

**CITY OF PLATTSBURGH  
PLANNING BOARD MEETING  
AUGUST 26, 2019**

August 26, 2019

2019-12

Project is located at 31 Washington Rd

Application Dated August 2019

Application received by Planning & Community Development Department on August 12, 2019

Dear Mr. Jim Abdallah and Members of the Planning Board:

**RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS**

The Community Development Department has reviewed the Application and supplemental materials for the above referenced project and offers the following comments and recommendations for consideration by the Planning Board:

1. The property is within the City of Plattsburgh Historic District and therefore requires review by the Planning Board to ensure activities are in accordance with Section 360-56 of The City of Plattsburgh Zoning Ordinance and meet the standards established by the Secretary of the United States Department of the Interior, “Standards for Historic Preservation Projects with Guidelines for Applying Standards”.
2. The project proposes to erect an 11’ x 4-6’ tall free standing sign at 31 Washington St at the Old Plattsburgh Air Force Base Museum Campus to advertise the Plattsburgh Air Force Base Museum. It is recommended the project provide a color copy of the sign to be erected to ensure it is compatible with the character of the building and surrounding property.
3. The project is within the *Oval District Expansion Area, and the Old Stone Barracks at the former Plattsburgh AFB, NY*, therefore must notify the New York SHPO in writing, prior to undertaking any construction, alteration, remodeling, mothballing, demolition, or other modification to buildings, structures, or setting that would affect the integrity or appearance of historic properties. Such notice shall describe in reasonable detail the proposed undertaking and its expected effect on the integrity or appearance of historic properties or the historic district (to include the Expansion Area) as a whole. A copy of the SHPO review letter must be provided to the Community Development office prior to issuance of a building permit by the Codes and Zoning office.

4. It is recommended the project identify if any other free standing signs are on the property. Only 1 sign is allowed per lot in the RC-2 district. A variance may be required from the ZBA.

### **WATER AND WASTEWATER**

5. The project is required to call dig-safe prior to any construction.

### **RECOMMENDED CONDITIONS OF APPROVAL**

The Community Development Department has reviewed the Application for the above referenced project and offers the following comments and recommendations for consideration as conditions of approval by the Planning Board:

1. It is recommended that the Planning Board condition approval of the application upon the applicant providing a color copy of the proposed free standing sign.
2. It is recommended that the Planning Board Condition approval of the application upon the applicant providing a review letter from SHPO stating the project is in compliance with all historic preservation standards.

### **SEQR**

The project has provided the Part 1 Long EAF as attached. The Part 2 EAF was completed by the Community Development Department.

No significant adverse impacts were identified for this project. It is the recommendation of the Community Development 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.

### **RECOMMENDATION**

In light of the above, it is the recommendation of Planning & Community Development Department Staff that any Planning Board consideration for approval of the application 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*