

1. Agenda - 8/24/2020

Documents:

[PBA 08 24 2020.PDF](#)

2. Public Notice - 8/24/20

Documents:

[NOTICE 8 24 20.PDF](#)

3. Agenda Items & Materials

2020-13: 120 COURT STREET - GRIMSHAW (HISTORIC SITE REVIEW) **[TABLED]**

2019-11: 22 DURKEE STREET - CITY OF PLATTSBURGH (PUD SUBDIVISION)

2019-10: 22 DURKEE STREET - PRIME PLATTSBURGH, LLC (SITE PLAN REVIEW)

2020-14: 127 BEEKMAN STREET - UNITED METHODIST CHURCH (MINOR SUBDIVISION)

2020-16: 12 ALLEN STREET - BENNETT (MINOR SUBDIVISION)

2020-18: 176 US OVAL - FESETTE (HISTORIC SITE REVIEW)

2020-19: 70 COURT STREET - JABAUT (HISTORIC SITE REVIEW)



**Planning Board Agenda**  
**Monday, August 24, 2020**

A. Call Meeting to Order

B. Pledge of Allegiance

C. Other Business

1) None

D. Monthly Project Review

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

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

**Applicant:** Charles Grimshaw

**Plan Preparer:** Charles Grimshaw

(1) Public Hearing

(2) SEQR

(3) Historic Site Review

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

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

**Applicant:** City of Plattsburgh

**Plan Preparer:** Jeffrey Burns, RMS, P.C.

(1) Public Hearing

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

**Project Description:** Request to construct a mixed-use development consisting of 104 residential units and 17,900 sq. ft. of commercial space. Additional site improvements to include 290 parking spaces, open space, and access to the Saranac River waterfront. The proposed development is located within a new Planned Unit Development. Special Use Permit Required. Zoned C. Tax Map Parcel ID #207.20-7-15

**Applicant:** Prime Plattsburgh, LLC

**Plan Preparer:** Turner Bradford, P.E., McFarland Johnson

(1) Public Hearing

**4) PB # 2020-14, 127 Beekman St.-United Methodist Church Subdivision**

**Project Description:** Request for a 3 lot minor subdivision of Tax Map Parcel ID # 207.14-3-5.1 to create 2 new approximately .34 acre buildable lots and an approximately 6.69 acre parcel

separated by Jerry Drive to be retained. Tax Map Parcel #207.14-3-58. Zoned R1. Tax Map Parcel ID #207.14-3-5.1

**Applicant:** United Methodist Church

**Plan Preparer:** AES

- (1) Public Hearing
- (2) SEQRA
- (3) Final Subdivision Plat Review

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

**Project Description:** Request for a 2 lot minor subdivision of Tax Map Parcel ID # 221.7-6-1.1 creating an approximately .23 acre new buildable lot and an approximately .30 lot to be retained. Zoned R1. Tax Map Parcel ID # 221.7-6-1.2

**Applicant:** Warren and Kathy Bennett

**Plan Preparer:** Dean Lashway

- (1) Minor Subdivision Determination

**6) PB # 2020-18, 176 US Oval Historic Site Review**

**Project Description:** Request to replace 3 tab asphalt shingles with architectural shingles in the Oval Historic District. Zoned RC2. Tax Map Parcel ID # 221.12-2-2.3

**Applicant:** Neil Fesette

**Plan Preparer:** Chris King

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

**7) PB # 2020-19, 70 Court St Historic Site Review**

**Project Description:** Request to demolish a non-contributing accessory building within the Court St. Historic District. Zoned RH. Tax Map Parcel ID # 207.19-2-24

**Applicant:** Jared Jabaut

**Plan Preparer:** Jared Jabaut

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

**E. Adjournment**

James A. Abdallah, Chairman

## NOTICE OF PUBLIC MEETING

Please take notice that a meeting of the City of Plattsburgh Planning Board will take place via the Zoom videoconferencing platform on **Monday, August 24<sup>th</sup>, 2020** beginning at 6:00 p.m. and will be preceded by a preliminary meeting/work session at 5:30 p.m. that will also take place via a Zoom videoconference and which will be held for the purpose of reviewing applications before the Planning Board. 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/UC7H36PiuYNJkZpczbLvCbw>. 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 on items subject to a public hearing, members of the public may join the Zoom meeting at 6:00 p.m. on August 24th, 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/91625678824>. Additional information and links to instructions for using the Zoom platform can be found in the *Temporary Board Procedures* document on the Planning Board webpage of the City's website at [www.cityofplattsburgh.com](http://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: **916 256 78824**

Members of the public may also provide written public comment that must be received no later than **12:00 p.m. on August 21, 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](mailto:cityinfo@plattsburghcitygov.com) and must include "Planning Board Comment 8/24/2020" in the Subject line of the email.

Lastly, to leave a pre-recorded voice message please dial call the City Community Development Office at **(518) 563-7642**. Please limit voice messages to no more than three (3) minutes.

A public hearing will be held for the following items:

2019-11: a request to create a new Planned Unit Development (PUD) by subdividing and amending the boundaries of an existing Planned Unit Development at 22 Durkee Street.

2019-10: a request to construct a mixed-use development consisting of 104 residential units and 17,900 sf of commercial space. Additional site improvements include 290 parking spaces, open space, and access to the Saranac River waterfront. Located at 22 Durkee Street within a proposed Planned Unit Development.

2020-14: a request for a 3 lot minor subdivision of Tax Map Parcel ID # 207.14-3-5.1 to create 2 new approximately .34 acre buildable lots and an approximately 6.69-acre parcel separated by Jerry Drive to be retained at 127 Beekman Street (United Methodist Church).

2020-18: a request to replace 3 tab asphalt shingles with architectural shingles at 176 US Oval located in the Oval Historic District.

2020-19: a request to demolish a non-contributing accessory building at 70 Court Street within the Court Street Historic District.

An agenda of all items to be heard can be found on the City of Plattsburgh website at the following web address: <http://www.cityofplattsburgh-ny.gov/agendacenter>.

It is the policy of the City of Plattsburgh that all City-sponsored public meetings are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please email [cityinfo@plattsburghcitygov.com](mailto:cityinfo@plattsburghcitygov.com) at least three (3) business days prior to the scheduled meeting to request an accommodation.