

Plattsburgh Durkee Street Project

List of Deviations for PUD Subdivision - UPDATED

August 17, 2020

Requirement	Central Business Zoning District - High Rise	PUD Requirement	Lot 2A: City Owned (Gateway Complex)	Deviation Requested per § 360-21(D)	Lot 2B: Prime Lot	Deviation Requested per § 360-21(D)
Minimum Lot Area	50,000 sq. ft.		82,965 sq. ft.	Not applicable	120,119 sq. ft.	Not applicable
Minimum Land Area	Not applicable	3 acres for entire PUD area	1.9 acres (totals 4.66 acres with Lot 2)	Not applicable	2.76 acres (totals 4.66 acres with Lot 1)	Not applicable
Minimum Lot Dimension	202 FT for Lot 2A 233 FT for Lot 2B		Previously approved	No	573 FT	No
Width	70 FT for Lot 2A 70 FT for Lot 2B		Previously approved	No	> 500 FT	No
Depth	100 FT for Lot 2A 100 for Lot 2B		Previously approved	No	265 FT	No
Front Setback (Durkee and Bridge Streets)	12 FT for Lot 2A 15 FT for Lot 2B		Previously approved	No	19 FT Durkee Street 15.1 FT Bridge Street	No
Side Setback	12 FT for Lot 2A 15 FT for Lot 2B		3 FT (north)	Yes	2 FT (east - existing farmers market building)	Yes
Rear Setback	12 FT for Lot 2A 15 FT for Lot 2B		Previously approved	No	5 FT (south - existing farmers market building)	Yes
Height (FT)	48 FT for Lot 2A 60 FT for Lot 2B		Previously approved	No	65 FT	Yes
Height (Stories)	5 stories for Lot 2A 14 stories for Lot 2B		Previously approved	No	5 stories	No
Minimum Distance Between Buildings		The minimum distance between any two buildings, other than buildings containing common walls, shall be not less than as computed under the following formula: $S = (LA + LB + 2(HA + HB)) / 6$ Where: S = Required minimum horizontal distance between any wall of Building A at any given level and any wall of Building B at any given level or the vertical prolongation of either; LA = Total length of Building A. Building A shall be that structure which is of equal or greater length of the two buildings selected; LB = Length of Building B; HA = Height of Building A. The height of Building A is the average height above the finished grade of the structure; HB = Height of Building B.	Previously approved	No	Minimum distance between buildings is as follows: LA = 305 ft, LB = 106 ft, HA = 65 ft, HB = 18 ft, S = 96 ft Actual Distance: 120 FT	No
Maximum Building Coverage	Previously approved for Lot 2A 84% for Lot 2B		Previously approved	No	31%	No
Minimum Open Space	Previously approved for Lot 2A 16% for Lot 2B		Previously approved	No	22,925 SF or 19%	No

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Minimum Number of Parking Spaces	See City parking requirements in Notes below	The Planning Board can approve an alternative calculation for parking demand, as stipulated in Section 360-21.-D-5-d-5 of the City Zoning Code. The Planning Board has the authority to approve an alternate method of parking calculation if the applicant can provide sufficient justification for the calculation. Instead of the methods stipulated in Section 360-26, the applicant is requesting an alternative method for calculating the residential/commercial/restaurant parking demand. The applicant has based this demand on another similarly sized project in the region that they have constructed and operated for multiple years with similar uses, layout, and construction. The project has operated without any parking issues.	Previously approved	No	<i>Residential:</i> 1.5 / dwelling unit x 104 units (156 spaces) <i>Commercial/Retail/Restaurant:</i> 1 / 300 sf x 17,900 sf (60 spaces) <i>Employee:</i> 1/2 space per employee x 20 (10 spaces) <i>Public Parking for City Use:</i> 50 spaces (50 spaces) Total 276 spaces	Yes

City Parking Requirements Notes:

*Residential:*

- 2 / dwelling unit for first 10 units x 10 units (Lot 2B - 20 spaces)
- 1.75 / dwelling unit over 10 x 94 units (Lot 2B - 165 spaces)
- +1 for each adult occupying the unit over 2 (0 spaces)

*Commercial:*

- 1 / 250 sf x 9900 sf (Lot 2B - 40 spaces)

*Restaurant:*

- 1 / 50 sf customer area x 7,000 sf (Lot 2B - 140 spaces)
- 1 / 250 sf other area x 1,000 sf (Lot 2B - 4 spaces)

Public Parking for City use (Lot 2B - 50 spaces)

**Total 419 spaces**