



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