
Response to City Planning Board Meeting of Aug. 24, 2020

3 messages

Timothy Palkovic <palkovtj@plattsburgh.edu>

Fri, Aug 28, 2020 at 6:15 PM

To: cityinfo@plattsburghcitygov.com, Timothy Palkovic <timothy.palkovic@plattsburgh.edu>

One of the biggest problems with the proposed Prime building is the diminished parking that it will bring to the center City. This is well documented in the DGEIS and FGEIS. The issues of the exact number of parking spaces to be created by Prime have been well stated and argued previously.

The Camion study commissioned by the City and made public in April of 2016 states the essential issue: "Maintaining parking supply is *imperative* (my italics) for maintaining support from the residents and business community." Then why is the City telling us that we need fewer parking spaces?

In spite of strenuous efforts by the City Council, they can not replace the long term off street parking in the Durkee Street Lot with equal and equivalent long term parking in other lots.

In an effort to replace the long term public parking to be lost by turning the Durkee Street Lot over to Prime, the City is taking extraordinary measures. Some of these are:

Turning the former Glens Falls Bank building on Margaret Street into The Arnie Pavone Parking Pavilion, making Durkee Street a one way with diagonal parking, and designating 50 parking spaces in Prime's lot as public spaces.

Some on the City Council have argued that parking lots are ugly and we should have fewer of them. While this may be acceptable for people living in the downtown core people in the extended North Country will largely access the City by car, even if we were to have a robust public transportation system.

Two new parking issues have arisen because of Prime LLC's recently revised plans:

1) The Prime LLC has recently somewhat diminished the size of the building to meet the 15' setback code. To accommodate the diminished foot print of the building but keep the desired number of parking spaces, Prime has designated 40 spaces for compacts and subcompacts. This is ironic since fuel prices are low and upscale consumers currently appear to favor larger cars. How severely will the loss of full sized parking spaces affect the public and Prime tenants?

2) The second new issue is that the proposed restaurant and brew pub will result in an additional 78 parking spaces needed. What is the plan to accommodate these spaces?

Of course all Planning for upscale tenants is speculative because of Covid 19 and the subsequent economic fallout. It is entirely possible that the building will remain largely empty. It is also possible that a restaurant and brew pub will never occupy the building.

In any event, the Parking Committee has plans to implement a metered and permit plan for City residents. It appears that the public will have to pay a fee to raise an automatic arm and use one of the 50 designated public spaces. Is this the City's justification for instituting paid parking City wide?

The City does not eagerly share its plans for metered parking downtown. But it also has plans for not only metered parking but also for an elaborate permit structure. These plans, reported by Cynthia Snow, are designed to make up for the diminished parking because of the Prime LLC building.

It is necessary to question the City and Prime about details of these plans. There are many details that affect downtown. Snow parking plans are one among many. These issues need to be examined closely.

Cynthia Snow reports:

If the project happens, there will be a limited number of permits sold. If I am reading this correctly, there is no round the clock permit for a lot. There is a permit for daytime in a lot or on streets. Or a permit for round-the-clock on-street parking and evenings in a lot.

Here is the proposal from the City's web site although this has been or will be subject to change.

“Green” Parking Permits

- Price - Green Parking Permits will be sold to individuals at a to be determined rate*
- Use - Green permits shall be effective on weekdays from 7am-6pm and shall be used on Brinkerhoff Streets west of Oak Street and east of North Catherine Street. This permit shall exempt the purchaser from all other parking requirements at those locations.*
- Above subject to special events*

“Blue” Parking Permits

- Price - Blue Permits will be sold to individuals at the yet to be determined rate.*
- Use - Blue Permits will allow the permit holder to park overnight on Oak Street as well as Court, Brinkerhoff, and Couch Streets west of Oak and east*

of North Catherine and be exempt from established parking time limits on those blocks from 7am–8pm.

- Blue permits will also allow the permit holder to park overnight in City owned offstreet parking lots from 8pm-7am. This also applies during snow bans.*
- Blue Permit Holders will also be exempt from paying at meters for on street parking before 7am.*
- Above is subject to special events.*
- Blue permit holders will also be able to park in the County lots at the Government Center and Oak Street during certain special events.*

permit holders to park in the Broad Street Lot, the PPP, Oak Street between Broad and Cornelia, as well as the sections of Broad, Couch, and Cornelia.

Well that makes my head spin! It sounds like plan which, if implemented, will collapse under its own bureaucratic weight. Please remember that Plattsburgh is not Saratoga Springs or Burlington. We are also not Boston, New York City, or London, England that we require such a complicated and ill advised paid parking permit system. Or any paid parking system at all.

Submitted by

Tim Palkovic

City of Plattsburgh Resident

August 28, 2020

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To: Timothy Palkovic <palkovtj@plattsburgh.edu>
Cc: Timothy Palkovic <timothy.palkovic@plattsburgh.edu>

Mon, Aug 31, 2020 at 10:55 AM

Good morning,

Thank you for your comments. I have passed them on to the Community Development office for the Planning Board.

Thank you,
Beth

Beth A Carlin

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Mon, Aug 31, 2020 at 10:57 AM

To: marbut@cityofplattsburgh-ny.gov, Matthew <MillerMa@cityofplattsburgh-ny.gov>, Joe McMahon <mcmahonj@cityofplattsburgh-ny.gov>, "Beebie, Lisa" <BeebieL@cityofplattsburgh-ny.gov>

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