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September 25, 2020

**VIA EMAIL**

Clinton County Planning Board  
137 Margaret Street  
Plattsburgh, NY 12901

***RE: Special Use Permit Re-referral  
Prime Plattsburgh – Durkee Street Development***

Dear Members of the Clinton County Planning Board:

Our firm represents Prime Plattsburgh, LLC (“Prime”) related to its proposed mixed-use development and related off-street parking on property that currently comprises the Durkee Street Municipal Parking Lot (the “Project”). As a result of varying board reviews, the Project has recently undergone very minor changes since your last review. After the County Planning Board’s September meeting, Prime appeared before the City’s Zoning Board of Appeals (“ZBA”) who, out of an abundance of caution, requested that the special use permit (“SUP”) applications be referred back to the County Planning Board.

The SUP applications include: (1) SUP to place the Planned Unit Development (“PUD”) boundaries; and (2) SUP for placement of residential units on the first floor of the proposed building. These SUP applications were previously reviewed by this Board in March of 2020 and received a “local issue” determination. Recent changes to the Project have not impacted these SUP applications.

Prime has recently responded to comments made by the ZBA and reduced the Project’s commercial space to be consistent with the original plan. In doing so, Prime maintained a reduction in residential units from the original plan (see below). Recent changes **only** impact the internal composition of the building and not the site plan/building layout, which this Board reviewed at its September meeting. The below chart demonstrates project changes that have occurred since the County Planning Board’s March 2020 “local issue” determination:

Parking Summary					
Submission Date	Residential Apartments	Mixed Used (sf)	Parking Demand per Code*	Parking Demand per PUD*	Parking Provided
3/4/2020	115	13,400	367	276	286
8/10/2020	104	17,900	419	276	290
9/25/2020	109	13,400	357	267	293

**\* Parking Demands include 50 spaces to be dedicated to the City for public use**

As you can see, since the March 2020 “local issue” determination, Prime has reduced the number of residential units and reverted back to the lesser amount of commercial space, which reduces the parking demand. Nevertheless, Prime has increased available parking from the original plan.

We respectfully request that the County Planning Board renew its “local issue” determination for the SUPs considering that recent Project changes result in an even lesser impact than previously reviewed. Accordingly, Project changes cannot be said to now have a County-wide impact, where none existed in March of 2020.<sup>1</sup> We look forward to appearing before this Board at its October meeting.

Very truly yours,

*/s/ Charles J Gottlieb*

Charles J. Gottlieb

cc: Glen Cutter, Director of Planning, Clinton County  
 Joe McMahon, Building Inspector, City of Plattsburgh  
 Corey Auerbach, Esq., ZBA Special Counsel  
 Matthew Miller, Director of Community Development, City of Plattsburgh  
 Prime Plattsburgh, LLC

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<sup>1</sup> All information submitted for this Board’s recent review of the site plan remain applicable and are incorporated by reference into this re-referral.