifying party.

Section 11. **Term**. The term of this Agreement (the "Term") shall commence on the Effective Date and, unless earlier terminated pursuant to the provisions of Section 1, 3, 13(i) (below), shall terminate on the date that the Durkee Development is substantially complete. As used herein, the Durkee Development will be deemed to be "substantially complete" when: (a) certificates of occupancy have been issued for the Durkee Development by the City; (b) a certificate of substantial completion has been issued by the architect for the Durkee Development; (c) the physical construction of the Durkee Development is complete, subject only to a minor punch list of completion items; and (d) all legal documents by and between the City and Prime finalized with regard to the use and operation of the Durkee Development.

Section 12. **Ongoing Role of the Parties**. During the Term:

(a) The City shall not encumber the Project Site with any liens or mortgages and shall not convey any easements or related interests to third parties except as contemplated in this Agreement, or enter into any leases for the Project Site, except for the leases contemplated in this Agreement, without Prime's prior written consent, not to be unreasonably withheld.

(b) The Parties shall cooperate to execute legal documents required for the Durkee Development, such as easements, licenses or other legal interests needed for the success of the Durkee Development.

(c) The Parties shall provide assistance to each other to support the success of the Durkee Development including supporting and attending permit proceedings and pre-development meetings with neighborhood groups.

Section 13. **Default/Termination**. At any time during the term of this Agreement, if either party is in default, the non-defaulting party shall be entitled to the following remedies.

(a) Except as set forth above, if either party shall fail to commence their work in accordance with the provisions of this Agreement; fail to prosecute their work to the completion thereof in a diligent, efficient, workmanlike, skillful and careful manner and in strict accordance with the Plans and the terms and conditions of the federal, state and municipal permits for the Project (including without limitation in conformance with the City's code standards and other applicable standards); fail to perform any of its obligations under this Agreement or the Plans; file a voluntary case under bankruptcy laws; be adjudged bankrupt; or fail to make prompt payments as outlined in the Payment Schedule, the non-defaulting party shall have the right, if the defaulting party shall not cure such default within thirty (30) days written notice thereof (provided, however, that if such default is not susceptible of cure, given commercially reasonable

diligence on the part of the defaulting party within such thirty (30) day period and the defaulting party during such thirty (30) day period commences curing such default and continues with diligence and continuity to cure such default, the defaulting party shall have such additional time, as shall be reasonable under the circumstances, within which to cure such default) to terminate this Agreement.

The above-described rights and remedies set forth in this Agreement are cumulative and in addition to any other rights and remedies at law or in equity. Additionally, in the event of a default by Prime, the City shall be entitled to all of Prime's Work Product, except for architectural and conceptual plans that are proprietary to Prime or Prime's architect, for the Durkee Development which shall be assigned to and become the property of the City. Neither party, however, shall be liable to the other for any consequential or indirect damages.

(b) Notwithstanding the terms of Subsection 13(i), this Agreement may be terminated under the terms set forth above in Sections 1 and 3.

Section 14. **Dispute Resolution**. The development of the Project will involve a number of future decisions among the Parties and will require ongoing cooperation and fair dealing. If a dispute arises out of or relates to this Agreement or its breach (a "Dispute"), the Parties shall endeavor to settle the Dispute first through direct discussions. In the event that such Dispute cannot be resolved within thirty (30) days after written notice to the other party thereof specifying the subject of the Dispute, the Parties hereby expressly agree to mediate the matter before an impartial mediator before proceeding with arbitration or litigation. The costs of mediation shall be shared equally between the Parties. In the event both Parties do not agree to proceed with arbitration, then either party shall have the right to have the Dispute adjudicated in court in Clinton County, New York, in which case the court shall have the authority to award costs and reasonable attorneys' fees to the substantially prevailing party.

Section 15. **Independent Contractor**. Each party is an independent actor and entity, and nothing in this Agreement shall be deemed to make either party an agent or partner of the other, or to give either party the right to bind the other in any way.

Section 16. **Force Majeure**. In the event that either party shall be delayed, hindered in or prevented from the performance of any act required hereunder, by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive state or federal governmental laws or regulations, riots, insurrection, war, terrorism, or other reason beyond its reasonable control (including the act, failure to act or default of the other party), then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

Section 17. **Waiver**. The failure of either party to insist on strict performance of any of the provisions of this Agreement or to exercise any right it grants will not be construed as a relinquishment of any right or a waiver of any provision of this Agreement. No waiver of any provision or right shall be valid unless it is in writing and signed by a duly authorized representative of the party granting the waiver.

Section 18. **No Assignment**. Neither party may assign or convey this Agreement or its obligations hereunder without the other's prior written consent, except that Prime may assign this Agreement to a newly formed entity either having the same members/majority owners as Prime.

Section 19. **Governing Law**. This Agreement shall be governed and construed in accordance with the laws of the state of New York.

Section 20. **Notices**. Any notices to be given pursuant to this Agreement shall be sufficient if given by a writing deposited in the United States mails, certified mail or registered mail, return receipt requested, postage prepaid, by commercial courier, provided the courier's regular business is delivery service and provided further that it guarantees delivery to the addressee by the end of the next business day following the courier's receipt from the sender, by facsimile or by email (provided that the electronic process used is reasonably secure and not easily susceptible to manipulation) addressed as follows:

If to the City:
City of Plattsburgh
Attn: Office of Community Development,
City Hall, 41 City Hall Place
Plattsburgh, NY 12901
Telephone No.: (518) 536-7510
Telecopier No.: (518) 561-7367
MillerMa@cityofplattsburgh-ny.gov

With a copy to:
Dean C. Schneller, Esq.
Law Offices of Dean C. Schneller
121 Bridge Street
Plattsburgh, NY 12901
Telephone No.: (518) 647-8877
Telecopier No.: (518) 647-8316
Dean@schnellerlaw.com

If to Prime:
Prime Plattsburgh, LLC
c/o Prime Companies
Attn: Dean Devito
621 Columbia Street
Cohoes NY 12047
Telephone No.: (518) 785-9000
ddevito@CBCPrime.net

With a copy to:
Whiteman Osterman & Hanna LLP
One Commerce Plaza
Albany, New York 12260
Attn: Randall S. Beach, Esq.
Telephone No.: (518) 487-7740
Telecopier No.: (518) 487-7777
rbeach@woh.com

or to such other person, address or number as the party entitled to such notice or communication shall have specified by notice to the other party given in accordance with the provisions of this Section 8. Any such notice or other communication shall be deemed given: (i) if mailed, three days after being deposited in the mail, properly addressed and with postage prepaid; (ii) if sent by courier, the next day after being deposited with the courier, properly addressed and with prepaid; (iii) if sent by telecopy, when transmission has been electronically confirmed; and (iv) if sent by email, upon receipt of a read-receipt or other acknowledgment of receipt by the recipient.

Section 21. **Representations and Warranties.** As of the date hereof and as of the Closing Date, the City represents, warrants and covenants to Prime that:

(a) There are no contracts, agreements, undertakings or otherwise which would be binding on Prime or the Project Site from and after the closing other than those disclosed or of record.

(b) Except as has been disclosed to Prime, the City has not received any notice, nor is the City aware, of any violation of any ordinance, regulation, law, statute, rule, insurance requirement, or restriction relating to the Project Site.

(c) There are no attachments, executions, assignments for the benefit of creditors, or voluntary or involuntary proceedings in bankruptcy or under any applicable debtor relief laws or any other litigation contemplated by or pending or threatened against the City or the Project Site.

(d) No other signatures or approvals are required to make this Agreement fully enforceable by Prime with respect to the City or the Project Site.

(e) There is no pending or threatened condemnation or similar proceeding or assessment affecting the Project Site or any part thereof, nor to the knowledge of the City is any such proceeding or assessment contemplated by any governmental authority.

(f) There is no existing lease or service, management, maintenance, repair, employment, construction or other contract or agreement currently affecting the Project Property.

The City hereby indemnifies and holds harmless Prime from and against any and all loss, expense (including, without limitation, reasonable attorney fees), penalty fees, liability, cost, claim, demand, action, cause of action and suit arising out of or in any way related to any breach of any representation or warranty of Seller in Section 21 of this Agreement.

Section 22. **Counterparts**. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

Section 23. **Further Assurances**. The Parties agree to execute, acknowledge, if necessary, and deliver such documents, certificates or other instruments and take such other actions as may be reasonably required from time to time to carry out the intents and purposes of this Agreement.

Section 24. **Waiver of Rule of Construction**. The Parties waive the benefit of any rule that this Agreement is to be construed against one party or the other.

Section 25. **Severability**. If a court of competent jurisdiction determines that any portion of this Agreement is illegal, unenforceable or invalid, then that portion shall be considered to be removed from this Agreement, the remainder shall remain in full force and effect, and the Parties shall cooperate to modify the Agreement to cause it to conform to the original language of the Agreement to the extent consistent with the finding of the court.

Section 26. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties relating to its subject matter, and supersedes all prior representations, understandings and agreements, written or oral, express or implied. The Agreement can be modified only by written agreement executed by authorized representatives of each party.

**[SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the Parties, as evidenced by the signature of their Duly Authorized Agents, do hereby execute this Agreement this 29th day of March, 2019.

IN PRESENCE OF:

Witness

CITY OF PLATTSBURGH

By: _____
Colin Read, Mayor

IN PRESENCE OF:

Witness

PRIME PLATTSBURGH, LLC

By: _____ -Member
Duly Authorized Agent

STATE OF NEW YORK
COUNTY OF CLINTON

On this 29 day of March, 2019, personally appeared COLIN READ, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed as the Mayor of the City of Plattsburgh.

SYLVIA PARROTTE
Notary Public, State of New York
No. 01PA6304470
Qualified in Clinton County
Commission Expires May 27, 2022

STATE OF NEW YORK
COUNTY OF Albany

On this 1 day of APRIL, 2019, personally appeared _____, to me known to be the person who executed the foregoing instrument, and he/she acknowledged this instrument, by him/her signed, to be his/her free act and deed and the free act and deed as the duly authorized member of Prime Plattsburgh, LLC.

DANIELLE KOONCE
Notary Public - State of New York
NO. 01KO6229404
Qualified in Albany County
My Commission Expires 10/22

**Exhibit "A"**

**Project Schedule**

**Durkee Development - Schedule**
**Development Agreement Exhibit "A"**

The Parties shall develop a schedule for the proposed project that anticipates construction of needed utility realignments and adjustments for the proposed project based on the following outline. This schedule assumes no extensions.

| | |
|---|---|
| February 21, 2019 | Execution of the Letter of Intent. |
| March 31, 2019 | Prime's Completion of Due Diligence Work. |
| April 1, 2019 | Execution of the Development Agreement. |
| April 30, 2019 | Draft Purchase and Sale Agreement; Negotiated Completion Guaranty complete. |
| May 21, 2019 | City approves Prime's proposed Project conceptual design prior to obtaining permits. |
| November 30, 2019 | Prime obtains needed municipal, NYS and federal permits for proposed project. City obtains needed municipal, NYS and federal permits for the other DRI projects. |
| December 30, 2019 | Closing on sale of property. |
| January 30, 2020 | Prime to break ground on construction of proposed project. |
| May 1, 2020 | City to break ground on construction of other DRI projects. |
| September 1, 2021 | Prime to complete building 1 of proposed project, Certificate of Occupancy issued. |
| February 28, 2022 | Prime to complete building 2 of proposed project, Certificate of Occupancy issued. |

**Exhibit "B"**

**Executed Letter of Intent**

**Letter of Intent**
**By and Between the City of Plattsburgh, New York and Prime Companies, LLC.**

**February 21, 2019**

This non-binding Letter of Intent (LOI) sets forth the basic terms, conditions and process upon which Purchaser and Seller will enter into a Development Agreement for the Property described below.

## Background

New York State (NYS) awarded the City of Plattsburgh $10 million in grant funding through Governor Andrew Cuomo's Downtown Revitalization Initiative (DRI) to implement 10 catalytic investment projects in downtown Plattsburgh as part of a longer-term strategy to attract additional public and private investment for revitalization. The Durkee Street Site (Project Site) is the centerpiece of Plattsburgh's DRI revitalization effort and NYS allocated $4.3 million towards its implementation that could include public infrastructure and gap financing. The DRI's Streetscape Improvements and Riverfront Access projects will complement and support the Project Site redevelopment, which will include improvements on Durkee and Bridge Streets, and Saranac River riverfront improvements bordering the Project site.

The City of Plattsburgh, New York (the "City") issued a Request for Proposals on October 17, 2018 ("RFP"), for a mixed-use development on several City owned parcels of land approximately 3.4 acres in size located on Durkee Street and bordering the Saranac River in downtown Plattsburgh. Prime Companies, LLC ("Prime Companies") submitted a proposal in response to the RFP to develop, finance, construct and manage a mixed-use development to be built on the Project Site that is to be purchased from the City. The City's Common Council subsequently authorized negotiation of both a LOI and a Development Agreement ("DA") based on Prime Companies' proposal.

The City and Prime Companies (collectively, the "Parties") wish to memorialize their understandings with regard to the Project in this LOI, which shall also form the basis for the drafting of a DA.

**Seller:** The City of Plattsburgh, New York

**Purchaser:** An entity to be formed through Prime Companies, LLC.

**Property:** The Project Site consists of two separate properties: 40 Bridge Street and 22 Durkee Street and is approximately 4.38 acres combined. A portion of this is a leased parcel of approximately 1.3 acres on the southern end of the Project Site that contains a three-story office building and a two-level parking structure (the "Leased Property"), which is not part of the Property. Access to the Property is from Durkee Street and Bridge Street. Seller shall be responsible for the subdivision of the Leased Property from the Property and the merger of 40 Bridge Street and 22 Durkee Street, both of which may be part of the permitting for the Project.

**Purchase Price:** The purchase price (the "Purchase Price") for the Property shall be one dollar U.S. ($1.00), the obligations contained herein, including the obligation to construct and operate the mixed-use development, and other good and valuable consideration. The Purchase Price shall be paid at Closing.

**Project Development:** Purchaser intends to develop and construct a mixed-use development consisting of 2 buildings consisting of approximately 127 +/- market rate apartments (exact number of units TBD) including furnished corporate apartments by ExecuStay, approximately 13,515 square feet of commercial space (retail, restaurants and/or office), approximately 7,883 square feet for Farmers' Market/civic space; approximately 233 parking spaces; and public access to the Saranac River waterfront. Seller and Purchaser acknowledge and agree that the plans, including the configuration and size of the buildings, are conceptual and, to achieve the goals of each party, may be amended as design and permitting progress. The proposed Project may be phased with building 1 to start construction first and building 2 to begin construction approximately 6 months later.

**DRI Funding:** Seller has $4 million remaining of their DRI awarded funding to be used towards a public – private partnership to support public infrastructure investments and provide vertical development gap financing to incentivize development on the Project Site. Purchaser and Seller, in consultation with NYS Empire State Development (ESD), shall work to determine how best to allocate the DRI funds to this Project. The final determination of the use of the DRI funding for the Project will be outlined in the DA.

Seller and Purchaser shall work with ESD and the NYS Department of State (DOS) to determine which specific elements will be covered by other DRI funded projects bordering the Project Site: Streetscape Improvements for Durkee and Bridge Streets, and Riverfront Access for the Saranac River ("Seller's other DRI projects"). The final determination of the specifics of the work to be covered by the other DRI funded projects will be outlined in the DA.

Due Diligence: Purchaser shall have 40 days from the date both Parties have executed this LOI for completing general due diligence of the Property. Due diligence will include, but not be limited to,

- Existing City and NYS permitting history and analysis, and needed City and NYS permitting requirements,
- Environmental studies and brownfield restrictions and analysis,
- Title research and examination,
- Engineering analysis,
- Traffic analysis,
- Utility analysis,
- Geotechnical and soil boring analysis, and
- Other items as determined that, in Purchaser's sole discretion, need to be considered for the development of the site.

Purchaser may extend the due diligence for an additional thirty (30) days upon written notice to Seller, delivered to Seller no later than the close of business on the fortieth (40th) day of the initial due diligence period, provided that Purchaser uses its best efforts to complete its due diligence within the initial forty (40) day period.

Seller will provide Purchaser with any and all environmental documentation pertaining to the Property and requirements between the City and the NYS Department of Environmental Conservation on complying with the Site Management Plan and the environmental easement on the Project Site. Seller agrees to work with Purchaser as needed for amending NYS documents related to the Site Management Plan as may be necessary, for change of use, transfer of certificate of completion, and ownership. Purchaser understands that initial brownfield remediation work has been completed on the Property. If during construction, additional contamination is found and further remediation is needed, it shall be the responsibility of the Purchaser. The Seller will assist the Purchaser in efforts to secure potential NYS funding for this work.

The Purchaser shall provide the Seller with necessary information for determining utility allocation needs and connections for the proposed project. The Seller will provide the Purchaser needed information for utility easements on the Property as outlined in the Schedule below.

Seller will provide Purchaser with title research prepared by the City's attorney and an ALTA survey completed in October 2018.

Open Issues; The following open issues will involve negotiations between the Purchaser and Seller prior to execution of the DA.

Farmer's Market / Public Amenities: The Seller will work with the Purchaser to determine whether the Farmer's Market remains within the Purchaser's proposed project, and if so, how it will be physically laid out, designed and operated prior to beginning construction. Seller shall determine the logistics of the Farmer's Market utilizing space within the proposed project prior to execution of the DA. The Seller shall work with the Purchaser to determine what will be the public amenities proposed for the Property and how they will be managed.

Public Parking: Purchaser will work with the Seller to determine the specific number of parking spaces to be available for public use. When agreement on the number of parking spaces is reached, the Seller and Purchaser shall draft a parking agreement that will be referenced in the DA.

Public Access: Purchaser shall provide public access to the Saranac River riverfront through the Property. Purchaser will work with the Seller on the locations and management/ maintenance of the public access.

Coordination with Streetscape and Riverfront Access Projects: Both parties acknowledge that Seller's other DRI projects need to progress during the same timeframe as the Purchaser's proposed project. Purchaser shall coordinate with Seller on design drawings and construction schedules for the Purchaser's proposed project and the Seller's other DRI projects to begin concurrently.

Purchaser shall be responsible for construction of the Purchaser's proposed project. It is currently contemplated that Purchaser may also construct Seller's other DRI projects under terms to be negotiated. In which event, Seller and Purchaser agree to negotiate a construction agreement addressing reimbursement for construction costs associated with Seller's other DRI projects, construction management, and oversight prior to commencing construction for the Purchaser's proposed project and the Seller's other DRI projects.

Permitting: Purchaser understands and acknowledges that the City as a permitting authority is separate and distinct from the City as Seller of the real estate. Seller makes no representation to Purchaser with respect to compliance of the proposed project with any applicable regulations, including, but not limited to, local zoning ordinances. Except as otherwise set forth herein, Purchaser will be required to apply for and obtain all permits that would be

required regardless of the City being the Seller. Purchaser and Seller shall work cooperatively throughout the design and permit process and make changes as needed. Purchaser shall receive design approval from the City as Seller of the real estate prior to applying for any permits, which approval shall not be unreasonably withheld, conditioned or delayed. Any objection the City may have to the proposed design based on standards set forth in the City of Plattsburgh, New York Request for Proposals, Section IV. Vision and Project Requirements attached in Appendix A shall not be deemed unreasonable.

The parties agree that it may be most efficient to seek permits for the Purchaser's project and the Seller's other DRI projects as a single permit process. Purchaser may assume lead responsibility for all permitting, with Seller's cooperation and support as necessary and appropriate. Seller is responsible for providing designs and any design changes for the Seller's other DRI projects to Purchaser in a timely manner to facilitate permitting. It is anticipated that the proposed project will apply for approvals as a Planned Unit Development (PUD) and subdivision as a single permit process. It is currently contemplated that the PUD will be configured as follows:

- the former Highway Oil site will be merged by the Seller with the larger Durkee parking lot.
- the parking lot south of Broad Street will be subdivided by the Seller such that it may be part of the PUD.
- The portion of the site currently leased to ICV will be a separate lot, through subdivision obtained by Seller, which may be within the PUD.
- Boundary adjustments with the abutting public rights-of-way will be made as needed to keep the streets, associated parking and sidewalks within the public rights-of-way.
- Subject to further review by the parties, the area with public riverfront improvements may also be subdivided with ownership being retained by the Seller.

Purchaser's Financing: Purchaser shall be responsible for obtaining all necessary public and/or private financing for the Purchaser's proposed project. This will include the DRI funding and may include a PILOT agreement and other public support.

Purchaser's Financial Obligations: As part of Purchaser's and Seller's negotiation for a definitive DA, the parties agree to Purchaser's financial obligations to Seller as follows:

a. Purchaser's costs – provided Purchaser's proposed project has been found through due diligence to be suitable, in Purchaser's sole discretion, for Purchaser's intended purposes on financial terms typical for the industry, and has not been denied necessary permits,

Purchaser agrees to use best efforts to obtain necessary funding to cover the costs associated with the proposed project.

b. Purchaser's construction of its project – Purchaser shall be responsible for construction of Purchaser's proposed project.

**Purchaser's Contingencies:** Purchaser's obligation to purchase the Property and construct the proposed project will be contingent upon satisfaction of the following contingencies prior to closing:

a. Funding: Purchaser securing necessary funding for the proposed project, which is to include the DRI funding as negotiated above.

b. Purchaser's Permits and Approvals: Purchaser obtaining all necessary, final and non-appealable City, NYS, and federal permits and approvals for the Purchaser's proposed project and, if applicable, the Seller's other DRI projects in final form not subject to appeal, containing terms and conditions reasonably acceptable to Seller and Purchaser.

c. Seller's Permits and Approvals: Seller obtaining final, non-appealable subdivision and merger approvals as may be combined in a single permit process with the Purchaser's Permits it is responsible for in accordance with this LOI.

d. Developer Agreement: Purchaser shall have executed a DA with Seller to purchase the Property, construct buildings and site improvements for Purchaser and Seller's use, provide public amenities and a public access easement to the Saranac River riverfront, provide a negotiated number of public parking spaces, provide needed easements for public utility access, and, if warranted, lease a portion of one building to Seller for operation of a farmer's market

e. Due Diligence: Purchaser's satisfaction, in Purchaser's sole discretion, with its due diligence studies conducted in accordance with the terms of this LOI. Failure to object by the end of the Due Diligence period shall constitute satisfaction with this contingency.

**Seller's Contingencies:** Seller's obligation to sell the Property will be contingent upon satisfaction of the following contingencies prior to closing:

a. Developer Agreement: Seller shall have executed a DA with the Purchaser to purchase the Property, construct buildings and site improvements for Purchaser and Seller's use, provide public amenities and a public access easement to the Saranac River riverfront, provide a negotiated number of public parking spaces, provide needed easements for public utility access, and, if warranted, lease a portion of one building to Seller for operation of a farmer's market.

b. Purchaser's Funding: Reasonable evidence of full funding commitments for the Purchaser to purchase the Property and pay for the construction of all phases of the proposed project.

c. Permits and Approvals: Purchaser has obtained all required federal, NYS, and municipal permits and approvals for Purchaser's proposed project and, if applicable, Seller's other DRI projects.

Closing: Closing to take place within 30 days of the following: obtaining all permits and approvals in final unappealable form and Purchaser obtaining all necessary financing.

Schedule: The Parties shall develop a schedule for the proposed project that anticipates construction of needed utility realignments and adjustments for the proposed project based on the following outline.

| | |
|---|---|
| February 21, 2019 | Execution of the Letter of Intent. |
| March 31, 2019 | Purchaser's Completion of Due Diligence Work. |
| April 1, 2019 | Execution of the DA. |
| June 1, 2019 | Seller of real estate approves proposed Project design prior to obtaining permits. |
| October 31, 2019 | Purchaser obtained needed municipal, NYS and federal permits for proposed project. Seller obtained needed municipal, NYS and federal permits for the other DRI projects. |
| November 30, 2019 | Closing on sale of property. |
| December 1, 2019 | Purchaser to break ground on construction of proposed project. |

| | |
|---|---|
| May 1, 2020 | Seller to break ground on construction of other DRI projects. |
| May 31, 2021 | Purchaser to complete building 1 of proposed project. |
| December 31, 2021 | Purchaser to complete building 2 of proposed project. |

**Reversionary Rights:** If Purchaser fails to commence construction within 30 days of closing or fails to make substantial construction progress for any period exceeding 2 weeks, as such breach will be set forth in the DA, all right, title, and interest in the Property would revert back to the Seller. The foregoing shall not apply in the event Purchaser is delayed or hindered in or prevented from the performance of any work because of strikes, lockouts, labor troubles, inability to procure material, failure of power, unreasonably restrictive governmental laws or regulations, riots, insurrection, war, acts of terror, any reason not in the control of Purchaser or other reason of a like nature not the fault of Purchaser.

**Development Agreement:** Within 14 days of full execution of this LOI, Seller shall provide a first draft of DA to Purchaser. The Parties agree to negotiate and enter into a final, executed DA no later than April 1, 2019. In the event that the Parties have not reached agreement and executed a DA by this date, this LOI shall be of no further force and effect, and the Parties shall be free to pursue other options for the Project Site.

**Non-Binding**: The provisions of this LOI do not constitute a binding agreement between the Parties, but instead are intended to set forth the Parties' understanding of the basic terms, conditions and process upon which a binding, definitive DA will be based. Purchaser shall not be obligated to purchase, and Seller shall not be obligated to sell the Property until the Parties have executed a binding, definitive DA. Notwithstanding these limitations, this LOI is a sincere expression of the Parties' intent to proceed. This LOI is contingent upon the approval of the City's Common Council, which approval the City shall diligently pursue.

The Parties do hereby set their signatures and seals to the Joint Letter of Intent on this 22nd day of February 2019.

Prime Companies, LLC

By: _____

Title: Member

Name: _____

City of Plattsburgh

By: _____

Title: Mayor

Name: Feb. 22, 2019 / Colin Read

**Letter of Intent**
**By and Between the City of Plattsburgh, New York and Prime Companies, LLC.**
February 21, 2019

**APPENDIX A**

# I. VISION AND PROJECT REQUIREMENTS

- **New Buildings and Site Development:** The proposed development must consist of multi-story buildings that have mixed-uses. The City envisions residential, office, and retail uses for the Project Site. It should provide for public access to nearby amenities and should have community green space. The City's goals for the project include:
  - Include market rate residential development, Class A office space, and retail space,
  - Capitalize on local and regional initiatives focusing on food, agriculture, arts, history and tourism,
  - Serve multiple community functions,
  - Provide for physical/visual connections to Westelcom Park (across Durkee Street), the Saranac River riverfront, and the regional waterfront trail extensions, and
  - Provide community green space.

  The City will consider uses other than what has been identified above.

  The primary goal is to realize buildings and uses on the site that fit in well with the diverse urban fabric, maintain the historical look and feel of the downtown area, add to the increasing vibrancy of downtown, are economically feasible, and help contribute to a stable tax base.

  *Design and Configuration:*

  - The buildings and site shall be constructed of quality materials and design. The design of the buildings shall require approval of the City.

  - Maximizing lot coverage and placing the buildings in a manner that enhances pedestrian access and visual appeal from the street is highly encouraged.

  - The proposed site and building layout shall be handicap accessible, barrier free and customer oriented, providing easy pedestrian access.

- The buildings/spaces shall be designed and fit up in accordance with general standards for the use being provided and shall meet all applicable code requirements as specified and currently adopted by federal, NYS and local municipal authorities and permit grantors having jurisdiction.

- The City requires multiple stories for the buildings taking advantage of streetscape proximity and riverfront views.

- Developers are encouraged to incorporate the existing farmers' market structure into their proposals and develop it for three-season use. This could involve leaving the existing structure in its current location, relocating it to a different location on the site, or constructing a new three-season structure. The DRI funds could potentially be used for this work and could also be combined with other uses. If the developer is not able to include the farmer's market structure in their proposed plan, they should explain why.

*Parking*

Parking for the uses being proposed shall be provided on site as much as is reasonably possible. The proposed developer must address its parking needs on and off site for its build out. The City will cooperate with the developer in addressing parking requirements. Parking should be provided on site for residential units and commercial/office space. If a parking structure is part of the proposed development, the City may be interested in additional spaces for public use. The City will consider all proposed options. If the developer proposes a phased development, it is possible to use a portion of the existing parking lot for meeting parking needs while development is ongoing. The developer should consider parking under the buildings if feasible.

The City is working on a downtown parking plan that will include on street and off-street parking which they will be implementing over the next six months. The City is in the process of buying real property to develop into a municipal lot that will help accommodate the loss of parking from redevelopment of the Durkee parking lot. A managed parking system for the downtown area is also in the process of being implemented.

As mentioned above, the Streetscape Project is considering adding angled parking along Durkee and Bridge Streets bordering the site, which could be available for use by the development on the Project Site.

The City will work with the selected developer to identify other adjoining and nearby City-owned parking spaces/lots that may provide some of the parking for the proposed project through a development agreement to be executed between the selected developer and the City. The selected developer shall provide a calculation of the number of parking spaces that will be required to meet the needs of the uses being proposed and such number of parking spaces shall require approval of the City's Planning Board.

For additional information regarding parking, the current Code of the City of Plattsburgh may be found at the following website: http://www.cityofplattsburgh.com/DocumentCenter/View/1213/City-of-Plattsburgh-Code The section of the Code applicable to parking begins on Page 534 (25301) and ends of Page 556 (25321).

**Exhibit "C"**

**Alta Survey Plan**

Plan entitled "ALTA SURVEY Showing Certain Lands of The City of Plattsburgh, Clinton County, State of New York" prepared by Robert M. Sullivan, P.C. dated October 16, 2016 and certified November 2, 2018.

## Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of section 7209 sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (Hyde prints shall be stamped with the surveyor's life seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. Copyright 2018, Robert M. Sutherland, P.C. All rights reserved.
5. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
6. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
7. All easements and right-of-ways of record as indicated in Title Insurance Commitment No. 18-Cert1812-ORT, issued by Old Republic National Title Insurance Company with an effective date of November 17, 2008, or easements and right-of-ways that are discoverable by inspection, are indicated hereon.
8. Subject to any and all right of ways and easements of record, if any.
9. North arrow and bearings based on grid north NAD 83 New York East zone 18.
10. Vertical datum based on NAVD 1988.
11. All distances shown hereon are ground distances.
12. Riparian rights, if any, have not been established as a result of this survey.
13. Building offsets, as shown on this map, are not to be used for construction purposes.
14. Missing property corners were not set as a result of this survey.

## Reference Maps:

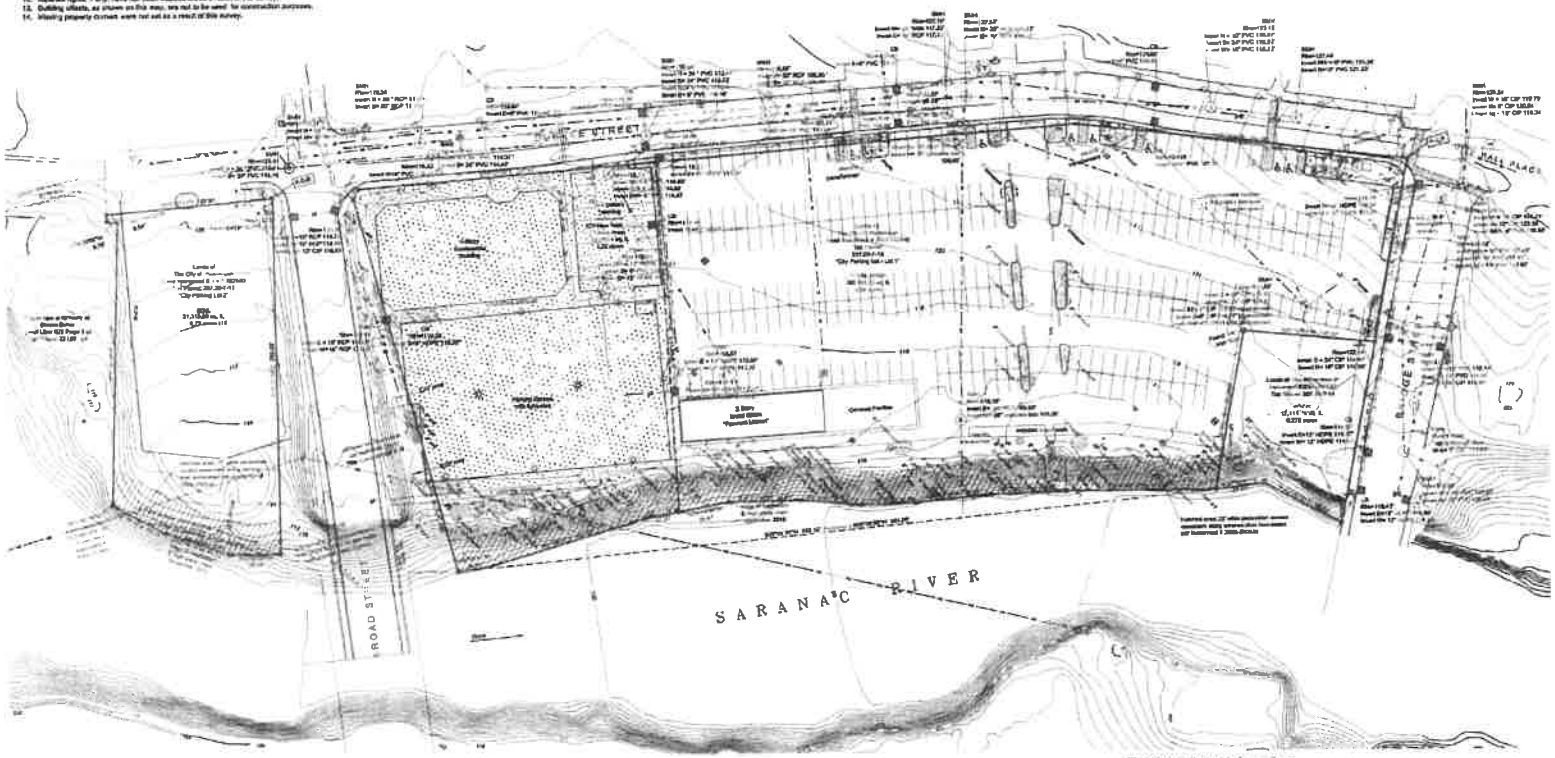
1. "Map of Lands of City of Plattsburgh 44-46 Margaret Street, Plattsburgh," prepared by Joseph A. Martine, L.S. dated September 20, 1974 and filed in the Clinton County Clerk's Office in Book A Page 61.
2. "Survey Map Showing Portions of Land(Parcels A-J) owned by City of Plattsburgh Proposed to be conveyed to City Place Associates," prepared by Jolly and Russo Land Surveyors dated September 23, 1988 and filed in Clinton County Clerk's Office in Slide 18 Page 21.
3. "Boundary Survey Portion of Lands of The City of Plattsburgh," prepared by G.T. Jade Associates, P.C. dated October 8, 2004 and on file in the office of Robert M. Sutherland, P.C.
4. "Map Showing Plattsburgh Gateway-Phase 1 Site Plan," prepared by Robert M. Sutherland, P.C. dated May 13, 2008.

## Reference Deeds:

1. City Place Associates to City of Plattsburgh by deed dated February 27, 2003 and recorded on Instrument # 2003-102040 on March 12, 2003 in the Clinton County Clerk's Office.
2. Lease to CHWY, LLC to City of Plattsburgh by deed dated May 28, 2008 and recorded as Instrument # 2008-200033 on November 17, 2008 in the Clinton County Clerk's Office.
3. Richard A. Marks to City of Plattsburgh by deed dated July 8, 2014 and recorded on Instrument # 2014-200023 on July 08, 2014 in the Clinton County Clerk's Office.

## Legend:

- 5/8" iron rod w/ RMS survey cap (to be set)
- Found property evidence (as described)
- Computed corner
- Fire Hydrant
- Sanitary manhole
- Drainage manhole
- Catch basin round
- Catch basin square
- Telephone pedestal
- Cable pedestal
- Water Valve
- Water shutoff
- Light pole
- Utility pole
- Sign
- Bollard
- Monitoring well
- Gas marker
- Gas meter
- Gas valve
- Electric meter
- Deciduous tree
- Coniferous tree
- Wetland
- Sanitary line
- Storm line
- Underground electric
- Underground telephone
- Underground gas
- Property line
- Adjoiner property line




Scale: 1 Inch = 40 Feet

## Title Commitment Information:

| No. | RECORDING REFERENCE | DESCRIPTION | STATUS ON PLAT |
|---|---|---|---|
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] |

REFERENCES: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
FILE NO. 18-CERT1812-ORT

## Certification:

I hereby certify to the parties of interest listed below that this survey was prepared from deeds and maps of record and from an accurate survey performed during September and October of 2018.

The City of Plattsburgh
Old Republic Nation Title Insurance Company

Jeffrey R. Burns, L.S.
N.Y.S. License #050203

11/02/2018
Date

## Tax Map Reference:

Section 20F.20 - Block F - Lot 14 & Lot 15
City of Plattsburgh
County of Clinton

| No. | Revision/Issue | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |

RMS
ENGINEERS • PLANNERS • SURVEYORS
SOIL & MATERIAL TESTING
11 Washington Street, Plattsburgh, NY 12901
(518) 563-8188 • FAX (518) 563-8189

Project Name & Location

ALTA SURVEY
Showing Certain Lands of
The City Of Plattsburgh
- Shown -
City of Plattsburgh
Clinton County — State of New York

| | |
|---|---|
| Project # 18184 | Sheet SURVEY |
| Date 10/16/18 | 1 |
| Scale 1" = 40' | |
| Drawn DJG | Checked J.F.B. |

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## Exhibit "D"

## INSURANCE AND INDEMNIFICATION REQUIREMENTS

**A. Architect**

During design and construction, the architect and all other design professionals shall carry professional liability assurance (E&O insurance) covering claims arising out of negligent errors or omissions in rendering or failure to render professional services, in any amount not less than $1.0 million each claim and $1.0 million annually aggregated. Coverage shall include liability arising out of a contract. If such insurance is on a claims made bases, Architect shall maintain liability coverage for not less than five years following the date of substantial completion of the Durkee Development.

**B. General Contractor/Construction Manager**

During construction, the GC/CM shall carry:

**"All risk" Builders Risk Insurance** with a limit of liability of 100% of completed value of the project, to include the interests of Prime's and the City's respective mortgagee, contractors and subcontractors involved in the project.

**Workers Compensation insurance** in accordance with New York State statutory requirements and Employers' Liability insurance in the amount not less than $1.0 million each occurrence, $1.0 million annual aggregate.

**Owners and Contractors Protective Liability** for the Durkee Development protecting the interests of the City and general contractor/construction manager, $1.0 million per occurrence.

**Commercial General Liability Insurance** including Bodily Injury and Property Damage Liability, Independent Contractors Liability, Contractual Liability, Product Liability and Completed Operations Liability in an amount not less than $5.0 million combined single limit, per occurrence, and $5.0 million aggregated to this Project, naming the City and Prime as additional insureds.

**Commercial Automobile Liability Insurance** in an amount not less than $1.0 million per occurrence for bodily injury and property damage liability arising out of the operation and use of owned, hired, and non-owned vehicles and naming the City and Prime as additional insureds.

**Performance Bond and Labor & Materials Payment Bond.** At the option of Prime, the general contractor shall provide performance and payment bonds. If required by Prime or Prime's lender, such bonds shall be in amount equal to 100% of the contract sum or an amount to be determined based on its lender's requirements.

**C. Proof of Insurance**

Companies authorized to do business in the State of New York and rated no less than "A-" by the latest edition of Best's Insurance Guide, published by Alfred M. Best Co. or equivalent, shall issue all insurance policies. Certificates of Insurance shall be furnished prior to the award of the contract. Certificates shall clearly indicate the coverage type, insurance amount, and additional insured status as noted above. The Certificates must provide that in the event of any material change or cancellation of the policies, each party will be given thirty (30) days' notice thereof. Each party will review the insurance coverage every 3 years and each party will update its coverage over the term of the ground lease (in the event the legal structure is for a ground lease), or over the term of the mortgage (in the event the legal structure is for a fee title conveyance) as required by the City as an operating expense.

MEYER, FULLER & STOCKWELL
PLLC ATTORNEYS AT LAW

LAKE GEORGE
TITLE AGENCY

September 5, 2019

City of Plattsburgh Common Council
c/o Hon. Colin L. Read
City Hall
41 City Hall Place
Plattsburgh, New York 12901

Re: City of Plattsburgh Downtown Area Improvement Projects Draft Generic Environmental Impact Statement (DGEIS) Draft Scoping Document Comments

Dear Mayor Read and City of Plattsburgh Common Council:

Our firm is been retained by the Plattsburgh Citizens Coalition, Inc., a not for profit coalition and its members, of concerned citizens, property owners, and business owners in the City of Plattsburgh relative to the City's proposed development plans with Prime Plattsburgh, LLC. In reviewing the "Development Agreement" between the City of Plattsburgh and Prime Plattsburgh, LLC dated March 29, 2019 (hereinafter the "Agreement"), we believe this Agreement is a nullity. The City of Plattsburgh is without power to convey the waterfront property, or any portion of it, identified in the Agreement broadly as "40 Bridge Street and 22 Durkee Street" (hereinafter the "Properties").

The Properties that are subject to the Agreement are identified by Tax Map Parcels 207.20-1-14 and 207.20-1-15. Both of these parcels lie along the Saranac River, and therefore constitute, by law, "water front" properties. The City may not legally convey these Properties.

Pursuant to New York General City Law §20(2), a city is empowered to: "***To take, purchase, hold and lease real…property within…the limits of the city;…, and to sell and convey the same, but the rights of a city in and to its water front,…streets,…avenues, parks, and all other public places, are hereby declared to be inalienable, except in the cases provided for by subdivision seven of this section***." ***Emphasis added***. In this instance, New York General City Law §20(7) included in the foregoing exception does not apply as there connection to any of the exceptions contained therein.

There is no question that this river front property, which includes the entirety of the Properties, constitutes "water front" as set forth in New York General City Law §20(2). See for example,

Gladsky v. City of Glen Cove, 164 A.D.2d 567, 2nd Dept. 1991 for a thorough discussion of this issue now posed to the City of Plattsburgh.

- As in this instance, the City of Glen Cove attempted to convey a portion of property that included "frontage on Glen Cove Creed". Id. at 567.
- The question of whether or not the property in Glen Cove, as with the property along the Saranac River here, had ever been "used, acquired or dedicated" to public purpose is irrelevant. "*While other forms of City-owned property may be converted to public use and thereby be rendered inalienable under the statute,* ***waterfront property has been expressly declared to be inalienable, regardless of the manner in which the property is used****. Although we recognize that the statutory restriction against the alienation of certain municipal property emanates, to a large extent, from the "public trust" doctrine (see, Matter of Lake George Steamboat Co. v. Blais, 30 N.Y.2d 48, 330 N.Y.S.2d 336, 281 N.E.2d 147; Brooklyn Park Commrs. v. Armstrong, 45 N.Y. 234, supra; Matter of Central Parkway, 140 Misc. 727, 729–730, 251 N.Y.S. 577; Gewirtz v. City of Long Beach, 69 Misc.2d 763, 330 N.Y.S.2d 495, aff'd 45 A.D.2d 841, 358 N.Y.S.2d 957) the Legislature did not see fit to include a public-use limitation in the statute, and we decline to engraft such a limitation in a statute which is otherwise clear and unequivocal on its face.*" Id. at 571. ***Emphasis added***. Thus, in this instance, we need not delve into whether or not the City ever "dedicated" this property to protection under the public trust doctrine. New York General City Law §20(2) preempts that decision or action.'
- The exceptions of New York General City Law §20(7) do not include alienation of water front property. See again, Gladsky: "*Nor does General City Law § 20(7), upon which the plaintiff relies, compel a contrary result. This subdivision creates a "discontinuance" exception to the statute's blanket prohibition against the alienability of public property by empowering a municipality to "lay out, establish, construct, maintain and operate markets, parks, playgrounds and public places, and upon the discontinuance thereof to sell and convey the same" (emphasis supplied).* ***Notably absent from the enumeration of the type of property which may be freely sold by a municipality upon the discontinuance of its public use is waterfront property. The reason for this absence is clear—waterfront property, as we have noted, is entitled to special protection by virtue of its geographical location rather than by virtue of its use****. Unlike a public playground, which may cease to be a playground if its use is altered,* ***waterfront property is intrinsically unique****.* ***That the discontinuance exception does not, and should not, apply to waterfront property becomes all the more compelling given the significant ecological, scenic, and aesthetic qualities inherent in it.*** "***Emphasis added.***

In addition, it is also noted that the parking lot here may very well also be protected by the public trust doctrine, in addition to the issues surrounding New York General City Law §20(2) above. See generally 10 East Realty, LLC v. Incorporated Village of Valley Stream, 49 A.D.3d 764, Second Department 2008, as well as the related 10 East Realty cases at 17 A.D.3d 474, 49 A.D.3d 770. Although the Second Department found in the case of the village in 10 East Realty that the public trust doctrine was not violated by the conveyance of a parking lot there, here, we have a bit of a different scenario. In the City of Plattsburgh, this parking lot, and indeed other similar parking lots within the downtown parking district, are held for the benefit of that parking district. Taxpayers are charged a special tax for the maintenance, repair and upkeep of those parking lots, evidencing an intention by the City of Plattsburgh to hold those public parking

spaces in public trust for this district. That is, the City cannot, absent legislative approval, remove the benefit that it has charged the City's parking district. Thus, no parking property may be alienated without addressing the underlying special taxing district.

The continuing wrong evidenced by the Agreement in violation of New York General City Law §20(2) must be reversed. The City of Plattsburgh does not possess the legal authority to enter into the Agreement.

Thank you.

Sincerely,

Matthew F. Fuller, Esq.
mfuller@meyerfuller.com

cc: Plattsburgh Citizens Coalition, Inc.

# Plattsburgh, NewYork

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

_____ USE — CLASS A VARIANCE
_____ AREA — CLASS B VARIANCE
✓ SUP — SPECIAL USE PERMIT

Date: 2/10/2020 Appeal No.: 2234

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: Stewart's Shops Corp.

Applicant's Address: PO Box 435
Saratoga Springs NY 12866

Telephone No.: 518-581-1261 x4415

Parcel Identification: 221.7-5-46

Location of Request: 4994 South Catherine St.

Property Owner: applicant

Request Description: add 149 sq ft ext freezer, 688 sq ft rear bldg addt, new sidewalk, 128 sq ft shed, restripe parkin

Zoning District: B1

Section Appealed: SUP

Previous Appeal: No.:_____ Date: _____

Identify Applicant's Right to Apply for Variance:

Ownership: ✓ Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan
13 copies of existing and proposed floor plan

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Jennifer L Howard
Signature (Owner/Applicant)

Jennifer L Howard
Print First and Last Name

Joanne D. McDermott
Notary Public

JOANNE D. MCDERMOTT
Notary Public Reg. #01MC6117949
State of New York, Saratoga County
Commission Expires Nov. 1, 20 20

***Signatures other than the Property Owner, require a Letter of Authorization to apply.**

*Full Environmental Assessment Form*
*Part 1 - Project and Setting*

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

### A. Project and Applicant/Sponsor Information.

| | | |
|---|---|---|
| Name of Action or Project:<br>Stewart's Shop #260 | | |
| Project Location (describe, and attach a general location map):<br>4994 South Catherine St., Plattsburgh | | |
| Brief Description of Proposed Action (include purpose or need):<br>add 149 sq ft exterior freezer<br>add 688 sq ft rear bldg addition<br>partial new sidewalk<br>128 sq ft shed<br>restripe some parking | | |
| Name of Applicant/Sponsor:<br>Stewart's Shops Corp. | Telephone: 518-581-1201 ext 4415<br>E-Mail: jhoward@stewartsshops.com | |
| Address: PO Box 435 | | |
| City/PO: Saratoga Springs | State: NY | Zip Code: 12866 |
| Project Contact (if not same as sponsor; give name and title/role):<br>Jennifer Howard | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |

B. Government Approvals

| B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) | | |
|---|---|---|
| **Government Entity** | **If Yes: Identify Agency and Approval(s) Required** | **Application Date (Actual or projected)** |
| a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☐No | | |
| b. City, Town or Village Planning Board or Commission ☐Yes☐No | | |
| c. City, Town or Village Zoning Board of Appeals ☑Yes☐No | Special Use Permit | March 16, 2020 |
| d. Other local agencies ☐Yes☐No | | |
| e. County agencies ☐Yes☐No | | |
| f. Regional agencies ☐Yes☐No | | |
| g. State agencies ☐Yes☐No | | |
| h. Federal agencies ☐Yes☐No | | |

i. Coastal Resources.
*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No
*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No
*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes☑No

C. Planning and Zoning

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☑No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No
If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No
If Yes, identify the plan(s):

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
B1

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
*i.* What is the proposed new zoning for the site? _____

**C.4. Existing community services.**

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?
NA

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial

b. a. Total acreage of the site of the proposed action? 2.12 +/ acres
b. Total acreage to be physically disturbed? 1500 +/- sq ft acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.12 +/- acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 30 sq ft Units: 1

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☑ No
*iii.* Number of lots proposed? _____
*iv.* Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
*i.* If No, anticipated period of construction: _____ months
*ii.* If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐Yes ☑No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | | | | |
| At completion of all phases | | | | |

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No

If Yes,

*i.* Total number of structures 2

*ii.* Dimensions (in feet) of largest proposed structure: 14'6" height; 15 width; and 46 length

*iii.* Approximate extent of building space to be heated or cooled: 837 sq ft square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

*i.* Purpose of the impoundment: _____

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify: _____

*iii.* If other than water, identify the type of impounded/contained liquids and their source. _____

*iv.* Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

*v.* Dimensions of the proposed dam or impounding structure: _____ height; _____ length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑Yes ☐No

If Yes:

*i* .What is the purpose of the excavation or dredging? foundation

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 50 yards
- Over what duration of time? during construction

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

removal to approved site

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No

If yes, describe. _____

*v.* What is the total area to be dredged or excavated? .03 acres

*vi.* What is the maximum area to be worked at any one time? .05 acres

*vii.* What would be the maximum depth of excavation or dredging? 15 feet

*viii.* Will the excavation require blasting? ☐Yes ☑No

*ix.* Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

*iii.* Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No
If Yes, describe:

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

*v.* Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No
If Yes:

*i.* Total anticipated water usage/demand per day: _____ gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No
If Yes:

- Name of district or service area:
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

*v.* If a public water supply will not be used, describe plans to provide water supply for the project:

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

*i.* Total anticipated liquid waste generation per day: 700 gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☑No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☑Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☑No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

*iv.* Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

*v.* If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

*vi.* Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

*i.* How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

*ii.* Describe types of new point sources. _____

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

*iv.* Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑Yes ☐No

If Yes, identify:

*i.* Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

heavy equipment/delivery vehicles

*ii.* Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

power generation

*iii.* Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

NA

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

*i.* Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

*ii.* In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☑Yes ☐No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

during construction only

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☐Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

*iii.* Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

*iv.* Does the proposed action include any shared use parking? ☐Yes ☑No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

*vi.* Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

*vii* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: _____

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

*iii.* Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

*i.* During Construction:

- Monday - Friday: 7 am - 6 pm
- Saturday: 7 am - 6 pm
- Sunday: na
- Holidays: na

*ii.* During Operations:

- Monday - Friday: 4 am - 1 am
- Saturday: 4 am- 1 am
- Sunday: 4 am-1 am
- Holidays: varies

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

*i.* Provide details including sources, time of day and duration:

heavy construction equipment

*ii.* Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

flush mounted soffitt

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☑ Yes ☐ No

If Yes:

*i.* Product(s) to be stored existing gasoline tanks

*ii.* Volume(s) _____ per unit time _____ (e.g., month, year)

*iii.* Generally, describe the proposed storage facilities:

double wall fiberglass tanks

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

*i.* Describe proposed treatment(s):

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

*i.* Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 1 tons per 2 month (unit of time)
- Operation : 1.5 tons per year (unit of time)

*ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: NA
- Operation: cardboard recycled, bottle return

*iii.* Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: hauled away
- Operation: hauled away

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other (specify): _____

*ii.* If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | | | |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | | |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | | | |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: _____ | | | |

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

*i.* If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

*i.* Identify Facilities: _____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

*i.* Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

*iii.* Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures: _____

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No

If yes, provide DEC ID number(s): 510003, 510007

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

Class A Superfund Site NYSEG

*v.* Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? unknown feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: unknown _____ %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 8 feet

e. Drainage status of project site soils: ☐ Well Drained: ____ % of site
☐ Moderately Well Drained: ____ % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: ____ % of site
☐ 10-15%: ____ % of site
☐ 15% or greater: ____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters Approximate Size _____
- Wetland No. (if regulated by DEC) _____

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

*i.* Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

*i.* Describe the habitat/community (composition, function, and basis for designation): _____

*ii.* Source(s) of description or evaluation: _____

*iii.* Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐Yes ☑No

If Yes:

*i.* Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

*i.* Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

*i.* If Yes: acreage(s) on project site? _____

*ii.* Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

*i.* CEA name: _____

*ii.* Basis for designation: _____

*iii.* Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

*ii.* Name: _____

*iii.* Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s): _____

*ii.* Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

*i.* Identify resource: _____

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

*iii.* Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation: _____

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

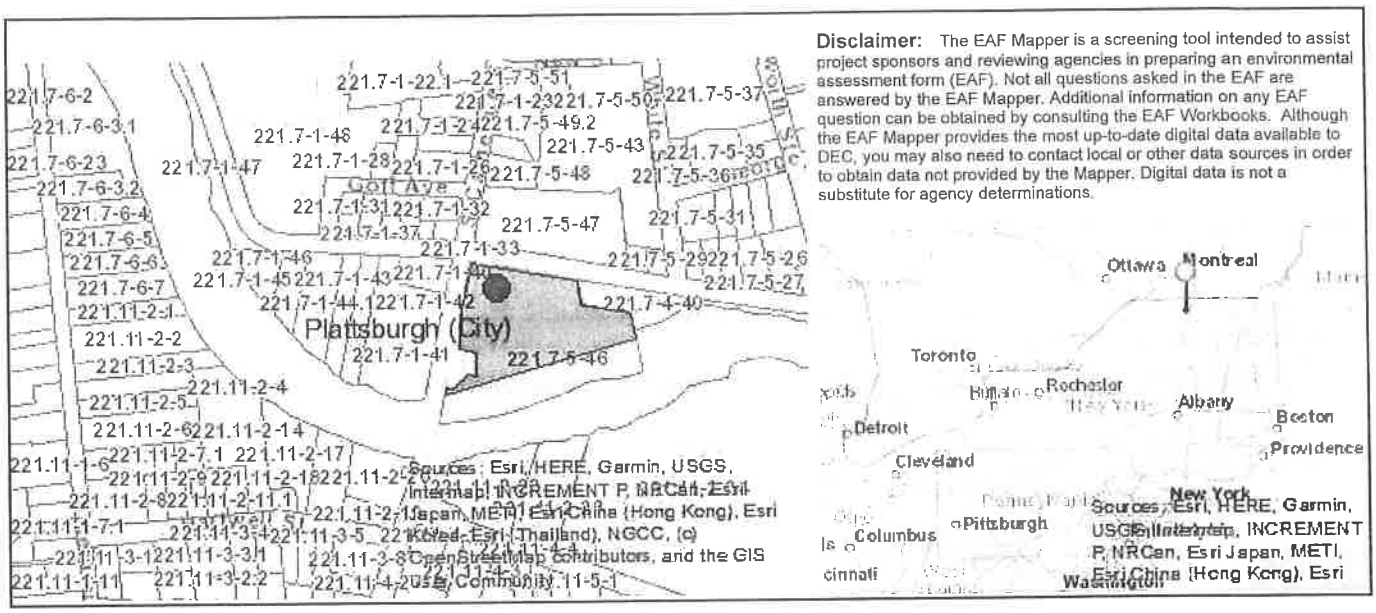
Applicant/Sponsor Name Stewart's Shops Corp Date 2/24/2020

Signature Jennifer L Howard Title Property Manager

PRINT FORM

# EAF Mapper Summary Report

Monday, February 24, 2020 11:27 AM



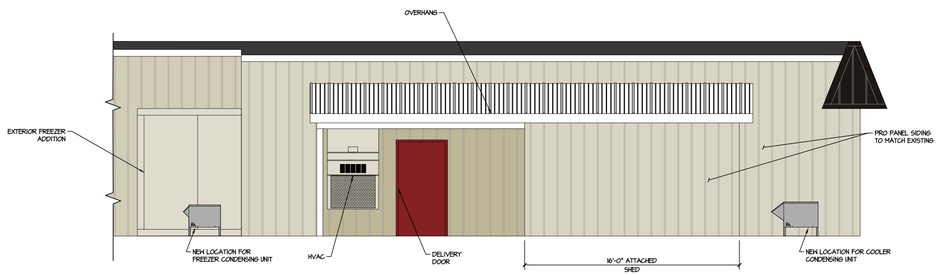

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

| | |
|---|---|
| B.i.i [Coastal or Waterfront Area] | No |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | 510003, 510007 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | Yes |
| E.2.h.ii [Surface Water Features] | Yes |
| E.2.h.iii [Surface Water Features] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.iv [Surface Water Features - Wetlands Name] | Federal Waters |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | Yes |
| E.2.j. [100 Year Floodplain] | Yes |
| E.2.k. [500 Year Floodplain] | Yes |
| E.2.l. [Aquifers] | Yes |

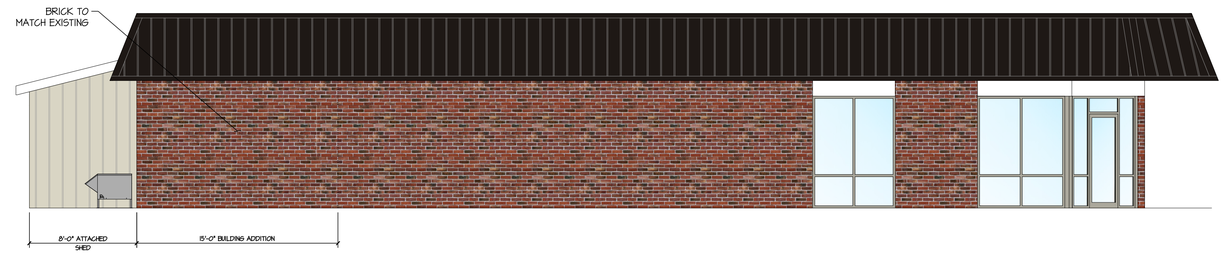
| | |
|---|---|
| E.2.l. [Aquifer Names] | Principal Aquifer |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | No |
| E.2.p. [Rare Plants or Animals] | No |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | No |
| E.3.e. [National or State Register of Historic Places or State Eligible Sites] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | Yes |
| E.3.i. [Designated River Corridor] | No |

# PROPOSED STEWART'S SHOP ADDITION

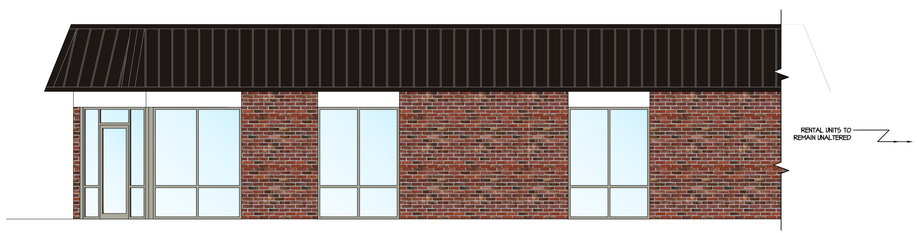
## 4994 SOUTH CATHERINE STREET - PLATTSBURGH, NY



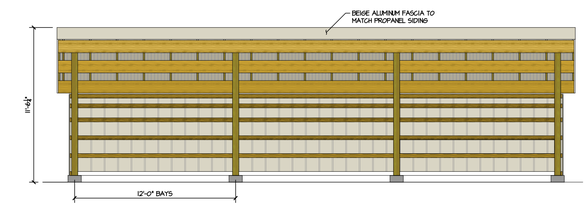

PROPOSED ELEVATION EAST



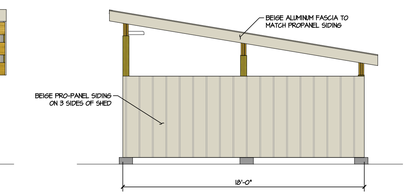

PROPOSED ELEVATION NORTH



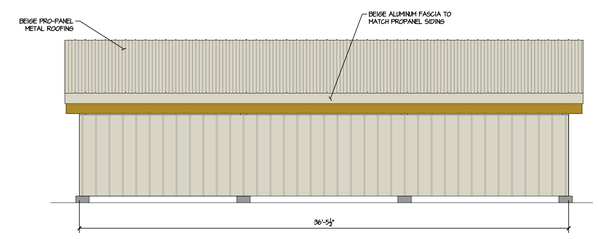

PROPOSED ELEVATION WEST



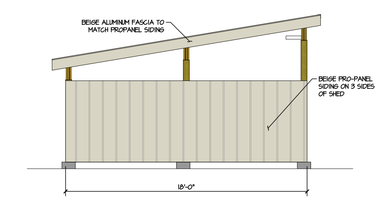

SHED ELEVATION NW



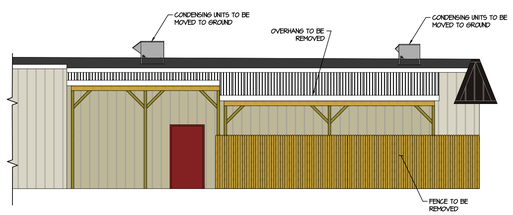

SHED ELEVATION SW



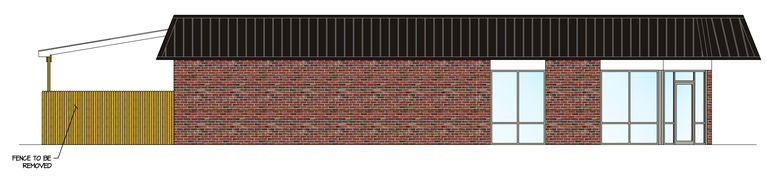

SHED ELEVATION SE



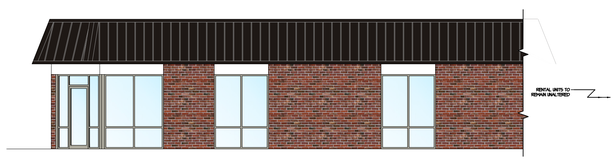

SHED ELEVATION NE




EXISTING ELEVATION EAST




EXISTING ELEVATION NORTH




EXISTING ELEVATION WEST

STATE OF NEW YORK
SCOTT EDWIN KITCHNER
091096
LICENSED PROFESSIONAL ENGINEER

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STORE NAME, ABBREVIATION & NO.: PLATTSBURGH - PLAP - 260

SITE LOCATION: 4994 SOUTH CATHERINE STREET - PLATTSBURGH, NY

| DATE | NO. | REVISIONS |
|---|---|---|
| | | |

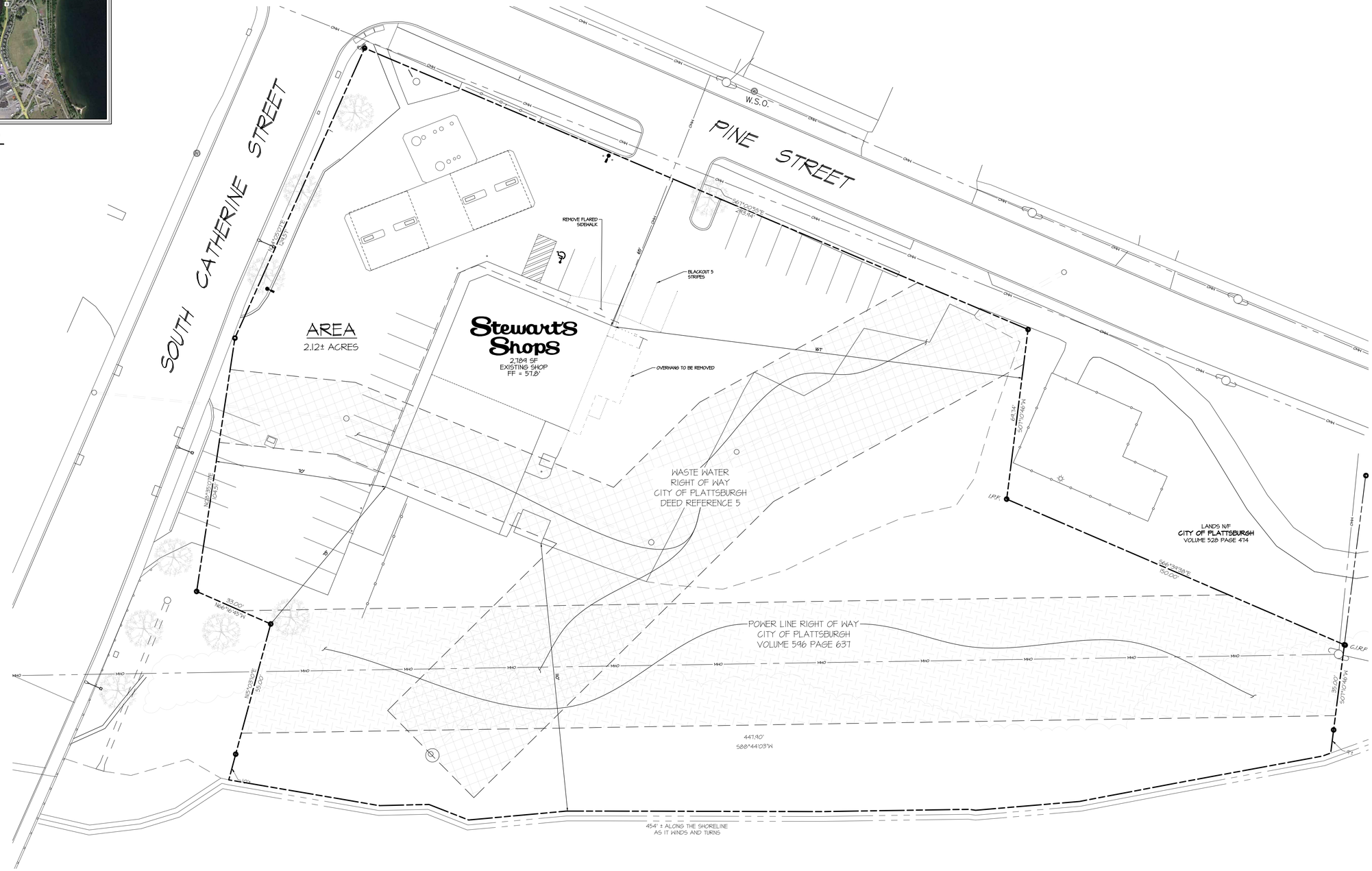
Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1209

DRAWN BY: RR
SCALE: NTS
DATE: 2/5/20

DRAWING NO. T-1

TITLE: ELEVATIONS

SITE LOCATION MAP
SCALE: N.T.S.



## LEGEND

| | |
|---|---|
| PROPERTY LINE | |
| FIRE HYDRANT | |
| WATER VALVE | WV |
| GAS VALVE | GV |
| SEWER MANHOLE | S |
| SEWER CLEANOUT | |
| CURB INLET | |
| CATCH BASIN | |
| GUY WIRE | |
| UTILITY POLE | |
| SIGNPOST | |
| TRAFFIC SIGNAL CONTROL BOX | |
| POLE LIGHT | |
| WELL | W |
| BOLLARD | |
| IRRIGATION SLEEVE | IR |
| OVERHEAD UTILITIES | OHW |
| WATER SERVICE, 1" TYPE "K" COPPER | W |
| SEWER SERVICE, 4" SDR 26 | S |
| STORM PIPE, PROPOSED, HDPE | |
| STORM PIPE, EXISTING | |
| STOCKADE FENCE | |
| CHAINLINK FENCE | |
| SPLITRAIL FENCE | |
| U/G ELECTRICAL/TELE SERVICE | UE/UT |
| U/G ELECTRICAL CONDUIT | UE |
| U/G GAS LINE | G |
| U/G CAMERAL CONDUIT | CAM |
| DIESEL PRODUCT LINE | DSL |
| SUPER PRODUCT LINE | SUP |
| UNLEADED PRODUCT LINE | UNL |
| EXISTING MAJOR CONTOUR | 100 |
| EXISTING MINOR CONTOUR | 100 |
| PROPOSED MAJOR CONTOUR | 100 |
| PROPOSED MINOR CONTOUR | 100 |
| PROPOSED SPOT ELEVATION | 100.00 |
| EXISTING UNCHANGED SPOT ELEVATION | 100.00 |

NOTES:
1. SOME FEATURES IN LEGEND MAY NOT HAVE BEEN USED.
2. DARKER LINES INDICATE NEW WORK.
3. DOTTED LINES INDICATE REMOVED ITEMS.

## SURVEY NOTES:

1) BASE MAP PREPARED FROM A JANUARY 2020 FIELD SURVEY.

2) NORTH ORIENTATION BASED ON DEED REFERENCE 1.

3) ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

4) UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

5) THIS SURVEY HAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS THEREFORE SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR ANY STATEMENT OF FACTS SUCH DOCUMENT WOULD DISCLOSE.

6) UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN SHOWN FROM SURFACE LOCATIONS AND MEASUREMENTS OBTAINED FROM A FIELD SURVEY WITHOUT THE BENEFIT OF SURFACE LOCATIONS BEING MARKED BY THE PROPER AUTHORITIES, THERE MAY BE OTHER UTILITIES WHICH THE EXISTENCE OF ARE NOT KNOWN. SIZE TYPE AND LOCATION OF ALL UTILITIES AND STRUCTURES MUST BE VERIFIED IN THE FIELD BY PROPER AUTHORITIES PRIOR TO ANY AND ALL CONSTRUCTION OR DESIGN. CALL DIG SAFE PRIOR TO ANY EXCAVATION.

## MAP REFERENCES:

1) "RIGHT OF WAY PLAN SOUTH CATHERINE STREET ; CITY OF PLATTSBURGH SOUTH PLATT STREET CITY OF PLATTSBURGH" DATED FEBRUARY 12, 1948 PREPARED BY STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION.

2) "CITY OF PLATTSBURGH ACQUISITION MAP PIN 7M6028.30A" (DEED REFERENCE 4)

3) RIGHT-OF-WAY MAP CITY OF PLATTSBURGH MUNICIPAL LIGHTING DEPT. VICINITY OF PINE & SO. CATHERINE STREETS ON LANDS OF IRVING REED & GORDON BURDO" DATED MARCH 08, 1938 PREPARED BY ENGINEERING SERVICES JOSEPH MARTINA PROFESSIONAL ENGINEER.

## DEED REFERENCES:

1) CONVEYANCE TO STEWART'S SHOPS CORP. BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE AS INSTR NUMBER: 2010-00232349.

2) GRANT OF EASEMENT TO NEW YORK TELEPHONE COMPANY BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE IN VOLUME 739 OF DEEDS PAGE 111.

3) POWER LINE RIGHT OF WAY GRANTED TO THE CITY OF PLATTSBURGH BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE IN VOLUME 596 OF DEEDS PAGE 637.

4) CONVEYANCE TO THE CITY OF PLATTSBURGH BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE AS INSTR NUMBER: 2011-00240343.

5) WASTE WATER EASEMENT/RIGHT OF WAY GRANTED TO THE CITY OF PLATTSBURGH BY DEED RECORDED IN THE CLINTON COUNTY CLERK'S OFFICE IN VOLUME 734 OF DEEDS PAGE 22.

STATE OF NEW YORK
SCOTT EDWIN KEPNER
091095
LICENSED PROFESSIONAL ENGINEER

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STORE NAME, ABBREVIATION & NO.
PLATTSBURGH - PLAP - 260

SITE LOCATION
4994 SOUTH CATHERINE STREET - PLATTSBURGH, NY

| DATE | NO. | REVISIONS |
|---|---|---|
| | | |

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1209

DRAWN BY: RR
SCALE: 1" = 20'
DATE: 2/4/20

DRAWING NO.
S-1

TITLE:
EXISTING SITE PLAN

# CITY OF PLATTSBURGH

**CLINTON COUNTY PARCEL:** 221.1-5-46
**ZONE:** B-1

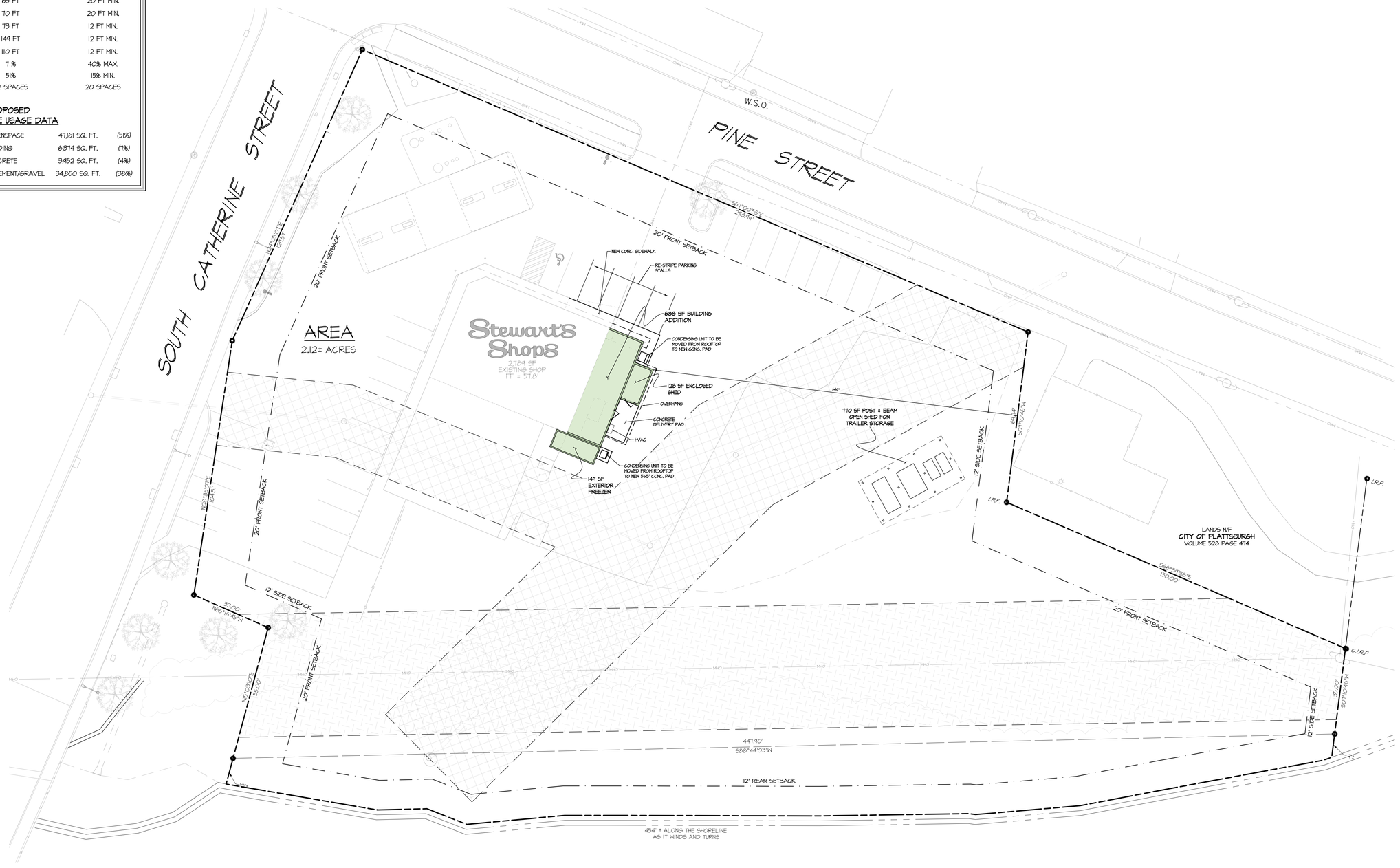
| | EXISTING | PROPOSED | REQUIRED |
|---|---|---|---|
| LOT AREA | 92,331 SQ FT (2.12 AC) | 92,331 SQ FT (2.12 AC) | 5,000 SQ FT MIN. |
| FRONT BLDG SETBACK (NE) | 65 FT | 65 FT | 20 FT MIN. |
| FRONT BLDG SETBACK (W) | 70 FT | 70 FT | 20 FT MIN. |
| SIDE BLDG SETBACK (S) | 73 FT | 73 FT | 12 FT MIN. |
| SIDE BLDG SETBACK (E) | 167 FT | 149 FT | 12 FT MIN. |
| REAR SETBACK (INTERIOR) | 110 FT | 110 FT | 12 FT MIN. |
| BUILDING COVERAGE | 6% | 7 % | 40% MAX. |
| OPEN SPACE | 51% | 51% | 15% MIN. |
| PARKING SPACES | 32 SPACES | 32 SPACES | 20 SPACES |

**EXISTING SITE USAGE DATA**

| | | |
|---|---|---|
| GREENSPACE | 47,145 SQ. FT. | (51%) |
| BUILDING | 5,409 SQ. FT. | (6%) |
| CONCRETE | 3,106 SQ. FT. | (4%) |
| PAVEMENT/GRAVEL | 36,021 SQ. FT. | (39%) |

**PROPOSED SITE USAGE DATA**

| | | |
|---|---|---|
| GREENSPACE | 47,161 SQ. FT. | (51%) |
| BUILDING | 6,374 SQ. FT. | (7%) |
| CONCRETE | 3,952 SQ. FT. | (4%) |
| PAVEMENT/GRAVEL | 34,850 SQ. FT. | (38%) |




STATE OF NEW YORK
SCOTT EDWIN RICHER
091096
LICENSED PROFESSIONAL ENGINEER

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STORE NAME, ABBREVIATION & NO.: PLATTSBURGH - PLAP - 260

SITE LOCATION: 4994 SOUTH CATHERINE STREET - PLATTSBURGH, NY

| DATE | NO. | REVISIONS |
|---|---|---|
| | | |

Stewart's Shops
SARATOGA SPRINGS, NY 12866
TEL. (518)581-1200 FAX (518)581-1204

DRAWN BY: RR
SCALE: 1" = 20'
DATE: 2/4/20

DRAWING NO. S-2

TITLE: PROPOSED SITE PLAN

# Plattsburgh, New York

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

DISCOVER Plattsburgh

_____ USE — CLASS A VARIANCE
✓ AREA — CLASS B VARIANCE
_____ SUP — SPECIAL USE PERMIT

Date: 2-21-20 Appeal No.: 2235

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: Beth Ann O'Neil

Applicant's Address: 261 S. Peru St.
Plattsburgh, NY 12901

Telephone No.: 518-420-3219

Parcel Identification: 221.19-1-7.1

Location of Request: 261 S. Peru St.

Property Owner: Beth Ann O'Neil

Request Description: Replace cedar shrubs with vinyl fencing (6ft.)

Zoning District: R-2

Section Appealed: 360-29 G

Previous Appeal: No.: _____ Date: _____

Identify Applicant's Right to Apply for Variance:

Ownership: ✓ Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan plus original application.
13 copies of existing and proposed floor plan.

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

* Signature (Owner/Applicant)

Beth Ann O'Neil
Print First and Last Name

Lisa M. Beebie
Notary Public

LISA M. BEEBIE
Notary Public, State of New York
No. 01BE6395749
Qualified in Clinton County
Commission expires August 5, 2023

*Signatures other than Property Owner require a Letter of Authorization to apply.

Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph.: 518 563 7707
Fax: 518-563 6426

DISCOVER
Plattsburgh

# Plattsburgh, New York

## PROCEDURE IN APPEALING THE ZONING ORDINANCE
## CLASS B VARIANCE

DEADLINE FOR FILING APPLICATION 2-21-20

ZONING BOARD MEETING DATE 3-16-20

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

| | |
|---|---|
| One and Two-family dwellings - | $ 50.00 |
| Multiple Dwellings | $150.00 |
| Commercial Properties | $150.00 |

**All checks should be made payable to the "City Chamberlain".** In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a variance from the ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to the spirit of the ordinance and do substantial justice. Financial disadvantage to the property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests, which will involve any construction, alterations, or physical change of their property. **THIRTEEN (13) copies of the entire packet including drawings, site plans and the original application are required** (we recommend the plans be approved before the THIRTEEN (13) copies are made).

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issues of the Press-Republican newspaper not less than five (5) nor more than ten (10) days before the hearings.

2. Notify, by letter, all adjoining property owners of your request

*This office is responsible for implementing the above requirements.*

If there are any questions, please contact this office. Thank you for your cooperation.

# ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

## STANDARDS OF PROOF - AREA VARIANCE

A. The applicant for an area variance is not entitled to an area variance unless he has furnished competent proof to satisfy the "practical difficulty standard" and that the variance, if granted will not alter the essential character of the neighborhood.

In order to satisfy the practical difficulty standard,the applicant must prove that the Zoning Ordinance as it applies to his land creates significant economic injury and that the variance, if granted, will not produce a substantial change in the character of the neighborhood. The courts of this state hold that "significant economic injury cannot be established except by dollars and cents proof which includes:

1. The original purchase price of the premises.
2. The current market value of the premises without an area variance.
3. The projected market value of the premises with the variance having been granted."

"Projected market value" in item 3 does not include any cost of valuation for the proposed construction. It includes only the current market value without any variance plus the "value of the right to build." The "value of the right to build" may be said to be the "value of the building permit". How much more valuable is the entire property with a building permit allowing the future construction of the proposed work? Projected market value which includes the value of the work to be constructed will be rejected.

Projected market value can be best shown by the in-person testimony of a real estate appraiser who is present at the hearing. Written appraisals may be less satisfactory because the writer is not present to answer any questions.

The difference between the current market value without the variance and the projected market value with the variance is the amount of economic injury. If the Zoning Board of Appeals determines that this economic injury is significant, then the applicant may be entitled to the area variance.

However, if a town official comes forward at the hearing with testimony establishing that it is important in this particular instance to enforce the Zoning Ordinance as it is written, in order to protect the health, safety and welfare, then the application must be denied. It is important to note that such testimony must be by a town official or someone hired by the town to give the testimony. If the Zoning Board of Appeals agrees with the Town Official that it is important in this case to enforce the Zoning Ordinance as written, then the applicant is not entitled to the area variance, unless he presents further testimony that the enforcement of the ordinance as written will deprive him of any reasonable use of his land. If applicant proves that, then he is entitled to the area variance.

B. The second question to be determined by the Zoning Board of Appeals is whether the the propose will alte the essential character of the neighborhood. Will a substantial detriment to adjoining properties be created? If it will, then the variance may be denied.

C. Other Grounds for Denial:

1. Whether the variance applied for is the minimum variance that is necessary.
2. Is the variance sought one that is merely desirable for the greater enjoyment of the property, as opposed to one that is necessary for continued practical utilization of the premises? (Bielak v. Zoning Board of Appeals, 78 AD 2d 435).

STANDARDS OF PROOF - AREA VARIANCE

3. Is this hardship self-created? An area variance cannot be denied solely on the ground of self-created hardship, but is a factor to be considered.

4. Is the plight of the owner due to personal problems of the owner as opposed to matters dealing with the land or buildings? While an area variance may not be denied solely on this basis, it is a factor to be considered.

# Area Variances Standards

The state statues define area variances as: "the authorization by the zoning board of appeals for the use of land in a manner which is not allowed by dimensional or physical requirements of the applicable zoning regulations."

General City Law, 81-b(1)

The state statues then go on to provide the zoning board with the standards for granting the area variances;

"(b) In making it's determination, the zoning board shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district; and

(5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The board of appeals , in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."

General City Law, 81-b(4)

# Area or Dimensional Variances

Area variances may be granted where setback, frontage, lot size or yard requirements of this Code cannot be reasonably met. In making it's determination the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determinations the board shall also consider the following criteria:

Please give a written response to each section.

(1) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

No, it is replacing overgrown cedar shrubs. It will make it look much neater.

(2) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?

NO

(3) Is the requested area variance substantial?

Yes, this will give me more of my yard back. The shrubs are overgrown. It will also continue to give me the privacy of my yard.

(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

No. As of right now, my overgrown cedar shrubs are impeding on my neighbors property. My neighbor directly across the street received a variance to replace overgrown cedar shrubs with a 6ft. vinyl fence and it looks much neater in the neighborhood.

(5) Has the alleged difficulty been self-created?
This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance.

No, The shrubs have been maintained. If they ~~are~~ had been maintained differently before I purchased the home they would've been taller + [illegible]

# Variances

One of the basic powers given by law to a zoning board of appeals is called the "variance" power. The board has the authority to "vary," or modity, the strict letter of a zoning ordinance or local law in cases where this strict interpretation could cause practical difficulties or unnecessary hardships for an individual.

Appeals boards are frequently confronted with requests for variances. There are two types of requests that come before the board, and the standards by which they are judged differ. A use variance is a request to utilize property for a use or activity which is not permitted by the zoning ordinance, and the applicant must demonstrate "unnecessary hardship." An area variance is a request for relief from dimensional standards contained in the zoning ordinance, and it requires a demonstration of "practical difficulty."

The basic standards for determining unnecessary hardship and practical difficulty have been established and refined by the courts in numerous cases.[1]

## Use Variance

An individual who wants to utilize property for a use that is not permitted by the zoning ordinance must apply for a use variance. An applicant for a use variance must demonstrate unnecessary hardship by satisfying each of the following three tests:

1. Uniqueness

   The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone AND that these features make it impossible to earn a reasonable return without some adjustment. If the features or conditions are generally applicable throughout the district, a variance should not be granted. In those situations where the difficulty is shared by others, the relief should be accomplished by an amendment to the zoning ordinance, not a variance.

2. Reasonable Return

   The applicant must demonstrate an inability to realize a reasonable return under any of the uses permitted by the zoning ordinance. There must be a "dollars and cents" proof of the applicant's inability to realize reasonable return; speculation or qualitative assessment is inadequate.[2] Failure to realize the highest return is not considered a hardship.

3. Character

   The applicant must prove that the requested modification will not change the character or quality of the neighborhood. In addition, the "spirit" of the ordinance or local law should be preserved.

The applicant for a use variance must meet all three tests before the appeals board may grant relief. A use variance should not be granted if the "unnecessary hardship" was created by the applicant. If the appeals board grants a use variance to an applicant who has failed to meet each of the tests, it runs the risk of assuming the function of the legislative body and making a decision contrary to the legislative intent of the zoning ordinance.

An increasing number of use variance requests is often the sign of an "aged" zoning regulation. The appeals board should not circumvent the legislative process by granting use variances. Instead, the appeals board should advise the governing body of the need to reexamine and amend the zoning ordinance.

## Area Variance

In the case of an area variance, the applicant is seeking modification of dimensional standards, such as yard requirements, set-back lines, lot coverage, frontage requirements or density regulations, so that the property may be utilized for one of the uses permitted by the zoning ordinance. The appeals board may grant relief if the applicant can demonstrate that strict compliance with the regulations would cause practical difficulty.

The determination of practical difficulty is a three-step process.[3]

1. First, the applicant must demonstrate that the application of the zoning ordinance to his property causes significant economic injury.

2. Once the applicant has demonstrated economic injury, then the municipality must show that the regulation in question is reasonably related to a legitimate exercise of the police power.

3. Last, assuming the municipality has met its burden of proof, the applicant must demonstrate that the restrictions, as strictly applied in his case, are unrelated to the public health, safety or welfare of the community and that granting the variance will not adversely affect the community.

In making a determination of practical difficulty, the appeals board may consider:[4]

1. How substantial the variation is in relation to the requirement;

2. The potential effect of increased density on available municipal, county and state facilities and services;

3. Whether the variance will cause a substantial change in the character of the neighborhood;

4. Whether the difficulty can feasibly be mitigated by some other method; or

5. Whether the interests of justice will be served in granting the variance.

The appeals board should grant the minimum relief necessary to allow reasonable use of the land in question. Not every applicant for an area variance is automatically entitled to receive relief. Each application should be carefully considered against the requirement for proof of practical difficulty.

# Summary

The major difference between a use variance and an area variance involves the use of the property. An area variance results in a modification of physical restrictions so that an allowable use may be established on the property. By contrast, a use variance permits the establishment of a use which is prohibited by the zoning ordinance and the zoning map. It is for this reason that the standards for a use variance are more stringent than the standards established for an area variance.

Frequently, the appeals board is encouraged to make legislative decisions under the guise of use variance requests. The appeals board should exercise caution when confronted with a request for a use variance, and only grant those which meet the tests established for determining unnecessary hardship. The appeals board should resist the inclination to correct deficiencies in the zoning ordinance through the exercise of its variance power. If particular provisions of the zoning ordinance are inappropriate or unjust, the appeals board should recommend that the legislative body (City Council, Town Board, Board of Trustees) take the necessary steps to amend the ordinance or local law.

[1] Otto v. Steinhilber, 282 NY 71 (1939), Village of Bronxville v. Francis, 150 NYS 2d 906 (1956); Jayne Estates v. Raynor, 22 NY 2d 417 (1968); Douglaston Civic Association, Inc. v. Klein, 51 NY 2d 963 (1980).

[2] Fayetteville v. Jarrold, 53 NY 2d 254 (1981).

[3] Fulling v. Palumbo, 21 NY 2d 30 (1967); National Merrit, Inc. v. Werst, 41 NY 2d 438 (1977).

[4] Waschsberger v. Michalis, 19 Misc 2d 909 (1959).

Department of Planning

Note: This Tech Memo was prepared by the Department of Planning as an informational publication for municipal governments. It is not intended to be a legal opinion.

*617.20*
*Appendix B*
***Short Environmental Assessment Form***

## Instructions for Completing

**Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 - Project and Sponsor Information**

Name of Action or Project:
Replace overgrown cedar shrubs with 6ft. vinyl fencing

Project Location (describe, and attach a location map):
261 S. Peru St.

Brief Description of Proposed Action:
I'm going to remove overgrown cedar shrubs and replace them with 6ft. vinyl fencing to keep the privacy needed.

| Name of Applicant or Sponsor: | Telephone: 518-420-3219 |
|---|---|
| BethAnn O'Neil | E-Mail: boneil@plattsc sd.org |

Address:
261 S. Peru St.

| City/PO: | State: | Zip Code: |
|---|---|---|
| Plattsburgh | NY | 12901 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☒ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Plattsburgh Zoning | ☐ | ☒ |

3.a. Total acreage of the site of the proposed action? 138x64 acres
b. Total acreage to be physically disturbed? 36x39 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 138x64 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☒ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☐ | ☒ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☒ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☒ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☒ | ☐ |
| b. Are public transportation service(s) available at or near the site of the proposed action? | ☒ | ☐ |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | ☒ | ☐ |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | ☒ | ☐ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: Hose | ☒ | ☐ |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☒ | ☐ |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | ☒ | ☐ |
| b. Is the proposed action located in an archeological sensitive area? | ☒ | ☐ |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☒ | ☐ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | ☒ | ☐ |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☒ Urban ☒ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☒ | ☐ |
| 16. Is the project site located in the 100 year flood plain? | ☒ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES | ☒ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES | | |

| | NO | YES |
|---|---|---|
| 18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?<br>If Yes, explain purpose and size: | ☒ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: | ☒ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: | ☒ | ☐ |

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: BethAnn O'Neil Date: 2-21-20

Signature:

Zoning Board to Fill out. Applicant does not fill out Part 2.

**Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2.** Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | ☐ | ☐ |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | ☐ | ☐ |
| 3. Will the proposed action impair the character or quality of the existing community? | ☐ | ☐ |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | ☐ | ☐ |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | ☐ | ☐ |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | ☐ | ☐ |
| 7. Will the proposed action impact existing:<br>a. public / private water supplies? | ☐ | ☐ |
| b. public / private wastewater treatment utilities? | ☐ | ☐ |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | ☐ | ☐ |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | ☐ | ☐ |

| | No, or small impact may occur | Moderate to large impact may occur |
|---|---|---|
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | ☐ | ☐ |
| 11. Will the proposed action create a hazard to environmental resources or human health? | ☐ | ☐ |

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

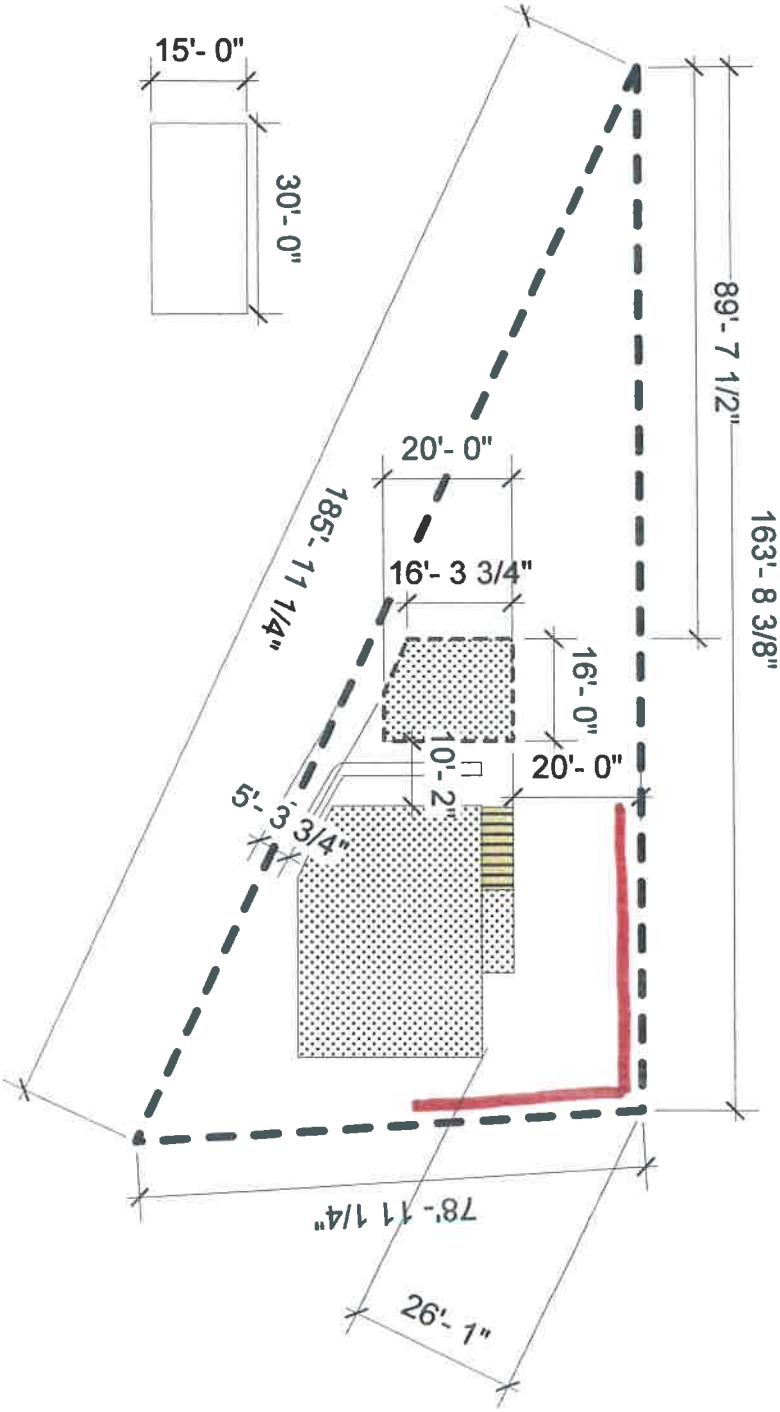
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

| | |
|---|---|
| Name of Lead Agency | Date |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT

BethAnn O'Neil
261 S. Penn St.
Platts.

Shrubs replaced with vinyl fence.



# Plattsburgh, New York

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

Plattsburgh

_____ USE — CLASS A VARIANCE
X AREA — CLASS B VARIANCE
_____ SUP — SPECIAL USE PERMIT

Date: 2/21/20 Appeal No 2236

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: City of Plattsburgh

Applicant's Address: 41 City Hall Place
Plattsburgh, NY 12901

Telephone No.: 518. 563.7642

Parcel Identification: 221.12-2-6

Location of Request: 52 US Oval, Plattsburgh, NY 12901

Property Owner: City of Plattsburgh

Request Description: 3 area variances requested for 2-lot minor subdivision. Variances requested for max bldg coverage, min open space, + min lot size.

Zoning District: RC-2

Section Appealed: _____

Previous Appeal: No.: _____ Date: _____

Identify Applicant's Right to Apply for Variance:

Ownership: X Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan plus original application.
13 copies of existing and proposed floor plan.

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Signature of Owner/Applicant*

Matthew Miller
Print First and Last Name

Shelise A. Marbut
Notary Public

SHELISE A. MARBUT
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MA6365804
QUALIFIED IN CLINTON COUNTY
COMMISSION EXPIRES OCTOBER 16, 2021

*Signatures other than Property Owner require a Letter of Authorization to apply.

Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph.: 518 563 7707
Fax: 518-563 6426

DISCOVER
Plattsburgh

## Plattsburgh, New York

**PROCEDURE IN APPEALING THE ZONING ORDINANCE**
**CLASS B VARIANCE**

DEADLINE FOR FILING APPLICATION 2/21/2020

ZONING BOARD MEETING DATE 3/16/2020

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

| | |
|---|---|
| One and Two-family dwellings - | $ 50.00 |
| Multiple Dwellings | $150.00 |
| Commercial Properties | $150.00 |

**All checks should be made payable to the "City Chamberlain".** In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a variance from the ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to the spirit of the ordinance and do substantial justice. Financial disadvantage to the property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests, which will involve any construction, alterations, or physical change of their property. **THIRTEEN (13) copies of the entire packet including drawings, site plans and the original application are required** (we recommend the plans be approved before the THIRTEEN (13) copies are made).

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issues of the Press-Republican newspaper not less than five (5) nor more than ten (10) days before the hearings.

2. Notify, by letter, all adjoining property owners of your request

*This office is responsible for implementing the above requirements.*

If there are any questions, please contact this office. Thank you for your cooperation

CITY OF PLATTSBURGH
COMMUNITY DEVELOPMENT OFFICE

# Project Narrative

DATE: February 21, 2020
MEMO TO: City of Plattsburgh Zoning Board
FROM: Malana Tamer
RE: City of Plattsburgh, 52 US Oval Subdivision 2020

Dear Members of the Zoning Board:

The City of Plattsburgh is owner of 52 US Oval with Tax Map Parcel ID # 221.12-2-6. The property is zoned RC-2 in the Oval Historic District and is home to the City of Plattsburgh Recreation Center, a vacant 2 story brick building known as the Chaplin House and stormwater rain garden. The City has interest from local real estate agencies and potential buyers to purchase the 2-story brick building known as the Chaplin House.

The proposed subdivision is a minor 2-lot subdivision to create an approximately 1.24 acre lot with the City Recreation Center and raingarden and a .19 acre lot with the Chaplin House. The subdivision creates the need for three (3) separate variances for Lot 5A-City Rec Center and Lot 5B-Chaplin House.

Lot 5A (City Rec Center):

*-Deficient in max building coverage*

*-Deficient in min open space*

Lot 5B (Chaplin House)

*-Deficient in min lot size*

Approval of the subdivision is dependent upon the granting of the aforementioned variances. Please see the attached written response in regards to the variance weight in relation to the detriment to the health, safety and welfare of the neighborhood and community.

Thank you for your time and consideration.

Malana Tamer
*City Planner*

41 City Hall Place, Plattsburgh, NY 12901 • Phone: (518) 536-7527

CITY OF PLATTSBURGH
COMMUNITY DEVELOPMENT OFFICE

# AREA OR DIMENSIONAL VARIANCE REQUEST

DATE: February 21, 2020
TO: City of Plattsburgh, Zoning Board of Appeals
FROM: Community Development Office
RE: 52 US Oval Area Variance request

**1.) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?**

No, the character of the neighborhood will not be affected. No changes to the existing buildings or site are being proposed as part of the subdivision. The new proposed lot line will separate the City Recreation Center and rain garden from the 2 story brick house, known as the Chaplin house. This new property boundary will create the need for a max building coverage and min open space variance for the Rec Center lot and a lot size variance for the proposed Chaplin House lot.

**2.) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?**

The new lot line is proposed along an existing hedgerow, which is a natural boundary line to create 2 separate lots. The stormwater rain garden, which was a City sponsored project will remain on City property. The 2nd lot will contain the Chaplin House only, which the City will be able to consider disposal of per City Code Section 24-3.

**3.) Is the requested area variance substantial?**

Yes, but no new building or site improvements are being requested.

**Lot 5A**

-Max Bldg Coverage -21% variance

-Min Open Space-23% variance

**Lot 5B**

-Min Lot Size-6,736sq ft variance

SCHEDULE OF AREA AND BULK CONTROLS (ZONED - RC-2) (US OVAL HISTORIC DISTRICT)

| DESCRIPTION | REQUIRED | EXISTING | PARCEL '5-A' | PARCEL '5-B' |
|---|---|---|---|---|
| MIN. LOT SIZE | 15,000 SF | 62,188 SF | 53,924 SF | 8,264 SF(B) |
| MIN. LOT WIDTH | 156 FT / 61 FT | 328 FT | 328 FT | 80 FT |
| MIN. LOT DEPTH | 156 FT / 61 FT | 149 FT | 175 FT | 102 FT |
| MAX BLDG. AREA | 25% | 40% | 46%(B) | 14% |
| MIN. OPEN SPACE | 50% | 34% | 27%(B) | 81% |
| MIN. FRONT YD SETBACK | 40 FT | 0 FT | 0 FT(A) | 15.4 FT(A) |
| MIN. SIDE YD SETBACK | 24/48 FT | 14.4/33.0 FT | 14.4(A)/106.1 FT | 18.6(A)/52.8 FT |
| MIN. REAR YD. SETBACK | 24 FT | 27.0 FT | 27.0 FT | 41.9 FT |
| MAX BLDG. HEIGHT | 49 FT OR 3.5 STORIES | T.B.D. | T.B.D. | T.B.D. |

AREA AND BULK CONTROL DEFICIENCIES:
(A) PRE-EXISTING, NON-CONFORMING ATTRIBUTES WILL NOT BE MADE WORSE BY PROPOSED SUBDIVISION
(B) DEFICIENCIES ANTICIPATED TO REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS

SCHEDULE OF REQUIRED VARIANCES:
PROPOSED PARCEL '5-A':
- AREA - DEFICIENT IN MAX. BUILDING COVERAGE & MIN. OPEN SPACE

PROPOSED PARCEL '5-B':
- AREA - DEFICIENT IN MIN. LOT SIZE

**4.) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?**

No, because no new site improvements are being requested. The new lot line follows an existing hedgerow.

**5.) Has the alleged difficulty been self-created?**

Yes. The City has had interest from local realtors and private purchasers to purchase the Chaplin House. The city wishes to subdivide the property to be able to consider disposal of the property. The new lot line creates the need for multiple area variances, but no changes to the existing site will occur.

Thank you for your time and consideration.

Malana Tamer
*City Planner*

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

**Instructions for Completing**

**Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

**Part 1 – Project and Sponsor Information**

City of Plattsburgh

Name of Action or Project:

City of Plattsbrugh 52 US Oval Subdivision 2020

Project Location (describe, and attach a location map):

52 US Oval

Brief Description of Proposed Action:

2 lot minor subdivision of City owned property at 52 US Oval for the purposes of disposal of excess property. Lot 1 will be an approximate 1.24 acre parcel to be retained and includes the City of Plattsburgh Recreation Center. Lot 2 will be an approximate .19 acre parcel to be disposed as excess City property. 3 area variances required.

| Name of Applicant or Sponsor: | Telephone: 518-563-7642 |
|---|---|
| City of Plattsburgh | E-Mail: tamerm@cityofplattsburgh-ny.gov |

Address:

41 City Hall Place

| City/PO: | State: | Zip Code: |
|---|---|---|
| Plattsburgh | NY | 12901 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☑ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | ☑ | ☐ |

3. a. Total acreage of the site of the proposed action? 1.43 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.43 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Public Recreation
   ☑ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☑ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| b. Are public transportation services available at or near the site of the proposed action? | ☐ | ☐ |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | ☐ | ☐ |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | ☑ | ☐ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☑ | ☐ |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | ☑ |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | ☐ | ☑ |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | ☐ | ☑ |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☐ | ☑ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | ☑ | ☐ |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: Lake Champlain | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☑ Suburban

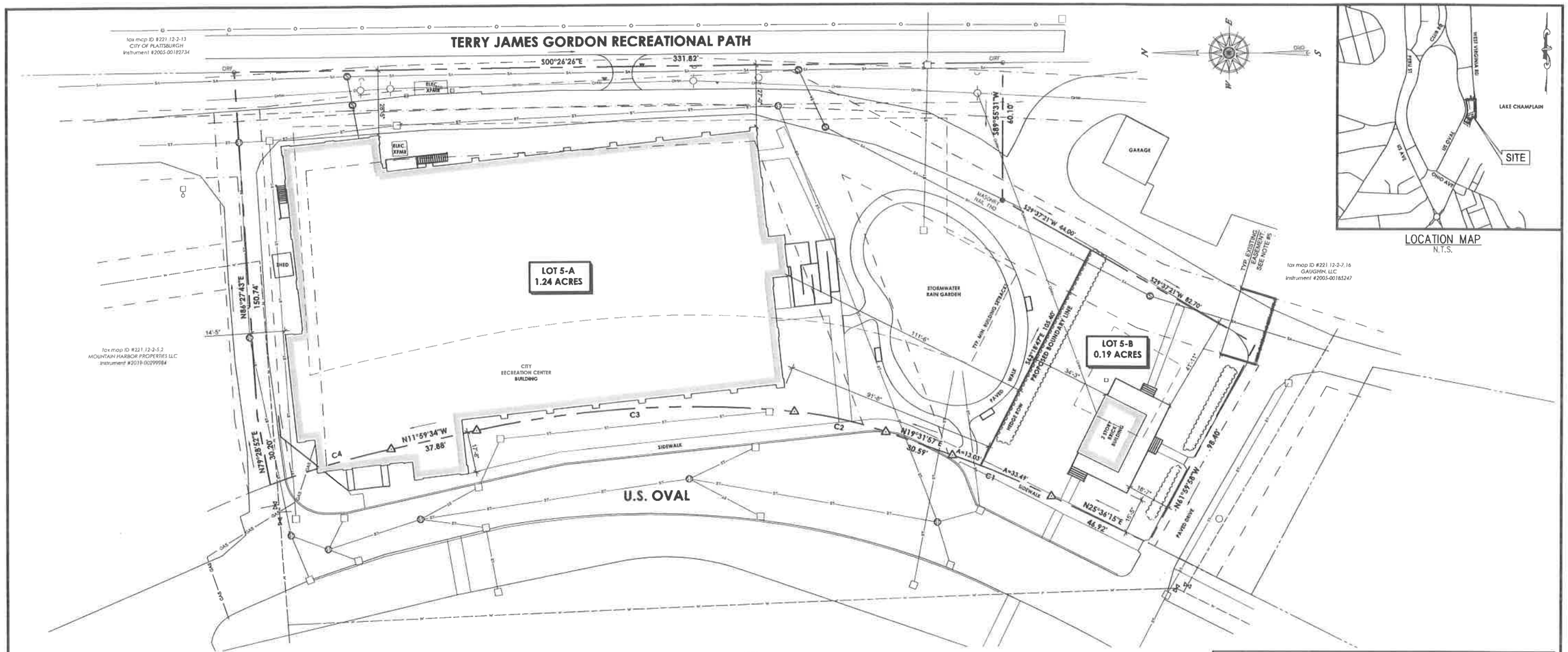
| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | ☑ | ☐ |
| a. Will storm water discharges flow to adjacent properties? | ☐ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | ☐ | ☐ |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | ☑ | ☐ |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Malana Tamer Date: 2/21/20

Signature: _____ Title: City Planner

PRINT FORM







LOCATION MAP
N.T.S.

DEED REFERENCE:

1. INSTRUMENT NO. 2003-00151426 FILED IN THE CLINTON COUNTY CLERK'S OFFICE ON JANUARY 30, 2003.

MAP REFERENCES:

1. MAP ENTITLED "PARC SUBDIVISION, PHASE II, CITY OF PLATTSBURGH, NY", PREPARED BY A.E.S. NORTHEAST, DATED NOV. 8, 2001 AND FILED IN THE CLINTON COUNTY CLERK'S OFFICE ON APRIL 23, 2002 IN BOOK PL-B, PAGE 243-249
2. MAP ENTITLED "SURVEY MAP SHOWING SUBDIVISION OF CERTAIN LANDS OF MARILYN LARKIN, EAST SIDE OF US OVAL, CITY OF PLATTSBURGH, CLINTON COUNTY, NEW YORK", PREPARED BY A.E.S. NORTHEAST, DATED NOV. 2, 2018 AND FILED IN THE CLINTON COUNTY CLERK'S OFFICE ON FEBRUARY 28, 2019 AS FILE 2019-00299617.
3. MAP ENTITLED "CITY OF PLATTSBURGH AND STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION, PLATTSBURGH PEDESTRIAN AND BICYCLE PATH", PREPARED BY LAMOUREUX & DICKINSON, DATED FEBRUARY 18, 1999 AND FILED IN THE CLINTON COUNTY CLERK'S OFFICE ON MAY 7, 2000 IN BOOK PL-B, PAGE 67.

NOTES:

1. INFORMATION SHOWN HEREON WAS COMPILED FROM AN ACTUAL FIELD SURVEY CONDUCTED DURING THE MONTH OF DECEMBER, 2019.
2. THE BASIS OF BEARING IS GRID NORTH, NEW YORK STATE PLANE NAD83, EAST ZONE AND VERTICAL DATUM IS NAVD88 (GEOID 12B) DERIVED FROM GPS RTK UTILIZING NYS DOT RTN CORS NETWORK.
4. UNDERGROUND UTILITIES SHOWN HEREON ARE NOT CERTIFIED TO. WHILE EVERY EFFORT WAS MADE TO PLOT UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES FROM FIELD INVESTIGATIONS AS WELL AS DATA OBTAINED FROM PREVIOUS MAPS, RECORD UTILITY DRAWINGS AND UTILITY FIELD MARKOUTS, THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXISTENCE, SIZE AND LOCATION OF ANY UNDERGROUND UTILITIES AND STRUCTURES SHOWN OR NOT SHOWN HEREON. DIG SAFELY NEW YORK MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.
5. EASEMENTS OVER THE SUBJECT PARCEL SHOWN HEREON WERE DERIVED FROM PLAN REFERENCE 1 AND SURFACE FEATURES LOCATED DURING THE SURVEY. LOCATIONS MAY VARY BASED ON ACTUAL LOCATIONS OF UNDERGROUND UTILITIES.
6. THIS SURVEY AND THE CERTIFICATION HEREON SHALL BE VALID ONLY TO THE PARTY OR PARTIES HEREON NAMED AND ARE NOT TRANSFERRABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS, OTHER THAN AS MAY BE OR EXPRESSLY STATED HEREON.
7. THE OFFSETS OR DIMENSIONS SHOWN HEREON, FROM THE PROPERTY LINES TO THE STRUCTURES, ARE FOR A SPECIFIC PURPOSEAND USE; THEREFORE, THEY ARE NOT INTENDED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES, ADDITIONAL STRUCTURES, OR ANY OTHER IMPROVEMENT.

NOTICE

THIS SUBDIVISION PLAN IS APPROVED BY THE CITY OF PLATTSBURGH AS A FINAL SUBDIVISION PLAT. BUILDING/DEVELOPMENT PERMITS WILL BE ISSUED BY THE CITY OF PLATTSBURGH ONLY AFTER A COPY OF THE FINAL SUBDIVISION PLAT SIGNED BY CHAIRMAN/VICE CHAIRMAN OF CITY OF PLATTSBURGH PLANNING BOARD IS FILED IN THE CLINTON COUNTY CLERK'S OFFICE.

OWNER DATE

PER PLANNING BOARD RESOLUTION _____ THIS SUBDIVISION PLAT IS HEREBY CERTIFIED TO BE IN COMPLIANCE THEREWITH.

COMMUNITY DEVELOPMENT STAFF DATE

CITY PRELIMINARY SUBDIVISION PLAT APPROVAL

PLANNING BOARD CHAIR DATE

NOTE: THE ISSUANCE OF THIS AUTHORIZATION, APPROVAL OR PERMIT DOES NOT RELIEVE THE PROJECT APPLICANT/SPONSOR OF ANY RESPONSIBILITIES FOR OBTAINING ANY OTHER APPROVALS/PERMIT FROM ANY OTHER FEDERAL, STATE, OR LOCAL AGENCY INCLUDING THE US ARMY CORPS OF ENGINEERS (USACOE) WHICH MAY BE REQUIRED

SCHEDULE OF AREA AND BULK CONTROLS (ZONED - RC-2) (US OVAL HISTORIC DISTRICT)

| DESCRIPTION | REQUIRED | EXISTING | PARCEL '5-A' | PARCEL '5-B' |
|---|---|---|---|---|
| MIN. LOT SIZE | 15,000 SF | 62,188 SF | 53,924 SF | 8,264 SF(B) |
| MIN. LOT WIDTH | 156 FT / 61 FT | 328 FT | 328 FT | 80 FT |
| MIN. LOT DEPTH | 156 FT / 61 FT | 149 FT | 175 FT | 102 FT |
| MAX BLDG. AREA | 25% | 40% | 46%(B) | 14% |
| MIN. OPEN SPACE | 50% | 34% | 27%(B) | 81% |
| MIN. FRONT YD SETBACK | 40 FT | 0 FT | 0 FT(A) | 15.4 FT(A) |
| MIN. SIDE YD SETBACK | 24/48 FT | 14.4/33.0 FT | 14.4(A)/106.1 FT | 18.6(A)/52.8 FT |
| MIN. REAR YD. SETBACK | 24 FT | 27.0 FT | 27.0 FT | 41.9 FT |
| MAX BLDG. HEIGHT | 49 FT OR 3.5 STORIES | T.B.D. | T.B.D. | T.B.D. |

AREA AND BULK CONTROL DEFICIENCIES:
(A) PRE-EXISTING, NON-CONFORMING ATTRIBUTES WILL NOT BE MADE WORSE BY PROPOSED SUBDIVISION
(B) DEFICIENCIES ANTICIPATED TO REQUIRE A VARIANCE FROM THE ZONING BOARD OF APPEALS

SCHEDULE OF REQUIRED VARIANCES:
PROPOSED PARCEL '5-A':
- AREA - DEFICIENT IN MAX. BUILDING COVERAGE & MIN. OPEN SPACE

PROPOSED PARCEL '5-B':
- AREA - DEFICIENT IN MIN. LOT SIZE

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 439.00' | 46.52' | 46.50' | N22°34'04"E | 6°04'17" |
| C2 | 171.20' | 40.85' | 40.75' | N12°41'49"E | 13°40'17" |
| C3 | 444.23' | 138.43' | 137.87' | N03°03'58"W | 17°51'16" |
| C4 | 380.57' | 54.65' | 54.60' | N16°06'24"W | 8°13'39" |

LEGEND:

PROPERTY LINE (EXISTING)
PROPERTY LINE (PROPOSED)
ADJOINING PROPERTY LINE
EASEMENT LINE
ZONING SETBACK
CHAIN LINK FENCE
TREE LINE
CURB
OVERHEAD WIRES
UNDERGROUND ELECTRIC
UNDERGROUND GAS
UNDERGROUND COMMUNICATIONS
SANITARY SEWER
STORM SEWER
UNDERGROUND WATER

CIRS CAPPED IRON ROD SET
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
IPF IRON PIPE FOUND
(OA) OVERALL DISTANCE
℄ CENTERLINE
PL PROPERTY LINE
CONIFEROUS SHRUB
DECIDUOUS SHRUB
DECIDUOUS TREE
CONIFEROUS TREE
UTILITY POLE
GUY ANCHOR
UTILITY POLE WITH LIGHT
LIGHT POLE

CABLE/TV BOX
TELEPHONE JUNCTION BOX
ELECTRIC BOX
ELECTRIC METER
SEWER MANHOLE
CLEANOUT
CATCH BASIN GRATE
STORM MANHOLE
GAS SHUTOFF
GAS VALVE
GAS METER
FIRE HYDRANT
WATER SHUTOFF
WATER METER
WATER VALVE
MONITORING WELL
SIGN POST

PRELIMINARY

PRELIMINARY

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

HORIZONTAL SCALE
20 10 0 20 40 60
1" = 20'

CITY OF PLATTSBURGH
CLINTON COUNTY • NEW YORK

SUBDIVISION PLAN
PREPARED FOR
CITY OF PLATTSBURGH
TAX MAP ID #221.12-2-6

DESIGNED BY ____
DRAWN BY MAD
REVIEWED BY MSC

AEDA Engineering & Surveying PLLC
1248 Rt. 3
P.O. Box 162
Plattsburgh, New York 12901
tel 518.562.1800 fax 518.562.1702

DATE 12/20/19
SCALE 1"=20'
SHEET 1

# Plattsburgh, New York

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

DISCOVER Plattsburgh

_____ USE — CLASS A VARIANCE
_____ AREA — CLASS B VARIANCE
X SUP — SPECIAL USE PERMIT

Date: 3/3/2020 Appeal No.: 2237

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: Sonny Hebert

Applicant's Address: 3 Tom Miller Rd
Plattsburgh, NY 12901

Telephone No.: 518 569-1943

Parcel Identification: 207.10-3-13

Location of Request: 3 Tom Miller Rd (Backyard)

Property Owner: Sonny Hebert

Request Description: 8' High Fence in Backyard

Zoning District: R1

Section Appealed: 360-29 G

Previous Appeal: No.: _____ Date: _____

Identify Applicant's Right to Apply for Variance:

Ownership: X Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:
13 copies of existing and proposed site plan plus original application.
13 copies of existing and proposed floor plan.

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

* Signature (Owner/Applicant)

Sonny Hebert
Print First and Last Name

Lisa M Beebie
Notary Public

LISA M. BEEBIE
Notary Public, State of New York
No. 01BE6395749
Qualified in Clinton County
Commission expires August 5, 2023

***Signatures other than Property Owner require a Letter of Authorization to apply.**

Building and Zoning Department
41 City Hall Place
Plattsburgh, New York 12901
Ph. (518) 563 7707

DISCOVER
Plattsburgh

# Plattsburgh, New York

## PROCEDURE IN APPEALING THE ZONING ORDINANCE
## SPECIAL USE PERMIT

DEADLINE FOR FILING APPLICATION ~~7/26/19~~ 3/20/2020

ZONING BOARD MEETING DATE ~~8/19/19~~ 4/20/2020 7 PM

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

| | |
|---|---|
| One and Two-family dwellings - | $100.00 ✓ |
| Multiple Dwellings | $150.00 |
| Commercial Properties | $150.00 |

All checks should be made payable to the "City Chamberlain". In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a Variance from the Ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests which will involve any construction, alterations, or physical change of their property. **Thirteen (13) copies of the application, drawings and plans are required, plus the original application.** We recommend the plans be approved before the thirteen (13) copies are made.

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issued of the Press-Republican newspaper not less than five nor more than ten days before the hearings.
2. Notify, by letter, all property owners within 500 feet of the appeal property location of your request.

*This office is responsible for implementing the above requirements.*

If there are any questions, please feel free to contact this office.

Thank you for your cooperation.

# ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

TO: All Applicants for Zoning Variance or Special Use Permit

SUBJECT: Required information for filing application

The Zoning Ordinance stipulates that the Building Inspector determine that all submittals for a Variance or Special Use Permit have adequate information (in form and content - Section 270-54A) for review by the Zoning Board of Appeals. In order to insure such information is consistently provided with each application the following information shall be required with each application:

1. **Existing Site Plan** - showing to scale the property lines, principal buildings, accessory structures, rights-of-ways as may exist and other improvements (city street and facilities abutting the site, driveways, parking areas, drainage structures, fence, etc.). Where the application is a request for the reduction of any yard setback the existing site plan shall be a survey of the property as prepared by a Licensed Land Surveyor and shall show the location of buildings on the abutting property where the yard reduction is proposed.

2. **Proposed Site Plan** - showing clearly to scale what is proposed to be constructed (and removed) under this application. The proposed improvement (s) shall be shaded, colored or contrasted in an acceptable manner to make them easily discernible. Adequately dimension the proposed improvements and indicate the setbacks as applicable.

3. **Area and Bulk Calculations** - Calculations of the lot area, lot dimensions, building area (existing/proposed), lot coverage, open space, all yard setbacks, dwelling unit density, building(s) height, parking required shall be submitted in tabulated form to show existing, proposed and required.

4. **Building Plans** - Submit schematic building plans to scale showing the existing/proposed building layout and identify clearly the existing/proposed use of all building spaces. Include elevation view(s) of proposed construction as applicable.

5. **Area Location Map** - showing all properties on each side of the street and noting the existing occupancy for each such lot on all four sides of the site. A copy of the tax map of the area marked to show the occupancy shall be sufficient for this information.

No application will be accepted after this date unless it contains all of the above information (11 sets). No application will be accepted for the agenda until all such appropriate information has first been filed with this office for a review and determination of zoning compliance/noncompliance (and such a determination has been issued to the applicant in writing).

ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

## STANDARDS OF PROOF- SPECIAL PERMIT

The burden of proof for a Special Permit is always on the applicant. In order for an applicant to be entitled to a Special Permit, he must satisfy the followin criteria:

1. That the proposed use will not, in the circumstances of the particular case and under any conditions that the Board of Appeals considers to be necessary or desirable, be injurious to the neighborhood or otherwise detrimental to the public welfare. (Applicant should specify any conditions which he can satisfy in in order to establish this criterion.) The Zoning Board of Appeals should be prepared to discuss at the hearing any pertinent conditions.

2. That the proposed site plan shows the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping. (Failure to adhere to the site plan precisely as presented or as otherwise modified by order of the Planning Board or ZBA will constitute a violation of the Zoning Ordinance.)

3. That there is no violation of the Zoning Ordinance on the subject premises at the present time.

4. That the:

a. Location and size of the proposed use
b. nature and intensity of the operation involved
c. size of the site in relation to the proposed use
d. location of the site with respect to existing streets
e. location of the site with relation to future streets

are all in harmony with the orderly development of the district.

5. That the location, nature and height of
a. buildings
b. walls
c. fences

will not discourage the appropriate development and use of the adjacent lands or buildings or impair the value thereof.

6. That the operations in connection with such proposed use will not be more objectionable to nearby properties by reason of

a. noise
b. fumes
c. vibration
d. flashing lights

than would be the operations of any specifically permitted use in that zoning district (except in case of S-1 District).

If the applicant proves his compliance with each standard, he is entitled to the Special Use Permit. Conversely, if the applicant fails to address or satisfy any one or part of these standards, he is not entitled to the Special Permit.

*Full Environmental Assessment Form*
*Part 1 - Project and Setting*

## Instructions for Completing Part 1

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

| | | |
|---|---|---|
| Name of Action or Project: Installing 8' high FENCE | | |
| Project Location (describe, and attach a general location map): Backyard OF 3 TOM MILLER | | |
| Brief Description of Proposed Action (include purpose or need): INSTALL 8' high Fence in backyard. FOR PRIVACY | | |
| Name of Applicant/Sponsor: Sonny HEBERT | Telephone: 518-569-1943<br>E-Mail: Sonny223@hotmail.com | |
| Address: 3 TOM MILLER RD | | |
| City/PO: PLATTSBURGH | State: NY | Zip Code: 12901 |
| Project Contact (if not same as sponsor; give name and title/role): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor): | Telephone:<br>E-Mail: | |
| Address: | | |
| City/PO: | State: | Zip Code: |

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|---|---|
| a. City Council, Town Board, or Village Board of Trustees ☐Yes ☒No | | |
| b. City, Town or Village Planning Board or Commission ☐Yes ☒No | | |
| c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☒No | | |
| d. Other local agencies ☐Yes ☒No | | |
| e. County agencies ☐Yes ☒No | | |
| f. Regional agencies ☐Yes ☒No | | |
| g. State agencies ☐Yes ☒No | | |
| h. Federal agencies ☐Yes ☒No | | |

i. Coastal Resources.

*i.* Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☒No

*ii.* Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☒No

*iii.* Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☒No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☒No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes ☒No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☒No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☒No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☒No

If Yes, identify the plan(s):

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☐ Yes ☒ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No
If Yes,
*i.* What is the proposed new zoning for the site?

**C.4. Existing community services.**

a. In what school district is the project site located? Plattsburgh

b. What police or other public protection forces serve the project site?
City Police

c. Which fire protection and emergency medical services serve the project site?
Plattsburgh Fire

d. What parks serve the project site?

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
*i.* If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No
If Yes,
*i.* Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

*ii.* Is a cluster/conservation layout proposed? ☐ Yes ☒ No
*iii.* Number of lots proposed? _____
*iv.* Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No
*i.* If No, anticipated period of construction: _____ months
*ii.* If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☐Yes ☐No

If Yes, show numbers of units proposed.

| | One Family | Two Family | Three Family | Multiple Family (four or more) |
|---|---|---|---|---|
| Initial Phase | | | | |
| At completion of all phases | | | | |

NO

g. Does the proposed action include new non-residential construction (including expansions)? ☐Yes ☑No

If Yes.

*i.* Total number of structures _____

*ii.* Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

*iii.* Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No

If Yes,

*i.* Purpose of the impoundment: _____

*ii.* If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:

*iii.* If other than water, identify the type of impounded/contained liquids and their source.

*iv.* Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

*v.* Dimensions of the proposed dam or impounding structure: _____ height; _____ length

*vi.* Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No

If Yes:

*i.* What is the purpose of the excavation or dredging? _____

*ii.* How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

*iii.* Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

*iv.* Will there be onsite dewatering or processing of excavated materials? ☐Yes ☑No

If yes, describe. _____

*v.* What is the total area to be dredged or excavated? _____acres

*vi.* What is the maximum area to be worked at any one time? _____ acres

*vii.* What would be the maximum depth of excavation or dredging? _____ feet

*viii.* Will the excavation require blasting? ☐Yes ☑No

*ix.* Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No

If Yes:

*i.* Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres: _____

*iii.* Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☑ No
If Yes, describe: _____

*iv.* Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☑ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

*v.* Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☑ No
If Yes:

*i.* Total anticipated water usage/demand per day: _____ gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☐ Yes ☑ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☑ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: _____

*vi.* If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☑ No
If Yes:

*i.* Total anticipated liquid waste generation per day: _____ gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☑ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

*iv.* Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

*v.* If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

*vi.* Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

*i.* How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

*ii.* Describe types of new point sources. _____

*iii.* Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☑No

*iv.* Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☑No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

*i.* Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

*ii.* Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

*iii.* Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

*i.* Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☑No

*ii.* In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide ($CO_2$)
- _____Tons/year (short tons) of Nitrous Oxide ($N_2O$)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride ($SF_6$)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

*i.* Estimate methane generation in tons/year (metric): _____

*ii.* Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

*i.* When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

*ii.* For commercial activities only, projected number of semi-trailer truck trips/day: _____

*iii.* Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

*iv.* Does the proposed action include any shared use parking? ☐Yes ☑No

*v.* If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

*vi.* Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

*vii* Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☑No

*viii.* Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☑No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

*i.* Estimate annual electricity demand during operation of the proposed action: _____

*ii.* Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

*iii.* Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

*i.* During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

*ii.* During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

*i.* Provide details including sources, time of day and duration:

*ii.* Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe:

n.. Will the proposed action have outdoor lighting? ☐ Yes ☑ No

If yes:

*i.* Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

*ii.* Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

*i.* Product(s) to be stored

*ii.* Volume(s) _____ per unit time _____ (e.g., month, year)

*iii.* Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

*i.* Describe proposed treatment(s):

*ii.* Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

*i.* Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

*ii.* Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

*iii.* Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

*ii.* Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

*iii.* If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

*ii.* Generally describe processes or activities involving hazardous wastes or constituents: _____

*iii.* Specify amount to be handled or generated _____ tons/month

*iv.* Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

*v.* Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

*i.* Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

*ii.* If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

| Land use or Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|---|---|---|---|
| • Roads, buildings, and other paved or impervious surfaces | | | |
| • Forested | | | |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | | | |
| • Agricultural (includes active orchards, field, greenhouse etc.) | | | |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | | | |
| • Wetlands (freshwater or tidal) | | | |
| • Non-vegetated (bare rock, earth or fill) | | | |
| • Other Describe: _____ | | | |

c. Is the project site presently used by members of the community for public recreation? NO ☐ Yes ☑ No

*i.* If Yes: explain _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

*i.* Identify Facilities:

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

*i.* Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

*ii.* Dam's existing hazard classification: _____

*iii.* Provide date and summarize results of last inspection:

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

*i.* Has the facility been formally closed? ☐ Yes ☑ No

- If yes, cite sources/documentation: _____

*ii.* Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

*iii.* Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

*i.* Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

*i.* Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☑ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

*ii.* If site has been subject of RCRA corrective activities, describe control measures: _____

*iii.* Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

*iv.* If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain: _____

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ _____ %
_____ _____ %
_____ _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☑ Well Drained: _____ % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: _____ % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

*i.* Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

*ii.* Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

*iii.* Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

*iv.* For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

*v.* Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No

If Yes:

*i.* Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

*i.* Describe the habitat/community (composition, function, and basis for designation): _____

*ii.* Source(s) of description or evaluation: _____

*iii.* Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☑ No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

*i.* If Yes: acreage(s) on project site? _____

*ii.* Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

*i.* Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

*ii.* Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

*i.* CEA name: _____

*ii.* Basis for designation: _____

*iii.* Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☐ Yes ☑ No

If Yes:

*i.* Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

*ii.* Name: _____

*iii.* Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

*i.* Describe possible resource(s): _____

*ii.* Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

*i.* Identify resource: _____

*ii.* Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

*iii.* Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

*i.* Identify the name of the river and its designation: _____

*ii.* Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☑ No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Sonny HEBERT Date Feb. 25th, 2020

Signature Sonny Hebert Title _____

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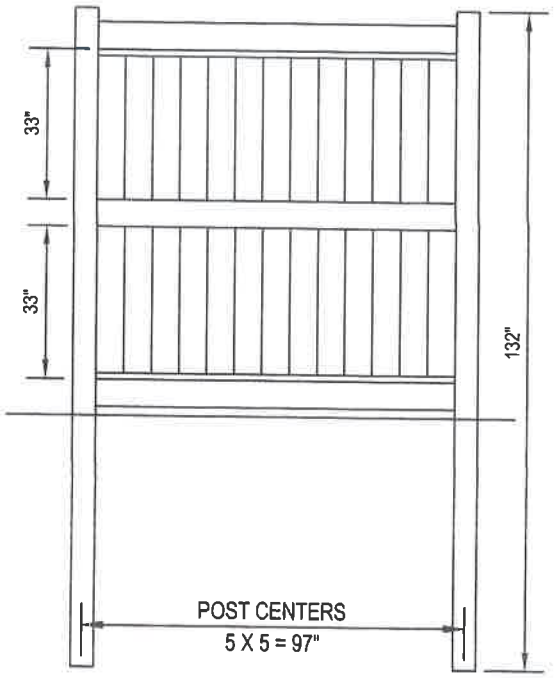
- ☐ 7' HEIGHT X 8' WIDE
- ☐ 8' HEIGHT X 8' WIDE

☑ SELECT DESIRED COLOR

- ☐ WHITE
- ☐ ALMOND

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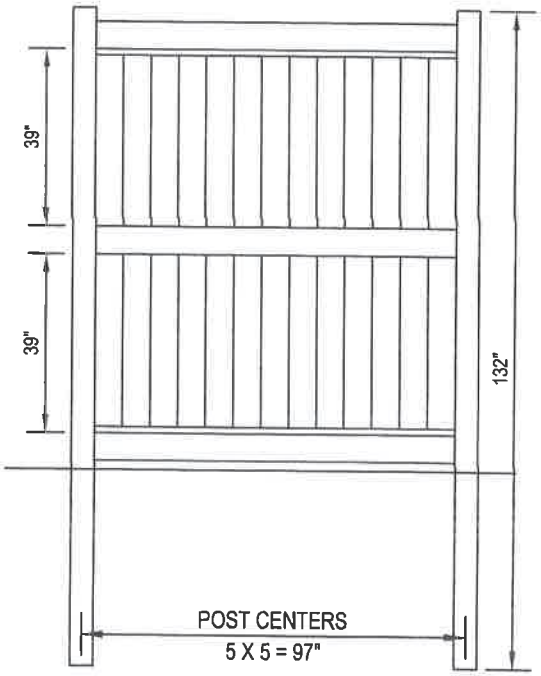


8' X 8'

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
3. REFERENCE NUMBER 035-018.

# PRIVACY FENCING

(BUFFTECH) GALVESTON VINYL FENCING

035-018

REVISION DATE 03/28/2013

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4 MEADOWVALE ROAD
PLATTSBURGH, NEW YORK 12901
(518) 563-5540

2-24-2020

Sony Hebert

518 569 1943

Fence Project

Sony,

This is the information for the fence project.

We know the area where the fence is being installed is saturated with water in the spring time. In order to install fence properly, we will not be able to install posts until area is dry. We will keep checking it until we see it is dry enough.

Thank you,

Lee and Jody Emery

175 Boynton
3 Tom Miller
5 Tom Miller
7 Tom Miller
2 Meadowvale
4 Meadowvale

I

RMS
ENGINEERS • PLANNERS • SURVEYORS • SOIL & MATERIAL TESTING
ROBERT M. SUTHERLAND P.C.

March 16, 2020

City of Plattsburgh Zoning Board
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901

RE: WOUTER & LORETTA RIETSEMA
47 CUMBERLAND AVENUE

Dear Members of the Zoning Board:

Wouter Rietsema, owner of 47 Cumberland Ave, wishes to construct an addition on the south side of the existing house and with a new attached garage.

The intent of this project is to remove the existing garage that is falling apart and expand on the small kitchen and entrance area. The new garage will be moved closer to the road to align with the existing house. The proposed porch will extend 3' pass the existing house.

Based on the current zoning ordinance, Schedule II, Schedule of Area and Bulk Controls, the project would be slightly deficient in; front setback, but when one looks at the street most the house do not meet the front setback. Please refer to the below table for details:

With regards to the State guideline for granting an area variance, we offer the following:

*Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;*

The proposed addition and garage would not alter the character of the neighborhood, as the addition and garage will be similar to neighboring residence and would improve the aesthetics of the area. Thereby, not being a detriment to nearby properties.

*Whether the benefit sought by the Applicant can be achieved by some method; feasible for the Applicant to pursue, other than an area variance;*

11 MACDONOUGH STREET, PLATTSBURGH, NY 12901 518.561.6145(PH) 518.561.2496 (FX)
RMSPC.COM AJ.DVIOS@RMSPC.COM

It would not be possible for the applicant to comply with the ordinance, as the existing residence does not comply with the front yard setback. Therefore, a variance for any addition to the west side would need a front yard setback variance.

*Whether the requested area variance is substantial;*

When looking at the neighborhood as whole most residence do not meet the front yard setback, Therefore, it is our opinion that the proposed request is not substantial.

*Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district;*

The request would match the existing neighborhood and would have a positive impact on the physical, aesthetic and environmental condition in the neighborhood.

*Whether the alleged difficulty was self-created;*

The alleged difficulty is self-created, but will result in a positive impact on the neighborhood as discussed above. Furthermore, Section 267-b(3)(b)(5) provides that a "self created hardship" would not preclude the Zoning Board of Appeals from granting these variances.

We hope that this information satisfies your concerns with respect to this project and ask that this request be placed on the agenda of the next Zoning Board of Appeals meeting for consideration. To assist in your review, we have enclosed an Area Variance Application and site survey.

We thank you for your time in the review of this matter and if you have any further questions, please feel free to contact our office.

Respectfully submitted,

Aaron J. Ovios, P.E.

Plattsburgh, NewYork

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, NY 12901
Ph: 518-563-7707
Fax: 518-563-6426

**PROCEDURE IN APPEALING THE ZONING ORDINANCE**
**CLASS B VARIANCE**

DEADLINE FOR FILING APPLICATION _____ .

ZONING BOARD MEETING DATE _____

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

| | |
|---|---|
| One and Two-family dwellings - | $50.00 |
| Multiple Dwellings | $150.00 |
| Commercial Properties | $150.00 |

**All checks should be made payable to the "City Clerk".** In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a variance from the ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to the spirit of the ordinance and do substantial justice. Financial disadvantage to the property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests, which will involve any construction, alterations, or physical change of their property. **Twelve (12) copies of the entire packet including drawings and site plans are required** (we recommend the plans be approved before the twelve (12) copies are made).

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issues of the Press-Republican newspaper not less than five (5) nor more than ten (10) days before the hearings.

2. Notify, by letter, all adjoining property owners of your request

*This office is responsible for implementing the above requirements.*

If there are any questions, please contact this office.
Thank you for your cooperation.

# Plattsburgh, NewYork

Building & Zoning Dept.
41 City Hall Place
Plattsburgh, New York 12901
Ph: 518-563-7707
Fax: 518-563-6426

_____USE CLASS A VARIANCE  ____X____AREA CLASS B VARIANCE  _____SUP SPECIAL USE PERMIT

Date: 3/16/20  Appeal No.:_____

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: Wouter & Loretta Rietsema

Applicant's Address: 47 Cumberland Avenue Plattsburgh NY 12901

Telephone No.:

Parcel Identification: 207.16-5-15

Location of Request: 47 Cumberland Avenue

Property Owner: Wouter Rietsema

Request Description: Variance for front yard setback

Zoning District: R-1 Residential District

Section Appealed: Section 360 attachment 2:1

Previous Appeal: No.:_____ Date: _____

Identify Applicant's Right to Apply for Variance:

Ownership: ____X____ Long Term Lease: _____ Contract To Purchase: _____

Other (Please Explain): _____

Applications for Zoning Variances must be accompanied by:
15 copies of existing and proposed site plan
15 copies of existing and proposed floor plan.

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Signature (Owner/Applicant)  Notary Public

JOCELYN P. BOMBARD
Notary Public, State of New York
#01B05072115
Qualified in Clinton County
My Comm. Expires 01-23-2020

# ZONING BOARD OF APPEALS

CITY HALL

PLATTSBURGH, NEW YORK 12901

## STANDARDS OF PROOF - AREA VARIANCE

A. The applicant for an area variance is not entitled to an area variance unless he has furnished competent proof to satisfy the "practical difficulty standard" and that the variance, if granted will not alter the essential character of the neighborhood.

In order to satisfy the practical difficulty standard, the applicant must prove that the Zoning Ordinance as it applies to his land creates significant economic injury and that the variance, if granted, will not produce a substantial change in the character of the neighborhood. The courts of this state hold that "significant economic injury cannot be established except by dollars and cents proof which includes:

1. The original purchase price of the premises.
2. The current market value of the premises without an area variance.
3. The projected market value of the premises with the variance having been granted."

"Projected market value" in item 3 does not include any cost of valuation for the proposed construction. It includes only the current market value without any variance plus the "value of the right to build." The "value of the right to build" may be said to be the "value of the building permit". How much more valuable is the entire property with a building permit allowing the future construction of the proposed work? Projected market value which includes the value of the work to be constructed will be rejected.

Projected market value can be best shown by the in-person testimony of a real estate appraiser who is present at the hearing. Written appraisals may be less satisfactory because the writer is not present to answer any questions.

The difference between the current market value without the variance and the projected market value with the variance is the amount of economic injury. If the Zoning Board of Appeals determines that this economic injury is significant, then the applicant may be entitled to the area variance.

However, if a town official comes forward at the hearing with testimony establishing that it is important in this particular instance to enforce the Zoning Ordinance as it is written, in order to protect the health, safety and welfare, then the application must be denied. It is important to note that such testimony must be by a town official or someone hired by the town to give the testimony. If the Zoning Board of Appeals agrees with the Town Official that it is important in this case to enforce the Zoning Ordinance as written, then the applicant is not entitled to the area variance, unless he presents further testimony that the enforcement of the ordinance as written will deprive him of any reasonable use of his land. If applicant proves that, then he is entitled to the area variance.

B. The second question to be determined by the Zoning Board of Appeals is whether the the propose will alte the essential character of the neighborhood. Will a substantial detriment to adjoining properties be created? If it will, then the variance may be denied.

C. Other Grounds for Denial:

1. Whether the variance applied for is the minimum variance that is necessary.
2. Is the variance sought one that is merely desirable for the greater enjoyment of the property, as opposed to one that is necessary for continued practical utilization of the premises? (Bielak v. Zoning Board of Appeals, 78 AD 2d 435).

STANDARDS OF PROOF - AREA VARIANCE

3. Is this hardship self-created? An area variance cannot be denied solely on the ground of self-created hardship, but is a factor to be considered.

4. Is the plight of the owner due to personal problems of the owner as opposed to matters dealing with the land or buildings? While an area variance may not be denied solely on this basis, it is a factor to be considered.

# Area Variances Standards

The state statues define area variances as: "the authorization by the zoning board of appeals for the use of land in a manner which is not allowed by dimensional or physical requirements of the applicable zoning regulations."

General City Law, 81-b(1)

The state statues then go on to provide the zoning board with the standards for granting the area variances;

"(b) In making it's determination, the zoning board shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district; and

(5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

The board of appeals , in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."

General City Law, 81-b(4)

# Area or Dimensional Variances

Area variances may be granted where setback, frontage, lot size or yard requirements of this Code cannot be reasonably met. In making it's determination the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determinations the board shall also consider the following criteria:

Please give a written response to each section.

(1) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

(2) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?

(3) Is the requested area variance substantial?

(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

(5) Has the alleged difficulty been self-created?
This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance.

# Variances

One of the basic powers given by law to a zoning board of appeals is called the "variance" power. The board has the authority to "vary," or modify, the strict letter of a zoning ordinance or local law in cases where this strict interpretation could cause practical difficulties or unnecessary hardships for an individual.

Appeals boards are frequently confronted with requests for variances. There are two types of requests that come before the board, and the standards by which they are judged differ. A use variance is a request to utilize property for a use or activity which is not permitted by the zoning ordinance, and the applicant must demonstrate "unnecessary hardship." An area variance is a request for relief from dimensional standards contained in the zoning ordinance, and it requires a demonstration of "practical difficulty."

The basic standards for determining unnecessary hardship and practical difficulty have been established and refined by the courts in numerous cases.[1]

## Use Variance

An individual who wants to utilize property for a use that is not permitted by the zoning ordinance must apply for a use variance. An applicant for a use variance must demonstrate unnecessary hardship by satisfying each of the following three tests:

1. Uniqueness

   The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone AND that these features make it impossible to earn a reasonable return without some adjustment. If the features or conditions are generally applicable throughout the district, a variance should not be granted. In those situations where the difficulty is shared by others, the relief should be accomplished by an amendment to the zoning ordinance, not a variance.

2. Reasonable Return

   The applicant must demonstrate an inability to realize a reasonable return under any of the uses permitted by the zoning ordinance. There must be a "dollars and cents" proof of the applicant's inability to realize reasonable return; speculation or qualitative assessment is inadequate.[2] Failure to realize the highest return is not considered a hardship.

3. Character

   The applicant must prove that the requested modification will not change the character or quality of the neighborhood. In addition, the "spirit" of the ordinance or local law should be preserved.

The applicant for a use variance must meet all three tests before the appeals board may grant relief. A use variance should not be granted if the "unnecessary hardship" was created by the applicant. If the appeals board grants a use variance to an applicant who has failed to meet each of the tests, it runs the risk of assuming the function of the legislative body and making a decision contrary to the legislative intent of the zoning ordinance.

An increasing number of use variance requests is often the sign of an "aged" zoning regulation. The appeals board should not circumvent the legislative process by granting use variances. Instead, the appeals board should advise the governing body of the need to reexamine and amend the zoning ordinance.

## Area Variance

In the case of an area variance, the applicant is seeking modification of dimensional standards, such as yard requirements, set-back lines, lot coverage, frontage requirements or density regulations, so that the property may be utilized for one of the uses permitted by the zoning ordinance. The appeals board may grant relief if the applicant can demonstrate that strict compliance with the regulations would cause practical difficulty.

The determination of practical difficulty is a three-step process.[3]

1. First, the applicant must demonstrate that the application of the zoning ordinance to his property causes significant economic injury.

2. Once the applicant has demonstrated economic injury, then the municipality must show that the regulation in question is reasonably related to a legitimate exercise of the police power.

3. Last, assuming the municipality has met its burden of proof, the applicant must demonstrate that the restrictions, as strictly applied in his case, are unrelated to the public health, safety or welfare of the community and that granting the variance will not adversely affect the community.

In making a determination of practical difficulty, the appeals board may consider:[4]

1. How substantial the variation is in relation to the requirement;

2. The potential effect of increased density on available municipal, county and state facilities and services;

3. Whether the variance will cause a substantial change in the character of the neighborhood;

4. Whether the difficulty can feasibly be mitigated by some other method; or

5. Whether the interests of justice will be served in granting the variance.

The appeals board should grant the minimum relief necessary to allow reasonable use of the land in question. Not every applicant for an area variance is automatically entitled to receive relief. Each application should be carefully considered against the requirement for proof of practical difficulty.

## Summary

The major difference between a use variance and an area variance involves the use of the property. An area variance results in a modification of physical restrictions so that an allowable use may be established on the property. By contrast, a use variance permits the establishment of a use which is prohibited by the zoning ordinance and the zoning map. It is for this reason that the standards for a use variance are more stringent than the standards established for an area variance.

Frequently, the appeals board is encouraged to make legislative decisions under the guise of use variance requests. The appeals board should exercise caution when confronted with a request for a use variance, and only grant those which meet the tests established for determining unnecessary hardship. The appeals board should resist the inclination to correct deficiencies in the zoning ordinance through the exercise of its variance power. If particular provisions of the zoning ordinance are inappropriate or unjust, the appeals board should recommend that the legislative body (City Council, Town Board, Board of Trustees) take the necessary steps to amend the ordinance or local law.

[1] Otto v. Steinhilber, 282 NY 71 (1939), Village of Bronxville v. Francis, 150 NYS 2d 906 (1956); Jayne Estates v. Raynor, 22 NY 2d 417 (1968); Douglaston Civic Association, Inc. v. Klein, 51 NY 2d 963 (1980).

[2] Fayetteville v. Jarrold, 53 NY 2d 254 (1981).

[3] Fulling v. Palumbo, 21 NY 2d 30 (1967); National Merrit, Inc. v. Werst, 41 NY 2d 438 (1977).

[4] Waschsberger v. Michalis, 19 Misc 2d 909 (1959).

Department of Planning

Note: This Tech Memo was prepared by the Department of Planning as an informational publication for municipal governments. It is not intended to be a legal opinion.

14-16-4 (9/95)—Text 12

| PROJECT I.D. NUMBER |
|---|
| |

617.20
Appendix C
State Environmental Quality Review

SEQR

# SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

| 1. APPLICANT /SPONSOR | 2. PROJECT NAME |
|---|---|
| 3. PROJECT LOCATION: Municipality | County |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) | |
| 5. IS PROPOSED ACTION: ☐ New ☐ Expansion ☐ Modification/alteration | |
| 6. DESCRIBE PROJECT BRIEFLY: | |
| 7. AMOUNT OF LAND AFFECTED: Initially _____ acres Ultimately _____ acres | |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? ☐ Yes ☐ No If No, describe briefly | |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? ☐ Residential ☐ Industrial ☐ Commercial ☐ Agriculture ☐ Park/Forest/Open space ☐ Other Describe: | |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? ☐ Yes ☐ No If yes, list agency(s) and permit/approvals | |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? ☐ Yes ☐ No If yes, list agency name and permit/approval | |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? ☐ Yes ☐ No | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE<br>Applicant/sponsor name: _____ Date: _____<br>Signature: _____ | |

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

OVER

## PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly.

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CEA?

☐ Yes ☐ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☐ No If Yes, explain briefly

## PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination and significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

# *Short Environmental Assessment Form*
## *Part 1 - Project Information*

**Instructions for Completing**

**Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| **Part 1 – Project and Sponsor Information** | | |
|---|---|---|
| Name of Action or Project:<br>Wouter Rietsema Addition | | |
| Project Location (describe, and attach a location map):<br>207.16-5-15 | | |
| Brief Description of Proposed Action:<br>Wouter Rietsema wishes to construct an addition and a new attached garage to there residence. | | |
| Name of Applicant or Sponsor:<br>Wouter Rietsema | Telephone:<br>E-Mail: woorietsema@gmail.com | |
| Address:<br>47 Cumberland Ave | | |
| City/PO:<br>Plattsburgh | State:<br>NY | Zip Code:<br>12901 |

| | NO | YES |
|---|---|---|
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | ☑ | ☐ |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: City of Plattsburgh Area Variance & Building Permit | ☐ | ☑ |

3. a. Total acreage of the site of the proposed action? .53 acres
   b. Total acreage to be physically disturbed? .03 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .54 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

| | NO | YES | N/A |
|---|---|---|---|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | ☐ | ☑ | ☐ |
| b. Consistent with the adopted comprehensive plan? | ☐ | ☑ | ☐ |

| | NO | YES |
|---|---|---|
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | ☐ | ☑ |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | ☑ | ☐ |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | ☑ | ☐ |
| b. Are public transportation services available at or near the site of the proposed action? | ☐ | ☑ |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | ☐ | ☑ |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ | ☐ | ☑ |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | ☐ | ☑ |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | ☐ | ☑ |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | ☑ | ☐ |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | ☐ | ☑ |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | ☐ | ☑ |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | ☑ | ☐ |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

| | NO | YES |
|---|---|---|
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | ☑ | ☐ |
| 16. Is the project site located in the 100-year flood plan? | ☑ | ☐ |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? | ☑ | ☐ |
| If Yes, a. Will storm water discharges flow to adjacent properties? | ☑ | ☐ |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? | ☐ | ☑ |
| If Yes, briefly describe: | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | ☑ | ☐ |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: | ☑ | ☐ |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: | ☐ | ☑ |

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

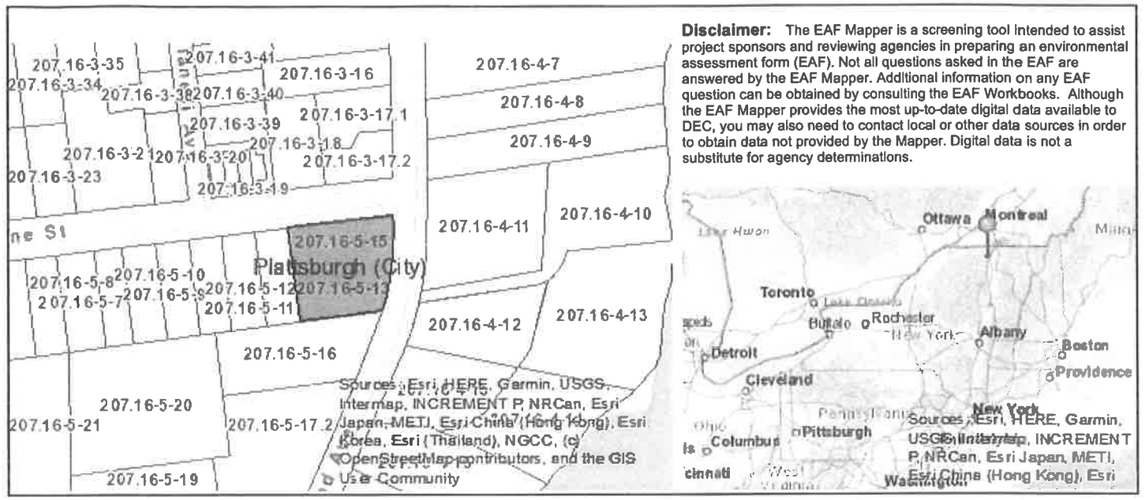
Applicant/sponsor/name: WOUTER RIETSEMA Date: 3/13/20

Signature: Rietsema Title: Homeowner

PRINT FORM

# EAF Mapper Summary Report

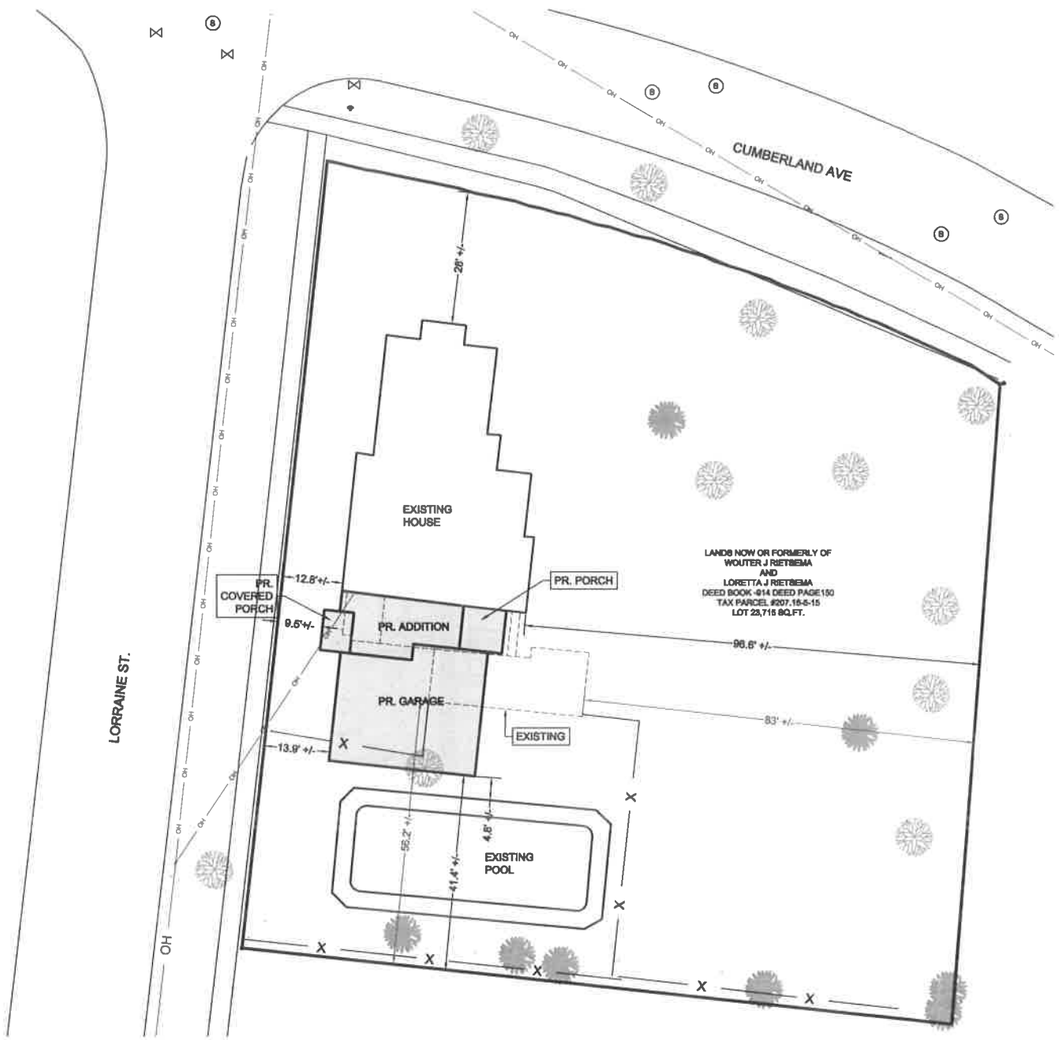
Monday, March 16, 2020 2:34 PM

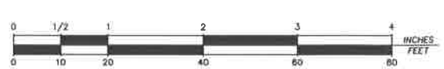



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.




| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | Yes |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |




Scale: 1 Inch = 20 Feet

General Location Map
NTS

GRID NORTH NAD 83 NYS EAST ZONE-18

## Zoning Information:

LOCATION: Cumberland Ave. City of Plattsburgh

ZONE: R1 - Residential

USE: Single Family Residence

| Item | Requirements | Existing | Proposed |
|---|---|---|---|
| Minimum lot area | 7,500 sq.ft. | 23,715 sq.ft. | 23,715 sq.ft. |
| Minimum road frontage | 75 ft | 155 | 155 |
| Minimum front setback | 25 ft | 12.8' | 9.5' |
| Minimum side setback | 10/25 ft | 28' /84.2' | 28' /69.4' |
| Minimum rear setback | 30 ft | 83' | 96.6' |
| Maximum building height | 35 ft | < 35' | < 35' |
| Maximum building coverage | 20 % | 10.5% | 12.1% |
| Minimum open space | 50 % | 16.6% | 18.13% |

| No. | Revision/Issue | Date |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

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ROBERT M. SUTHERLAND P.C.
ENGINEERS - PLANNERS - SURVEYORS
SOIL & MATERIAL TESTING
11 MACDONOUGH STREET, PLATTSBURGH, NY 12901
518.561.6145(PH) 518.561.2496 (FX)
RMSPC.COM

Project Name & Address

47 Cumberland Ave
Site Plan
for
Wouter & Loretta Rietsema
Tax Parcel #207.16-5-15

~ Situate ~
City of Plattsburgh
Clinton County State of New York

| | |
|---|---|
| Project # 19181 | Sheet SURVEY |
| Date 03/16/2020 | 1 |
| Scale 1" = 20' | |
| Drawn ALS | Checked AJO |

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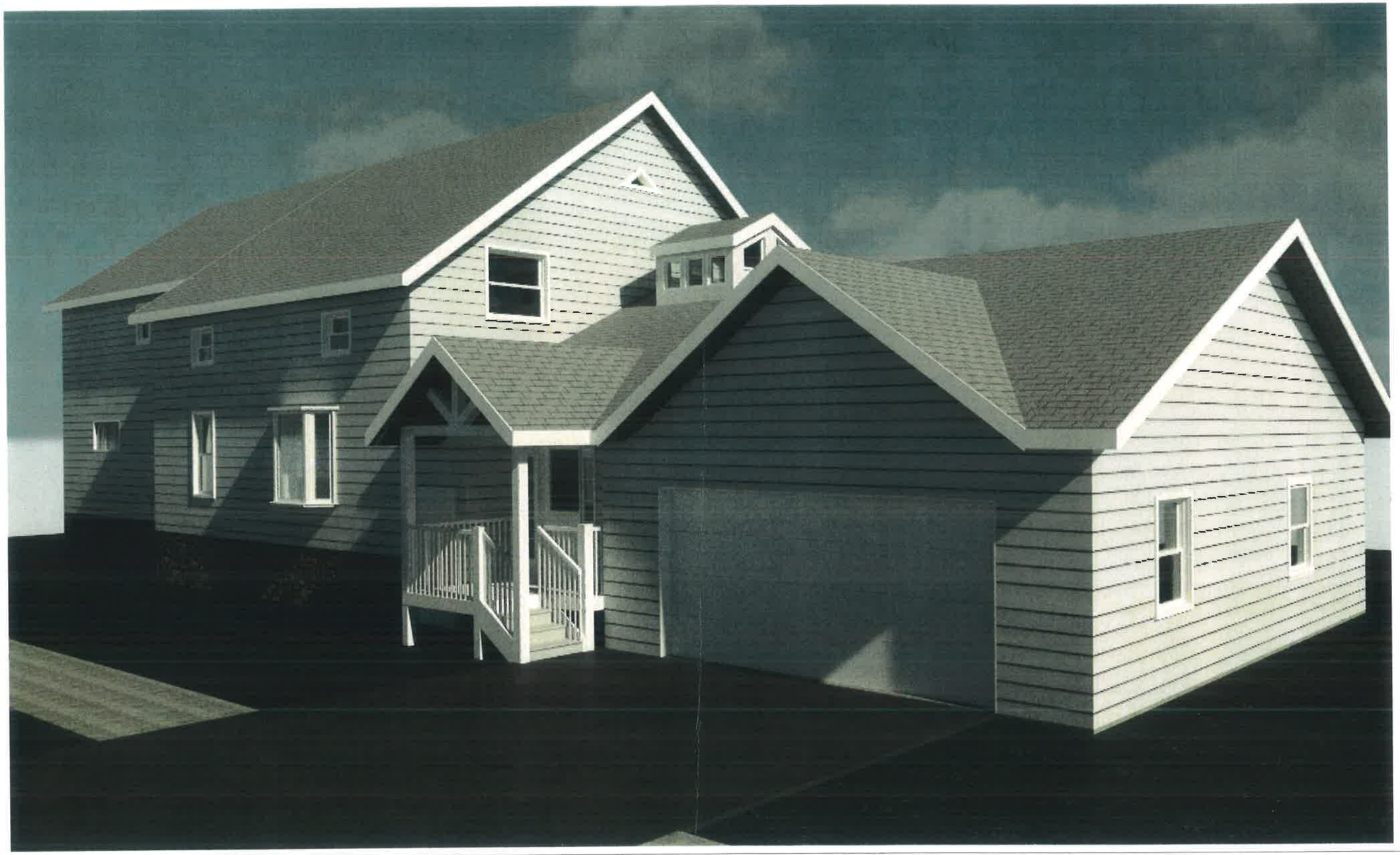
# RIETSEMA RESIDENCE

| | | | |
|---|---|---|---|
| SHEET NO. | FRONT RENDERING | | |
| DRAWN BY | ALS | DATE | 02/13/20 |
| CHECKED BY | AJO | DATE | 02/13/20 |
| SCALE | N.T.S. | SHEET | 1/4 |



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# RIETSEMA RESIDENCE

| | | | |
|---|---|---|---|
| SHEET NO. | BACK RENDERING OPT1 | | |
| DRAWN BY | ALS | DATE | 02/13/20 |
| CHECKED BY | AJO | DATE | 02/13/20 |
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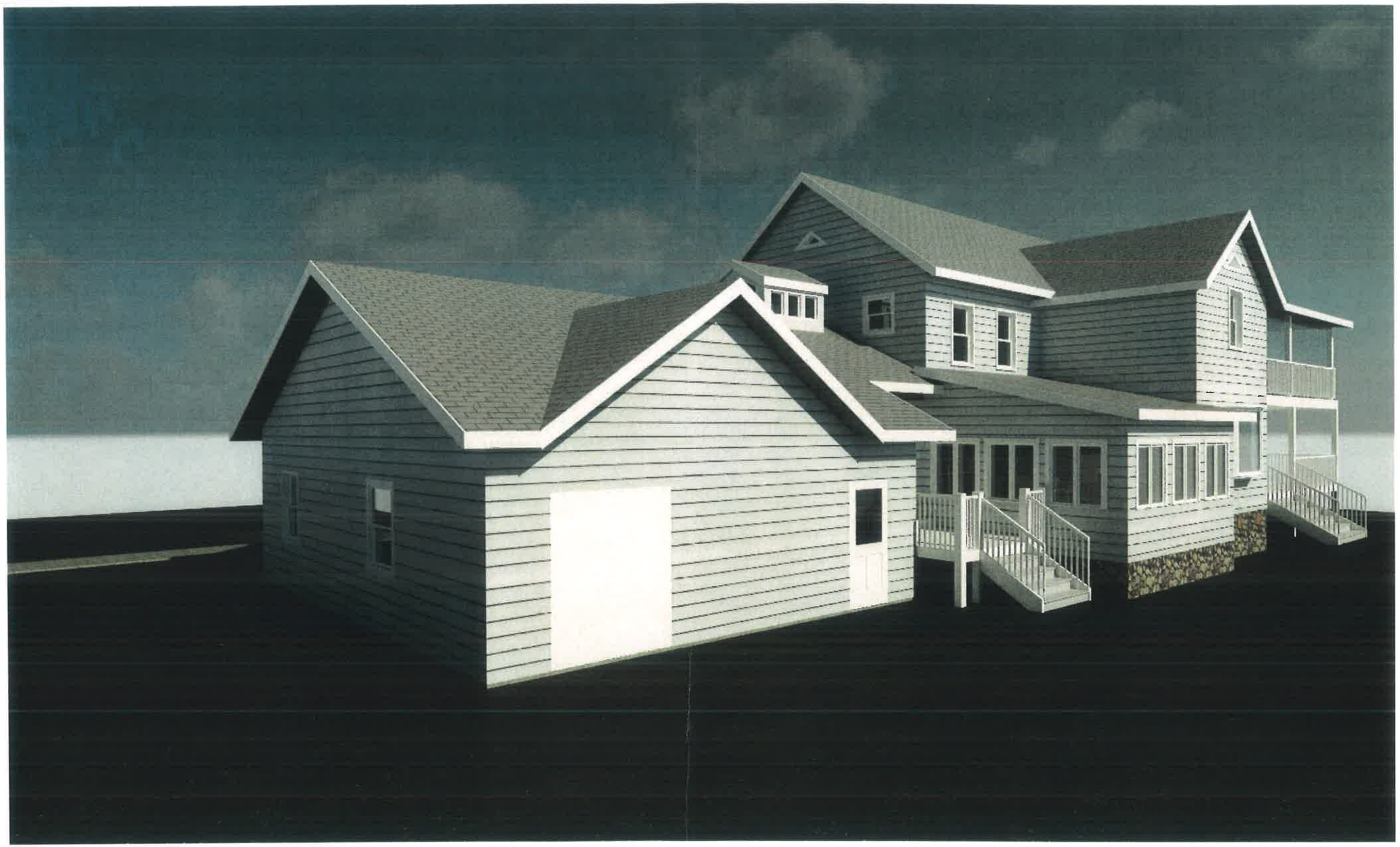

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