

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

August 26, 2019

2019-14

Sketch Plan Review

Project is located at 2, 4, 10 George St.

Plans dated August 2019

Plans received by Community Development on August 12, 2019

SKETCH PLAN REVIEW IS INTENDED TO:

- Allow the Planning Board to review the basic subdivision layout; and
- Allow the Planning Board to advise the Applicant as to potential problems, concerns and conformity with the Town Zoning Ordinance; and
- Allow the Planning Board to determine the information to be required with the formal detailed subdivision application; and
- Allow the Planning Board and Applicant to review the project so as to determine the type of action and procedures to be followed in accordance with Article 8 provisions of the New York State Environmental Quality Review Act; and
- Establish applicable fees and reimbursable costs for the proposed project

OTHER ELEMENTS INTREGAL TO THE REVIEW

Community Development has conducted a sketch plan review of 2, 4, 10 George St. Subdivision Sketch Plan and recommends to the Planning Board that the project be required to respond to the following comments for further staff review and Planning Board consideration of the detailed preliminary plan:

1. Please respond to the Subdivision Checklist, dated August 21, 2019, prepared by the Community Development staff.
2. Please add metes and bounds dimensions.

3. Please show all access drives to Parcel B and proposed Parcel A.
4. Multiple variances will be required for proposed Lot A. Variances required include:
 - a. Area variance for minimum lot size
 - b. Area variance for minimum lot width
 - c. Area variance for deficient side yard setbacks
 - d. Area variance for deficient rear yard setbacks

It is recommended that the Planning Board require the project to obtain said variance prior to any detailed preliminary plan approval for this project.

5. It is recommended the Applicant be required to show the water main AND lateral service for the existing and proposed parcel. Utility easements may be required if lateral service crosses new lot lines.

WATER AND WASTEWATER

1. Please show all existing water main and lateral services for the existing and proposed parcel.

HIGHWAY

1. None.

SEQRA

Planning & Community Development Staff has reviewed the Part I SEQRA Short Form EAF submitted with the subdivision application, subdivision map and other documents associated with the project and recommends that the Planning Board consider the project to be an “Unlisted Action”.