

1. April 27th, 2020 Agenda

Documents:

[AGENDA-PBA 04 27 2020.PDF](#)

2. Zoom Meeting Access Instructions

Documents:

[ZOOM MEETING ACCESS INSTRUCTION 4.27.20.DOCX](#)

3. Agenda Items And Application Materials

Monthly Project Review:

1. [2020-07: 28 NEW YORK ROAD HISTORIC SITE REVIEW \(IBEW\)](#)
2. [2020-01: 5057 SOUTH CATHERINE STREET SITE PLAN \(BARNETT\)](#)
3. [2019-09: 61 BEEKMAN STREET SITE PLAN/HISTORIC SITE REVIEW \(VILAS HOME\)](#)
4. [2020-02: 52 US OVAL MINOR SUBDIVISION \(CITY OF PLATTSBURGH\)](#)
5. [2019-24: 22 DURKEE STREET MINOR SUBDIVISION \(CITY OF PLATTSBURGH\)](#)
6. [2019-11: 22 DURKEE STREET PUD MINOR SUBDIVISION \(CITY OF PLATTSBURGH\)](#)
7. [2019-10: 22 DURKEE STREET SITE PLAN \(PRIME PLATTSBURGH, LLC\)](#)

3.I. Written Public Comments

[LINK TO PUBLIC COMMENTS](#)

Comments collected through 4/20/20 at 12:00pm are available via this link at the time of this posting. Further comments will be uploaded on 4/24/2020 and again on 4/27/2020.



CITY OF PLATTSBURGH
PLANNING BOARD
COMMUNITY DEVELOPMENT OFFICE

James A. Abdallah, Chairman
Maurica Gilbert, Member
Derek Rosenbaum, Member
Richard Perry, Member
Reginald Carter, Member

Curt Gervich, Alternate
Loretta Rietsema, Alternate
Malana Tamer, Planner
Shelise Marbut, Secretary

Planning Board Agenda
Monday, April 27th, 2020

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Other Business
 - 1) Adoption of Planning Board Rules & Regulations
- D. Monthly Project Review
 - 1) **PB# 2020-07, 28 New York Road**
Project Description: Request to replace existing north side slate roof with matching slate material. Zoned RC-2. Tax Map Parcel ID #221.16-1-17.6
Applicant: Dave Hoover, IBEW
Plan Preparer: Dave Hoover, IBEW
 - (1) SEQR
 - (2) Public Hearing
 - (3) Historic Site Review
 - 2) **PB# 2020-01, 5057 South Catherine Street**
Project Description: Request to construct a 12 unit, 6,120 sf multi-family dwelling structure and associated parking and site improvements. Area Variance Required. Zoned R2. Tax Map Parcel ID #221.7-1-15
Applicant: George Barnett
Plan Preparer: Aaron Ovios, RMS, P.C.
 - (1) SEQR
 - (2) Public Hearing
 - (3) Final Detailed Plan Review
 - 3) **PB# 2019-09, Vilas Home, 61 Beekman Street**
Project Description: Request to expand an existing 42 unit assisted living facility by constructing a 94-unit 3-story addition and associated parking and site improvements on a 3.43 acre parcel located on the corner of Beekman Street, University Place, and Cornelia Street. Use and Area Variance Required. Zoned R1. Tax Map Parcel ID #207.18-6-38
Applicant: Vilas Home, LLC
Plan Preparer: Mike Coon, AEDA.
 - (1) Public Hearing
 - (2) Final Detailed Plan Review
 - 4) **PB# 2020-02, 52 US Oval**
Project Description: Request to subdivide an approximate 1.43 acre lot into 2 parcels to create an approximate 1.24 acre parcel with the City Recreation Center and an approximate 0.19 acre parcel with a 2 story brick building known as the Chaplin House. Area Variance(s) Required. Zoned RC2. Tax Map Parcel ID #221.12-2-6

Applicant : City of Plattsburgh
Plan Preparer : Mike Coon, AEDA
 (1) SEQR
 (2) Public Hearing
 (3) Final Detailed Plat Review

5) PB# 2019-24 , 22 Durkee Street

Project Description: Request to subdivide an approximate 5.38 acre lot into 2 parcels to create an approximate .719 acre parcel and an approximate 4.66 acre developable parcel separated by Broad St. Zoned C. Tax Map Parcel ID #207.20-7-15

Applicant : City of Plattsburgh
Plan Preparer : Jeffrey Burns, RMS, P.C.
 (1) SEQR
 (2) Public Hearing
 (3) Final Detailed Plat Review

6) PB# 2019-11 , 22 Durkee Street

Project Description: Request to create a new Planned Unit Development (PUD) by subdividing and amending the boundaries of an existing Planned Unit Development. Zoned C. Tax Map Parcel ID #207.20-7-15

Applicant : City of Plattsburgh
Plan Preparer : Jeffrey Burns, RMS, P.C.
 (1) SEQR
 (2) Public Hearing
 (3) Final Detailed Plat Review

7) PB# 2019-10 , 22 Durkee Street

Project Description: Request to construct a mixed-use development consisting of 115 residential units and 10,000 sq. ft. of commercial space. Additional site improvements to include 286 parking spaces, open space, and access to the Saranac River waterfront, and re-development of the approximate 3,400 sq ft farmer’s market building. The proposed development is located within a new Planned Unit Development. Special Use Permit Required. Zoned C. Tax Map Parcel ID #207.20-7-15

Applicant : Prime Plattsburgh, LLC
Plan Preparer : Turner Bradford, P.E., McFarland Johnson
 (1) SEQR
 (2) Public Hearing
 (3) Final Detailed Plan Review

E. Adjournment

James A. Abdallah, Chairman



Planning Board Meeting on April 27, 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.com/DocumentCenter/View/4948/ZBA-and-PB-Meeting-Procedures-due-to-COVID-19>. 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 27, 2020 meeting of the City's Planning Board. 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/UC7H36PiuYNJkZpczbLvCbw>.

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 977-2138-1009 as the "Join Meeting" invitation code.
2. Click on <https://zoom.us/j/97721381009> at the time of the meeting.
3. Call 1-646-558-8656 with your phone, and then enter Meeting ID: 977 2138 1009

Instructions for joining a Zoom meeting are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.

Instructions for using the "Raise My Hand" feature are available at: <https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>.

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.