

**City of Plattsburgh
PLANNING BOARD MEETING
August 26, 2019**

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McDonalds Site Plan & Special Use Permit 2018

Project is located at 424 Margaret St.

Plans dated July 2019

Plans received by Community Development Office on August 2nd, 2019

Dear Mr. Abdallah and Members of the Planning Board:

RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS

The Community Development Office has reviewed the Detailed Preliminary Site Plan for the above referenced project and offers the following comments and recommendations for consideration by the Planning Board:

1. It is recommended that the Applicant's Engineer appropriately respond to any Laberge Group Stormwater Management review and comply with the City's Engineering Consultant's comments prior to certification of the preliminary plan.
2. It is recommended that the Rte 9 façade be architecturally and aesthetically pleasing. The proposed plan does not offer an attractive or integrated design along a busy City economic corridor. The orientation of the building provides for the rear of the building to be facing the street, which does not align with the modern Smart Growth principles. It is recommended the project update the elevations to include additional character to the facade including a roof cornice to break up elevation or similar treatment and street facing windows.
3. Please note all signage must be permitted and approved by the City of Plattsburgh Codes & Zoning office.
4. It is recommended the project amend the landscaping plan to include additional landscaping along the sidewalk connection on the South side of the building adjacent to the drive-thru lanes to provide a buffer from the proposed electrical equipment.

WATER AND WASTEWATER

1. All water and sewer relocation or new construction requires City of Plattsburgh Department of Public Works (DPW) Permits. After obtaining the necessary permits the project construction schedule shall be coordinated with DPW within 72 hours advance notice for inspection of all work.

HIGHWAY

1. A NYS Department of Transportation Highway Access Permit and Permit to work within a NYS Department of Transportation (NYS DOT) right-of-way are required to be obtained from NYS DOT and the developer is responsible for compliance with any permit conditions.

SPECIAL USE PERMIT

This action to provide for restaurant drive thru service requires a special use permit (SUP) approval by the Zoning Board for a “drive thru” use. Appeal #2188 was heard and approved by the ZBA November 19, 2018. It is recommended the project comply with all conditions set forth by the ZBA.

GENERAL MUNICIPAL LAW 239-M REFERRAL

On November 7, 2018, the Clinton County Planning Board did hear Referral Number 80-18 and by a vote of 6-0 determined the action of this project to be a local issue.

SEQR

Please update SEQR Part 1 Long EAF to reflect the following changes:

- Section B ii=YES
- Section C.1=NO
- Section C.2 b=YES
- Section D.1c=NO
- Section D.1d=NO
- Section D.1e=YES
- Section D.1f=NO
- Section D.1h=NO
- Section D.2a=NO
- Section D.2cii (Is expansion of the districted needed?)=NO
- Section D.2div=NO
- Section D.2q=NO

The project has provided the Part 1 long EAF as attached. The Part 2 EAF was completed by the Planning Department. Additional supplemental information was reviewed as provided. No significant adverse impacts were identified. It is the recommendation of the Planning Department that the Planning Board consider, based on the information and analysis of Part 2 of the EAF that the proposed action **WILL NOT** result in any significant adverse environmental impacts and does further recommend that the Planning Board find a **NEGATIVE DETERMINATION** of significance for this project.

RECOMMENDED CONDITIONS OF APPROVAL

1. It is recommended that the Planning Board condition approval of the detailed preliminary plan upon the applicant satisfactorily addressing the comments of the third-party engineering and Stormwater Management review letter dated August 9, 2019 and amending the plan as necessary.

RECOMMENDATION

In light of the above, it is the recommendation of Community Development Department Staff that any Planning Board consideration for approval of the Site Plan Review be conditioned subject to the aforementioned recommendations and any Planning Board Member Meeting comments or modification requests.

If I can be of any further assistance, please contact me.

Sincerely yours,

Malana Tamer
Planner, City of Plattsburgh