

City zoners approve Bove project for downtown

By JOE LOTEMPLIO Jul 22, 2008

PLATTSBURGH — City of Plattsburgh zoners gave Burlington developer Rick Bove their approval for a project on a downtown corner lot.

Bove wants to construct workforce housing and a bank with a drive-in window at the corner of Margaret and Cornelia streets.

Keystone Place would feature an unnamed bank with two drive-through windows, utilizing about 2,500 square feet of space, and 16 to 18 units of housing for people who qualify income-wise.

Parking would be on the surface of the property.

Bove had submitted a plan for the property late last year that included a grocery store, workforce housing and underground parking.

But the plan was four parking spaces short of requirements and did not get the needed approval for a variance and special-use permit from the Zoning Board of Appeals.

The board approved Bove's request for two special-use permits at Monday night's meeting. One permit was for developing housing in a business district and the other for operating a drive-through window.

No one objected to the plan.

The final step for the project will be to seek Planning Board approval of the site plan in August.

Bove said he would seek state tax credits to help fund the project. The application for the credits will be submitted next February.

The property is owned by Drs. Joseph and Carolyn Clauss, who have worked out a deal with Bove.

Bove came under fire in 2006 when he proposed building a workforce-housing project at the corner of Margaret and Court streets in a city parking lot.

Downtown merchants fought the plan, saying it was not a good fit for downtown and expressing concern about parking and the income level of participants.

Bove got approval from the council to go ahead with his plans, but the project died when the value of tax credits dropped significantly.

He hopes the tax-credit values will rebound by February.

“I think this project will enhance downtown, and that has always been our goal.”