

1. Agenda - 8/24/2020

Documents:

PBA 08 24 2020.PDF

2. Public Notice - 8/24/20

Documents:

NOTICE 8 24 20.PDF

3. Agenda Items & Materials

2020-13: 120 COURT STREET - GRIMSHAW (HISTORIC SITE REVIEW) **[TABLED]**

2019-11: 22 DURKEE STREET - CITY OF PLATTSBURGH (PUD SUBDIVISION)

2019-10: 22 DURKEE STREET - PRIME PLATTSBURGH, LLC (SITE PLAN REVIEW)

2020-14: 127 BEEKMAN STREET - UNITED METHODIST CHURCH (MINOR SUBDIVISION)

2020-16: 12 ALLEN STREET - BENNETT (MINOR SUBDIVISION)

2020-18: 176 US OVAL - FESETTE (HISTORIC SITE REVIEW)

2020-19: 70 COURT STREET - JABAUT (HISTORIC SITE REVIEW)

4. Public Comments

Public comments received for the 8/24/2020 meeting, including comments received during the "open record" period for applications 2019-10 and 2019-11 through 9/4/2020.

Documents:

CAROLINE HILLYARD.PDF
COURTNEY MEISENHEIMER.PDF
PAULA YELLIN.PDF
RACHELLE ARMSTRONG.PDF
SUE MOORE.PDF
TIMOTHY HOLMES.PDF
TIMOTHY PALKOVIC 2.PDF
TIMOTHY PALKOVIC.PDF
PB - JOSEPH BARRY.PDF
PB - KATE MAHONEY MYERS.PDF
PB - PCC.PDF
PB - SUE MOORE (ARTICLE 1).PDF
PB - SUE MOORE (ARTICLE 2).PDF
PB - SUE MOORE (ARTICLE 3).PDF
PB - SUE MOORE (ARTICLE 4).PDF
PB - SUE MOORE (ARTICLE 5).PDF
PB - SUE MOORE (ARTICLE 6).PDF
PB - SUE MOORE (ARTICLE 7).PDF
PB - SUE MOORE (ARTICLE 8).PDF
PB - SUE MOORE (ARTICLE 9).PDF

PB - SUE MOORE (EMAIL 2).PDF
PB - SUE MOORE (EMAIL 3).PDF
PB - SUE MOORE (EMAIL).PDF
PB - SUE MOORE ATTACHMENT.PDF
PB - TIMOTHY PALKOVIC.PDF



Planning Board Agenda
Monday, August 24, 2020

A. Call Meeting to Order

B. Pledge of Allegiance

C. Other Business

1) None

D. Monthly Project Review

1) PB # 2020-13, 120 Court St., TABLED

Project Description: Request to replace wooden clapboard and shake style siding with vinyl clapboard and shake style siding in the Court St. Historic District. Zoned RH. Tax Map Parcel ID #207.19-1-6

Applicant: Charles Grimshaw

Plan Preparer: Charles Grimshaw

(1) Public Hearing

(2) SEQR

(3) Historic Site Review

2) PB# 2019-11, 22 Durkee Street PUD Subdivision

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) Public Hearing

3) PB# 2019-10, 22 Durkee Street Site Plan

Project Description: Request to construct a mixed-use development consisting of 104 residential units and 17,900 sq. ft. of commercial space. Additional site improvements to include 290 parking spaces, open space, and access to the Saranac River waterfront. 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) Public Hearing

4) PB # 2020-14, 127 Beekman St.-United Methodist Church Subdivision

Project Description: Request for a 3 lot minor subdivision of Tax Map Parcel ID # 207.14-3-5.1 to create 2 new approximately .34 acre buildable lots and an approximately 6.69 acre parcel

separated by Jerry Drive to be retained. Tax Map Parcel #207.14-3-58. Zoned R1. Tax Map Parcel ID #207.14-3-5.1

Applicant: United Methodist Church

Plan Preparer: AES

- (1) Public Hearing
- (2) SEQRA
- (3) Final Subdivision Plat Review

5) PB # 2020-16, 12 Allen St. Minor Subdivision

Project Description: Request for a 2 lot minor subdivision of Tax Map Parcel ID # 221.7-6-1.1 creating an approximately .23 acre new buildable lot and an approximately .30 lot to be retained. Zoned R1. Tax Map Parcel ID # 221.7-6-1.2

Applicant: Warren and Kathy Bennett

Plan Preparer: Dean Lashway

- (1) Minor Subdivision Determination

6) PB # 2020-18, 176 US Oval Historic Site Review

Project Description: Request to replace 3 tab asphalt shingles with architectural shingles in the Oval Historic District. Zoned RC2. Tax Map Parcel ID # 221.12-2-2.3

Applicant: Neil Fesette

Plan Preparer: Chris King

- (1) Public Hearing
- (2) SEQR
- (3) Historic Site Review

7) PB # 2020-19, 70 Court St Historic Site Review

Project Description: Request to demolish a non-contributing accessory building within the Court St. Historic District. Zoned RH. Tax Map Parcel ID # 207.19-2-24

Applicant: Jared Jabaut

Plan Preparer: Jared Jabaut

- (1) Public Hearing
- (2) SEQR
- (3) Historic Site Review

E. Adjournment

James A. Abdallah, Chairman

NOTICE OF PUBLIC MEETING

Please take notice that a meeting of the City of Plattsburgh Planning Board will take place via the Zoom videoconferencing platform on **Monday, August 24th, 2020** beginning at 6:00 p.m. and will be preceded by a preliminary meeting/work session at 5:30 p.m. that will also take place via a Zoom videoconference and which will be held for the purpose of reviewing applications before the Planning Board. The meeting will not be held at City Hall, access to which is presently restricted.

Pursuant to Governor Cuomo's Executive Order 202.1, the public will have the ability to view and/or listen to the proceedings, the meeting will be recorded, and a transcription will be made available to the public at a later date. The videoconference will be available live on the City of Plattsburgh's YouTube channel at: <https://www.youtube.com/channel/UC7H36PiuYNJkZpczbLvCbw>. In-person attendance of the meeting will not be permitted.

Public Hearings will be held pursuant to Governor Cuomo's Executive Order 202.15 which allows public hearings to be convened remotely through the use of telephone conference, video conference, and/or other similar service. For those items subject to a public hearing, members of the public shall have multiple options for participation including live web commenting and telephonic commenting via Zoom, written comment via email, and pre-recorded voice comments. Members of the public are asked to select only one of the above listed options for communication of their comments.

For live web commenting on items subject to a public hearing, members of the public may join the Zoom meeting at 6:00 p.m. on August 24th, 2020 and will be provided an opportunity to make comments verbally in real time by utilizing Zoom's "Attendee" feature. Please use the following link to participate live via Zoom, <https://zoom.us/j/91625678824>. Additional information and links to instructions for using the Zoom platform can be found in the *Temporary Board Procedures* document on the Planning Board webpage of the City's website at www.cityofplattsburgh.com.

Members of the public without access to a computer who wish to comment live via telephone during a public hearing may call into the Zoom meeting's conference line at US: **1-646-558-8656** and enter Webinar ID: **916 256 78824**

Members of the public may also provide written public comment that must be received no later than **12:00 p.m. on August 21, 2020**. Please note that written comments received after that deadline will not be made a part of the official record. All written comments must be emailed to cityinfo@plattsburghcitygov.com and must include "Planning Board Comment 8/24/2020" in the Subject line of the email.

Lastly, to leave a pre-recorded voice message please dial call the City Community Development Office at **(518) 563-7642**. Please limit voice messages to no more than three (3) minutes.

A public hearing will be held for the following items:

2019-11: a request to create a new Planned Unit Development (PUD) by subdividing and amending the boundaries of an existing Planned Unit Development at 22 Durkee Street.

2019-10: a request to construct a mixed-use development consisting of 104 residential units and 17,900 sf of commercial space. Additional site improvements include 290 parking spaces, open space, and access to the Saranac River waterfront. Located at 22 Durkee Street within a proposed Planned Unit Development.

2020-14: a request for a 3 lot minor subdivision of Tax Map Parcel ID # 207.14-3-5.1 to create 2 new approximately .34 acre buildable lots and an approximately 6.69-acre parcel separated by Jerry Drive to be retained at 127 Beekman Street (United Methodist Church).

2020-18: a request to replace 3 tab asphalt shingles with architectural shingles at 176 US Oval located in the Oval Historic District.

2020-19: a request to demolish a non-contributing accessory building at 70 Court Street within the Court Street Historic District.

An agenda of all items to be heard can be found on the City of Plattsburgh website at the following web address: <http://www.cityofplattsburgh-ny.gov/agendacenter>.

It is the policy of the City of Plattsburgh that all City-sponsored public meetings are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please email cityinfo@plattsburghcitygov.com at least three (3) business days prior to the scheduled meeting to request an accommodation.

Durkee St Project

1 message

Caroline Hillyard <starrynovah@gmail.com>
To: cityinfo@plattsburghcitygov.com

Thu, Sep 3, 2020 at 9:08 AM

I am against the Durkee St Project. Don't Let Prime build that monster of a building.

Downtown doesnt need a large building with a majority of high cost apartments.
We need a larger nicer farmers market - possibly 3 season or year round

We need a shared commercial kitchen space, like Hub on the Hill in Essex, nY
<http://thehubonthehill.org/commerical-kitchen>

We need dog parks, playgrounds, usable green space, and parking.

The proposed brewery poses a separate issue with wastewater treatment and if the current treatment plant can handle the yeasts and other byproducts.
Often the need for ph adjustments, the addition of a biodigester, etc.

this article is a good one to help inform you of the needs and strains on wastewater systems
<https://www.craftbrewingbusiness.com/equipment-systems/wastewater-basics-growing-craft-brewery/>

I am opposed to the Durkee Street Project and Prime building a large apartment building there.

Caroline Hillyard

Public Comment for Planning Board re: Prime Development

2 messages

Courtney Meisenheimer <meisenheimer.courtney@gmail.com>

Mon, Sep 7, 2020 at 3:39 PM

To: City Info <cityinfo@plattsburghcitygov.com>

Dear Members of the Planning Board,

Thank you for volunteering your time on the Planning Board. I have been following the progress of the Prime Development for many months now. At the last Planning Board meeting there was discussion of future commercial tenants in the first floor space of the building and a downstate brewery was mentioned as a potential tenant. I would ask that if you have the ability to restrict or influence the types of businesses that are allowed to operate in that space, please consider doing so. I don't believe that the downtown needs another restaurant/bar. If we want to properly serve the new tenants that will be inhabiting the Prime Development as well as the rest of the downtown area, please consider having amenities that are useful for the liveability of downtown residents. For example, a walk in health clinic, a hardware store, or an accessible and affordable grocery store would all be beneficial not only to the residents of the Prime building but also to those like myself who live in the downtown core.

I've lived in downtown Toronto, Canada as well as downtown Portland, Oregon and the biggest benefit of living in a downtown center is the ability to walk to everyday amenities. I believe that future tenants of the Prime Development will have this same desire.

So please, if it is within your power to influence, direct or demand the Prime Developers to not lease space to another restaurant/bar but instead to think about the liveability of future tenants, please do so.

Thank you for your time and for considering my thoughts,

With gratitude,
Courtney Meisenheimer
Resident of Ward 5, City of Plattsburgh

Carlin, Beth <CarlinB@cityofplattsburgh-ny.gov>

Tue, Sep 8, 2020 at 9:51 AM

To: Courtney Meisenheimer <meisenheimer.courtney@gmail.com>

Good morning Courtney,

Thank you for your comments, they have been passed on to the Community Development and Building Inspectors offices to provide to the

Planning and Zoning Boards.

Thanks,
Beth

Beth A Carlin

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

518-563-7701 ph

518-561-7367 fax

carlinb@cityofplattsburgh-ny.gov

www.cityofplattsburgh.com



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City Info <cityinfo@plattsburghcitygov.com>

Prime

1 message

Paula Yellin <pyellin430@charter.net>
To: cityinfo@plattsburghcitygov.com

Wed, Sep 9, 2020 at 7:10 PM

Vote no. We don't want or need small low economic apts that suck up space and parking lots. It would be nice to increase the tax base, but think of a better plan. Paula

Sent from my iPad
pyellin430@charter.net
518-561-2640

To the Planning Board re: Prime LLC development

2 messages

Rachelle Armstrong <rachellec.armstrong@gmail.com>

Fri, Sep 4, 2020 at 10:03 AM

To: City Info <cityinfo@plattsburghcitygov.com>

Dear Board Members,

You have received a new site plan for the PRIME development, the most recent iteration of the project which reflects accommodation of both public and board input. I ask that when you review the updated application that you do so strictly according to your jurisdictional purview. I ask that you base your decision on urban planning research, the GEIS, both the city parking study conducted by Carl Walker and the Community Development Office (<http://www.cityofplattsburgh.com/578/Parking-Plan-Development-Timeline>), as well as the most recent study by Chazen. Inform your decision about parking minimums by reading the latest research, including Shoup's *The High Cost of Free Parking*. <https://www.shoupdogg.com/> I ask that you acknowledge that development of the Durkee St. Lot has always been a plan according to 18 planning documents, the most recent of which is *The Durkee Street Real Estate Market Analysis, 2016*.

Finally, resist the temptation to bend to the opposition group's will. Ron Nolland, ZBA Board president has acknowledged the challenge of making this decision, "in a fishbowl." Though public opinion and concerns have a rightful place in discussion, ultimately, it is your responsibility to base your decision upon standards: those set by the city's planning documents and zoning code, and those reflected in academic research and best practice.

Thank you,

Rachelle Armstrong

Carlin, Beth <CarlinB@cityofplattsburgh-ny.gov>

Tue, Sep 8, 2020 at 9:49 AM

To: Rachelle Armstrong <rachellec.armstrong@gmail.com>

Good morning Rachelle,

Thank you for your comments, they have been passed on to the Community Development and Building Inspectors offices to provide to the

Planning and Zoning Boards.

Thanks,

Beth

Beth A Carlin

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

518-563-7701 ph

518-561-7367 fax

carlinb@cityofplattsburgh-ny.gov

www.cityofplattsburgh.com



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Zoning Board 9-21-20 Planning Board 9-28-20

2 messages

Sue Moore <moorese1975@gmail.com>
To: City Info <cityinfo@plattsburghcitygov.com>

Fri, Sep 4, 2020 at 4:39 PM

As many as 18 studies influenced the decision to develop the Durkee Street lot. With both DRI grants of \$1 million dollars that was made available for downtown property owners to expand and improve upper level residences in their buildings, as well as \$ 3.5 million that will build infrastructure in preparation for the Prime LLC development, we will finally fulfill our goal of downtown development as envisioned in the 'A Plan for the Future, City of Plattsburgh, NY, May 1999 plan. This development will “broaden” “the types and costs of upper level residences.” The Local Waterfront Revitalization Program (LWRP) – revised in 2016 with assistance from Saratoga Associates – specifically identified the Durkee Street Lot as a prime location for a “mixed- use development, parking, and river access.” PRIME's proposal fits well into what the LWRP imagines, as the project will offer a mix of residential units and commercial space, and parking for residences and businesses. River access along the lot is another asset LWRP identifies, one that PRIME's proposal accommodates, as a riverwalk (where there is currently none), will border the project and connect with the Saranac River Trail.

The city has had professional parking studies done, they created a Parking Advisory Committee, and a parking analysis was done by the Community Development Office. These studies have shown that there are plenty of spaces available in the center city area at all times. There have been many people who have worked really hard to find replacement parking, which by the way the people involved in the planning of the development of the Durkee lot early on put absolutely no thought into parking and essentially kicked the can down the road. The current administration was tasked with finding replacement parking and I think they've done a pretty good job.

The number of parking spaces our current Zoning laws require for development are inflated and outdated and with these present requirements there will never be further residential or commercial development downtown.

There are plenty of places across the country that have the same demographics and are doing away with parking minimums because it prevents development.

Removing parking minimums encourages development, makes housing more affordable, and doesn't create so much wasted space. We need to think differently about parking. We want people to be out walking around our downtown.

We have a parking lot with 300 spaces at the Harborside that can serve as overflow parking.

Since the city started utilizing a parking enforcement officer, the on street parking has improved significantly. I walk everywhere downtown and there are always open parking spaces. This was before COVID-19.

I'm including some links to articles on parking that I hope you will take time to look at.

https://youtu.be/Akm7ik-H_7U

<https://www.vox.com/2014/6/27/5849280/why-free-parking-is-bad-for-everyone>

<https://www.strongtowns.org/journal/2019/4/24/its-the-little-things-28>

<https://www.strongtowns.org/parking>

<https://www.strongtowns.org/journal/2019/1/30/one-line-of-your-zoning-code-can-make-a-world-of-difference>

It's interesting to note that some of the restaurant owners are concerned about how parking will affect their business due to this project but have no problem taking up parking spaces and want to close down streets to have outdoor dining. And for clarification, this was before COVID-19.

We have a housing shortage. We as a region need more housing. Businesses are struggling to fill positions because there aren't enough places for these people to live. The Prime proposal will help fill that void and put more people in our downtown to bring more customers to our small businesses.

Are we going to chase away another opportunity like we did with GE, and the BOVE projects a few years ago? The fact of the matter is there are certain people in this city that have consistently been against any development except their own. Certain developers and landlords are just looking to protect their own interests at the expense of progress for the greater good.

Prime LLC has a good reputation and have worked in good faith to accommodate as many of the concerns from the public as well as the respective boards to make this project a reality.

Here are a few excerpts taken from letters sent to you earlier on but bear repeating:

Private enterprise has demonstrated a willingness to invest 25 million dollars in developing the revitalization plan that the state has funded. This will not only bring people downtown but they will live there. This is a huge economic multiplier for the entire area. It will bring new businesses serving their housekeeping requirements, recreational, retail, and nutrition needs as well as public access to the exercise trails along the river. We can't afford to let that investment go elsewhere. - Robert Smith, local businessman

The downtown core needs a reinvigoration of people that would be provided by the residential proposal presented by Prime Plattsburgh LLC at the location of the Durkee Street parking lot. It is my opinion that this project will greatly contribute to the value of the City, enhance the financial strength and resilience of the City, and provide the steady residential base that will uplift and expand the retail offerings located downtown. The proposed project is a classic urban infill project in that it involves the development of underutilized or vacant space within a downtown core already served by existing transportation, water, wastewater, and other utilities. Infill projects involve little additional cost to the city, while contributing financial productivity and revitalizations. - Rodney Brown, former Clinton County Planning Director

In many ways the City of Plattsburgh is the lifeblood of Clinton County. A strong downtown will lift up the entire County. I truly believe that stagnant downtowns result in a slow deterioration of the economic, cultural, and emotional vigor of a city. Alternatively, a downtown that continues to grow and adapt will remain vital and energize a community.

The downtown for the City of Plattsburgh, in my opinion, needs the invigoration of downtown residents that will result from the Prime Companies' proposed project. The project will bring renewed life to the day-to-day flow of activities downtown, including most importantly business and recreational activities. While some have

decried the supposed negative impacts of this project, focusing on the loss of parking, I believe the City of Plattsburgh has taken the steps necessary to provide alternate parking opportunities to prevent any negative impacts. This project has so much promise for the City of Plattsburgh and the County Of Clinton. I urge you to focus on all the positive impacts that would result from this project, and take the steps necessary to approve the project and usher in a renewed era of optimism and economic growth for the city. - Mark Henry, County Legislator

In closing, I hope that you can get past all the rhetoric and look at the potential this project has to improve our downtown and the surrounding area. We only get so many opportunities.

Thank you,

Sue Moore

Carlin, Beth <CarlinB@cityofplattsburgh-ny.gov>
To: Sue Moore <moorese1975@gmail.com>

Tue, Sep 8, 2020 at 9:50 AM

Good morning Sue,

Thank you for your comments, they have been passed on to the Community Development and Building Inspectors offices to provide to the

Planning and Zoning Boards.

Thanks,
Beth

Beth A Carlin

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

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Planning Board Comment 8/24/2020

3 messages

Timothy Holmes <holmestim63@yahoo.com>
To: cityinfo@plattsburghcitygov.com

Sat, Aug 29, 2020 at 10:43 PM

Dear Planning board;

How is it you consider The changes to the Durkee Street Lot with poor consideration for Fish migrations up the Saranac. Im appalled you want to further Canyonize the Saranc for the next 50+ years.

Predator fish like Northern Pike, Walleyed Pile, Yellow Perch, these are fish that like to migrate up streams and rivers when the riverbanks/streambanks arent busy with Human presence. Im looking for info on the Environmental Impact Statement, Im supposing this was all glossed over.

Regards

Tim Holmes

[Sent from Yahoo Mail for iPhone](#)

City Info <cityinfo@plattsburghcitygov.com>
To: Timothy Holmes <holmestim63@yahoo.com>

Mon, Aug 31, 2020 at 10:58 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

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

518-563-7701 ph

518-561-7367 fax

carlinb@cityofplattsburgh-ny.gov

www.cityofplattsburgh.com

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

Mon, Aug 31, 2020 at 11:00 AM

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Submission to City Planning Board for meeting on 8/24/2020

1 message

Timothy Palkovic <palkovtj@plattsburgh.edu>
To: cityinfo@plattsburghcitygov.com

Sun, Aug 23, 2020 at 3:43 PM

At the last Zoning Board of Appeals meeting (Aug.17,2020) Prime replayed their old script that the City can get along with less parking.

Prime representatives were, in fact, expressing their anxiety over the lack of downtown parking impacting on Prime being cleared to go forward with its project.

Prime is using the classic "what about...?" ploy, Steve asked, "What about walking a dog for exercise?" and "What about city squares in Europe?" Charlie asked "What about Prime's success in Saratoga?"

They were covering because they were caught trying to change the direction of the argument. This is a classic situation in which people shift the conversation to avoid directly addressing the issue at hand.

This same pattern has been played out at previous Zoning Board of Appeals and City Planning Board meetings.

Prime and the City constantly refer to the City parking code being antiquated. The presumption is that a code update would result in fewer parking requirements.

More parking is now needed than in the past. A two person household with both working will now typically have two cars. In another example a family with children growing into driving age will likely have their own cars as well.

The argument that we need less parking spaces now than in the past is simply wrong.

Tim Palkovic
City Resident

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

City Info <cityinfo@plattsburghcitygov.com>
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

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

518-563-7701 ph

518-561-7367 fax

carlinb@cityofplattsburgh-ny.gov

www.cityofplattsburgh.com

[Quoted text hidden]

City Info <cityinfo@plattsburghcitygov.com>

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>

[Quoted text hidden]

Planning Board Comment 8/24/2020

4 messages

JOSEPH BARRY <barryb721@verizon.net>
To: cityinfo@plattsburghcitygov.com

Wed, Aug 19, 2020 at 8:32 AM

Dear Members of the Plattsburgh Planning Board,
I have followed the process of downtown development with great interest over several years.

I am NOT convinced the the Prime Project for Durkee St. is in the best interests of our city. Where are the renters and retailer businesses to fill these spaces supposed to come from? I urge you to reject it and look for better public use of our public space. Once given away to private developers, we cannot reclaim the Durkee St lot. Once access to the Saranac River is restricted by buildings, we can't get it back.

It was sobering to see downtown Burlington VT. stuck with a big hole in the ground when developers there abandoned an ambitious project of housing and retail space just off Church St.. They had promised a lot and couldn't deliver on their promises. We don't want to repeat that mistake here.

Thank you.

Barbara Barry
18 West Court St.
Plattsburgh NY 12901

Sent from my iPad

City Info <cityinfo@plattsburghcitygov.com>
To: JOSEPH BARRY <barryb721@verizon.net>

Wed, Aug 19, 2020 at 2:17 PM

Good afternoon,

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

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

518-563-7701 ph

518-561-7367 fax

carlinb@cityofplattsburgh-ny.gov

www.cityofplattsburgh.com

[Quoted text hidden]

City Info <cityinfo@plattsburghcitygov.com>

Wed, Aug 19, 2020 at 2:17 PM

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

[Quoted text hidden]

Barb Barry <barryb721@verizon.net>

Wed, Aug 19, 2020 at 2:25 PM

To: City Info <cityinfo@plattsburghcitygov.com>

Thanks, Beth.

Barb

On Aug 19, 2020, at 2:17 PM, City Info <cityinfo@plattsburghcitygov.com> wrote:

[Quoted text hidden]

Planning Board Meeting Comment

3 messages

Dr. Kate Mahoney-Myers <DrKateMahoney@hotmail.com>
To: "cityinfo@plattsburghcitygov.com" <cityinfo@plattsburghcitygov.com>

Mon, Aug 24, 2020 at 10:37 AM

Hi all,

Kate Mahoney-Myers here once again just stopping by to plead with the Planning Board members to vote No on The Durkee Street Development by Prime. With Covid, the downtown is withering. I personally have spent hours over the past two weeks weeding, sweeping, and picking up junk off of the lower block of Brinkerhoff Street. I removed deadly nightshade plants from around the trees planted in the sidewalk. I threw away drug paraphernalia. I scooped dog poop, picked up broken glass and numerous alcohol containers. Despite it all, downtown businesses carry on with no help from the city.

Parking spaces are available, yet not in abundance. Allowing Prime to move forward will cause a massive parking issue, especially with the newest plans for more retail, including a restaurant or maybe a brewery. Please do not allow this to happen. Fight for your local businesses who have stood by downtown through thick and thin. Losing a large amount of parking while substituting some or all of the replacement parking for paid parking will further be the death nell for downtown. Please don't allow that to happen. Vote No. Downtown businesses are counting on you.

Sincerely,
Kate Mahoney-Myers
owner, Living Well Chiropractic

City Info <cityinfo@plattsburghcitygov.com>
To: "Dr. Kate Mahoney-Myers" <DrKateMahoney@hotmail.com>

Mon, Aug 24, 2020 at 11:22 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

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

518-563-7701 ph

Drafted but not finally edited due to time constraints.

August 24, 2020

City of Plattsburgh Planning Board
c/o Jim Abdallah, Chairman
City Hall
41 City Hall Place
Plattsburgh, New York 12901

Re: Prime Plattsburgh, LLC PUD Application

Dear Mr. Abdallah, ZBA and Planning Board members:

As you know our firm is counsel to the Plattsburgh Citizens Coalition, Inc. We see that significant updated application materials were submitted to the Planning Board today, August 24, 2020 with, according to the City of Plattsburgh City Planner Malana Tamer's letter, the intent of seeking an approval tonight. With due respect to this entire process, the submission of materials on the day of the hearing, or indeed even in the past week, is not sufficient time for anyone to review the volumes of material, let alone the planning board or the public. Holding a public hearing on such short notice of submission is unreasonable and the matter should be tabled.

Turning to the actual application materials, we offer the following:

1. It is noted that the applicant (both the City and Prime) seek to utilize City of Plattsburgh Zoning §360-21(d)[5] for Mixed or multiple uses, which reads as follows: "*In the case of mixed or multiple uses within a single structure or building or in the use of land, the amount of off-street parking required shall be determined by the sum of the requirements of the various uses computed separately in accordance with § 360-26 of this chapter, except where the applicant can demonstrate to the satisfaction of the Planning Board that another method of*

computation will adequately serve the proposed mixed or multiple use.” See Letter from McFarland Johnson dated August 10, 2020 and review letter of Chazen Engineers dated August 17, 2020, as well as the revised site plans. We do not believe the City and Prime can propose this shared parking solution because the parking is not completely shared.

It is respectfully submitted that the Chazen Engineers letter of August 17, 2020 does not take into account the fact that the below-grade parking beneath the “amenities” area is going to be exclusive to the building. Indeed, the plans filed with the Planning Board and ZBA are actually not clear in this regard, and we believe therefore entirely misleading to this entire parking discussion. The applicant (both the City and Prime) should identify clearly what portions of the parking will be gated and/or exclusive to the building and/or its businesses and tenants, and not allowed for public use.

With the delineation of parking, we submit to you that this parking plan is not “shared” and therefore does not meet the intent of City of Plattsburgh Zoning §360-21(d)[5]. That section does not mention or apply to “public” parking there is no consideration for “exclusive” parking under City of Plattsburgh Zoning §360-21(d)[5]. As such, that section is inapplicable.

In addition, since this entire Durkee Street Parking Lot is part of a municipally owned, and special district taxed, parking lot, we reiterate that the City lacks the authority to turn the public lot over to private hands, and also to charge for any public parking that is already paid for by a special district. This project needs to replace the lost parking period. Otherwise you are handing the private developer public improvements and public benefits without any return compensation in terms of parking.

2. An approval conditioned on ZBA approval is inappropriate. It is respectfully submitted that the City Planner’s recommendation that the Planning Board condition its approval on a ZBA special use permit is inappropriate, likely unlawful. The special use permit can directly impact the site plan review. We believe it would be more appropriate for the Planning Board to offer its comments to the ZBA so that the ZBA can take them into account in the special use permit review. If the special use permit were granted, perhaps then the application would be “zoning compliant” therefore allowing the Planning Board to proceed. Until that time, however, it is submitted that the application is not zoning compliant, and that the Planning Board ruling on a non-zoning compliant application would be inappropriate.

We thank the board for its consideration of these comments on such extreme short notice.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Fuller', written in a cursive style.

Matthew F. Fuller, Esq.
mfuller@meyerfuller.com

cc: Plattsburgh Citizens Coalition, Inc.

Downtown housing crucial for growth

By CHRISTINE ROTELLA Sep 26, 2007

As a downtown property owner, I feel compelled to comment on the latest article concerning potential development of new apartments, "The Bove Project."

Every expert the city has retained in the last decade, including Mr. Peters who recently spoke, confirms that Plattsburgh must inhabit its downtown if it expects economic vitality and calming of late-night influences. The city's Community Development Office knew this years ago and has been consistent in its efforts to provide funding to rehabilitate second and third floors of existing buildings to create livable, affordable housing.

As a matter of fact, many of the downtown merchants and property owners so opposed to this project have received hundreds of thousands of dollars in grants and no- or low-interest loans to create apartments for limited-income families and/or to rehabilitate facades or street level commercial space. Mr. Seiden's much-touted project on City Hall Place (which included limited-income housing) only happened because the Community Development Office stepped up to the plate. Wasn't that an economic development driver? Was that a "false need?" Heaven forbid an "outsider" with new perspectives and new ideas should invest in Plattsburgh and get any assistance.

As the owner of three downtown properties containing 11 apartments and four storefronts, I am thrilled that "outsiders" want to invest in our community and I wholeheartedly welcome Mr. Bove's project. I don't fear it as competition, but recognize it as an enhancement to development of a downtown community

On another note, I am sick and tired of the "glass-is-half-full" mentality. Outside investment and new buildings create confidence in a community. "Lake Stewart," as Mr. Seiden referred to The Gateway at Plattsburgh building on Durkee Street, is now an attractive addition to downtown with two major tenants occupying the site. Fifty percent of rentable space is committed, and we've only just begun.

The waterfront hotel project will certainly happen one way or another. Even if the current developer doesn't proceed, local developers are starting to express an interest, an interest that was not there at the proposal's conception.

Many of us are weary of the pervasive negativity that seems to surround change, bright ideas and forward thinking. Plattsburgh's reputation is at stake.

Judge rules in favor of Bove project

By JOE LoTEMPLIO Sep 21, 2007

PLATTSBURGH -- A judge has ruled in favor of the controversial Bove project in downtown Plattsburgh.

Acting State Supreme Court Justice Kevin K. Ryan said the City of Plattsburgh acted properly in granting Burlington, Vt., developer Richard Bove permission to construct a housing project at the corner of Court and Margaret streets.

Bove wants to create housing for income-eligible tenants in a three-story unit that would include retail space on the street level and underground parking.

The project was approved by the city's Common Council last November when then-Mayor Jack Stewart broke a 3-3 tie by voting in favor of the deal.

Several downtown merchants strongly objected to the project, saying it was not a good fit for downtown.

They worried about parking, chain stores competing unfairly and poor quality of life for residents of the project.

Last May, four of them -- John Seiden, Patricia Waldron, Dan Waldron and Peter Whitbeck -- filed a suit in Supreme Court, arguing that the city did not follow proper procedure in allowing the project.

Ryan's ruling said the city did indeed give the project an ample review before approving it.

"Given this record, the court cannot say the respondents (city and Bove) failed to take a hard look at all the relevant areas of environmental concern and make a reasoned determination of the basis for its determination," the ruling said in part.

"The petition (to halt the project) is denied."

Whitbeck said he doubts the ruling will be appealed.

"We don't think we have enough to have it overturned," he said.

"But we still do not believe that this is something that belongs in downtown. We have an unbelievably high rate of low-income housing in the city already compared to the rest of the county, and downtown is a business district, and we should be concentrating on that."

Patricia Waldron said the group will continue to mull its legal options.

"The city, the School Board and 95 percent of the downtown merchants agree that this is not a fiscally responsible project," Waldron said.

"With the help of our new mayor, we wish for only integral decisions to be made for downtown Plattsburgh."

The project relies on valuable federal tax credits that Bove must secure. He said recently that he had not yet applied for the credits because the case was still in court.

But now he will.

"If we had lost in court the project would have been done, but now we can apply for the credits," Bove said.

"But it is a competition to get the credits so it is not a done deal, but we are still alive."

Bove said he still believes the project is a good fit for Plattsburgh.

"We will refresh our study, but I'm pretty sure it will say what it said two years ago -- that Plattsburgh is in need of workforce housing by about 100 units."

Bove said he will meet with Mayor Donald Kasprzak next week to discuss the project.

Kasprzak, who strongly opposed the project when he was campaigning for mayor last year, is still against the idea.

"As mayor, I guess I should be pleased that the city won the case, but personally I am still not in favor of this project.

"I still maintain that it is in the wrong location and the city is not receiving ample remuneration for the property."

Under the agreement with the city, Bove will pay the city taxes at a discounted rate. He would also pay special-assessment parking fees and a lease payment.

Payments would escalate over a 15-year period beginning with \$18,211 in the first year.

Controversial Bove project still on hold

By JOE LoTEMPLIO Sep 3, 2007

PLATTSBURGH -- Although it has been quiet for months, the controversial Bove project remains alive.

"We're just waiting on the courts," developer Rick Bove said recently.

Bove wants to construct a three-story housing project for income-eligible tenants at the corner of Court and Margaret streets where a city parking lot sits now.

The parking lot was created after a major fire burned down a hotel on the spot in 1978.

Bove's plan would also include 3,000-square-feet of retail space on the ground floor, plus parking spaces.

He has been granted a 99-year lease under which the city would receive prescribed payments.

The plan has stirred emotions the past two years, with several downtown merchants strongly in opposition.

Merchants say that income-eligible housing is not a good fit for downtown. They worry about a lack of green space for families, the strain on parking, and the atmosphere of late-night downtown as a bad influence on children.

They also are not thrilled that Bove, of Burlington, is an outsider, receiving valuable state tax credits for the project.

The Plattsburgh City School Board also was against the project, fearing that an influx of students would burden the system without the accompanying revenue.

After numerous public debates, the City of Plattsburgh Common Council granted approval to the Bove plan last November, but it wasn't without ire.

Then-Mayor Jack Stewart broke a three-to-three council tie by voting in favor of Bove.

The project has since received Planning Board approval and is ready to be launched.

Merchants responded by filing a suit against the city, saying the procedure for granting Bove approval was flawed.

The suit went before Clinton County Court Judge Kevin K. Ryan this past May and has been there since.

Both sides await a ruling.

Bove said he is anxious for a decision because he cannot apply for the tax credits until the legal dispute is resolved.

"They want you ready to go before you apply, so we can't go forward with this hanging over it," Bove said.

The next round of tax-credit disbursements is scheduled for next February. If Bove cannot apply for the tax credits then, the agreement with the city ends.

"If we can't do it then, hopefully, we can go back and see if we can make something happen -- if not at that site, then another site -- because I love Plattsburgh," Bove said.

"I think the need for this project is still there."

While he may still believe in the project, the merchants who filed the suit obviously do not.

"Low-income housing is not an economic development driver," said John Seiden, one of the backers of the suit.

"It's a false need, and anytime you create a false need, you will chase it for a lifetime."

Seiden has a bit of experience in downtown development. He has undertaken 17 projects in his career, most notably the transformation of City Hall Place in the early 1990s.

City Hall Place was commonly referred to as "Skid Row," but it now is an attractive street lined with restaurants and retail businesses.

Seiden questions the willingness to let Bove go forward with his housing project.

"We've had other projects in this town based on false needs, and we don't need another one," he said.

Seiden was critical of the Gateway Project in the Durkee Street parking lot, which sits largely empty; the new Plattsburgh International Airport, which lacks a major air carrier providing daily service; and the proposed waterfront hotel that has yet to emerge.

"We've got empty buildings downtown, an airport with no planes and a beautiful waterfront parking lot with no hotel," he said.

"And now we're going to do this (Bove project). If that's what Plattsburgh wants, then that's why downtown is not thriving."

Bove said he hopes the court case is settled soon one way or another.

"It's been an exercise in patience," he said.

Bove has plans to bring another development downtown

By JOE LOTEPLIO Oct 18, 2007

PLATTSBURGH — Burlington developer Rick Bove is planning another project for downtown Plattsburgh.

Bove, in partnership with local chiropractors Drs. Joseph and Carolyn Clauss, is proposing a full-service grocery store with apartment units on top at the corner of Margaret and Cornelia streets.

“Downtown doesn’t have a grocery store, and I think it would be a great benefit to people,” Bove said. “Especially for the elderly.”

The plan calls for a store, with a deli, to encompass much of the 23,000-acre tract of land that covers two parcels.

Bove said he is negotiating with two national grocery chains that are interested in the project, which will be called Keystone Place.

Parking for about 20 cars would be included for the store, and underground parking will be built for the apartments.

“We would anticipate a lot of walkups for this store,” Bove said.

He will be holding a public-informational meeting at 8:30 a.m. Wednesday at the Great Adirondack Soup Company on Oak Street.

Bove gained attention last year when he proposed a workforce-housing project for the corner of Margaret and Court streets.

Many downtown business owners objected to the plan, citing concerns about parking, the lack of green space for children and whether it was low-income housing.

The Common Council approved the plan, just barely, as then-Mayor Jack Stewart voted in favor to break a 3-3 tie.

A group of merchants sued the city for not properly following procedure in allowing Bove’s project to go forward, but the court ruled in favor of the city.

Bove is expected to apply for the needed federal tax credits for the project by next February.

Incidentally, Bove is part of the Bove family that owns a long-popular Italian restaurant

of that name in Burlington.

An episode of “Throwdown with Bobby Flay,” a nationally known television food expert, was recently filmed at the restaurant.

“It was exhausting, but we are really excited about that show,” Bove said.

Plattsburgh resident Lauren Vilbert, a student at the University of Vermont, was one of the people asked to taste the food during the show.

Downtown grocery/apartment plan comes into focus

By DAN HEATH

Oct 25, 2007



This is a preliminary rendition of Keystone Place, a grocery store and apartment complex planned by Burlington-based developer Rick Bove and Drs. Joseph and Carolyn Clauss at the corner of Margaret and Cornelia streets.

Staff Photo/Dan Heath
The Press Republican

PLATTSBURGH -- More details about the grocery store and apartment complex proposed for downtown Plattsburgh were provided at a public meeting Wednesday.

Burlington-based developer Rick Bove is working with Drs. Joseph and Carolyn Clauss to develop Keystone Place, a 10,000-square-foot grocery store topped by 18 units of "working family" apartments near the northeast corner of Margaret and Cornelia streets.

"We've been trying to develop this property in many different ways for quite some time," Mr. Clauss said. "This would draw people who want to live downtown."

DOWNTOWN BOOSTERS

The plan was unveiled at an informational meeting held at the Great Adirondack Soup

Company. Bove said it was held to get this out in front of the public right away, so people know what's happening in the community.

"Dr. Joe, Dr. Carolyn and myself are big proponents of bringing people downtown. A grocery store is a key portion of that," Bove said.

Mr. Clauss said discussions are under way with two grocery chains. Both are excited to bring a grocery store, which would include a deli and a bakery, to downtown Plattsburgh.

Mrs. Clauss said the name Keystone Place was chosen because the project is a keystone to jump-start redevelopment of downtown Plattsburgh.

BUILDING PLACEMENT

The building would occupy the former Sunbrite Laundry property, presently a parking lot. Another parking lot would be built on the lot to the south, presently occupied by a one-story structure. Both properties are owned by Mr. and Mrs. Clauss.

The apartments would be available to families making between \$15,000 and \$30,000 per year. Tentative plans call for 14 two-bedroom apartments and four three-bedroom apartments.

The project would be financed by the sale of New York State Department of Housing and Community Renewal tax credits to investors. Bove said an application for tax credits will be made in February, and those awards are usually announced in late summer.

"If we don't get them then, we'll apply again the next year," he said.

TAX SITUATION

A professional management team would conduct background and credit checks on tenants, Bove said, and income eligibility would be reviewed annually.

"The tax credits would be in jeopardy if we are renting to people who don't meet the income requirements."

Bove said the commercial portion of the property would pay taxes, the same as any other commercial property.

Clinton County Housing Committee Chairman David Valachovic said the residential portion's tax assessment would be based on its revenue, rather than its intrinsic value, for 45 years, according to New York state law.

"The investors who buy the tax credits own it (the residential portion) for 45 years," he

said.

At the end of that time, the property is transferred to a different ownership entity, which would be taxed just like any other property owner, Valachovic said.

Mr. Clauss said that as far as taxation is concerned, the city would get more from a 10,000-square-foot grocery store than it does from the parking lot currently on the property. The store would also generate sales-tax money.

PROJECT TIMING

Valachovic said that even with all the approvals, it would be at least two years before the project was built. That could extend to three years if tax-credit reapplication is necessary.

Bove said a market study he commissioned showed the need for 100 units of new, affordable housing in the downtown area.

The city isn't going to get any bigger in terms of land, Valachovic noted, so its redevelopment strategy should be focused on bringing people downtown.

"This is the best way to go to revitalize downtown and the city."

The goal is to prevent people from spending more than 30 percent of their income on housing, Bove said, which would allow them to save toward buying a home in the future.

Plattsburgh Common Council Ward 6 candidate Chris Jackson said he lived that scenario 15 years ago.

"We do need a grocery store downtown. I've said that all along. I feel this is going to complement the (North Country) co-op, not compete with it."

PROJECT CONCERNS

During a preliminary chat with the City Zoning Board of Appeals, three concerns were raised about the project, Bove said. Those were whether there would be enough parking, enough green space and the height of the building.

There would be 20 outside parking spaces for the grocery store and about 46 underground parking spaces for residential tenants. Bove said that leaves the project two parking spaces short.

Michael Kulik of Plattsburgh questioned why green space has become such an issue for downtown housing projects, as Trinity Park and Macdonough and Champlain monument parks are nearby.

The project is below the city's 35-foot height limit, but the three-story building exceeds its two-and-a-half-story limit.

The tax-credit application would be in competition with Bove's Cumberland Place project, the controversial retail and housing project planned for the corner of Margaret and Court streets. Bove said that project is ready to break ground if tax credits are awarded.

Keystone Place will go before the City of Plattsburgh Zoning Board of Appeals on Monday, Nov. 19, and the City Planning Board on Monday, Nov. 26.

Grocery store and apartment complex in jeopardy

By DAN HEATH

Nov 21, 2007

PLATTSBURGH -- A proposed downtown grocery store and apartment complex could be in jeopardy due to a lack of parking spaces and other zoning issues.

Drs. Joseph and Carolyn Clauss are working with Burlington-based developer Rick Bove to build Keystone Place, an approximately 8,000-square-foot grocery store topped by 18 units of "working family" apartments near the northeast corner of Margaret and Cornelia streets.

They had planned to seek special-use permits and zoning variances at this week's City of Plattsburgh Zoning Board of Appeals meeting. But the Zoning Board postponed that review because the developers didn't have a complete application that meets zoning requirements.

TOO MANY APARTMENTS?

Zoning Board Chairman Ronald Nolland said the city zoning code calls for 9-by-18-foot parking spaces and 26-foot-wide aisles.

With an aisle-width variance to 24 feet, there would be room for 54 full-size parking spaces.

Using those figures, Nolland said, 10 to 11 apartments would be a better fit on the property.

"I don't think it's a bad idea to have a grocery store downtown. I don't think it's a bad idea to have apartments above it," he said.

Nolland said the issue is density, how many apartments would be built on the property, how many full-size parking spaces could be included and how much green space would be on-site.

Project Architect Greg Rabideau of Rabideau Architects said there was some flexibility about the number of apartments, but reducing that number by half was too extreme.

"We haven't tried everything possible. We'll go back and see if we can meet them somewhere in the middle," he said.

Mr. Clauss said the best use for the property is to build a grocery store, but it wouldn't

be feasible financially with only 10 apartments. There are other possibilities if the grocery store and apartment complex won't work, he said.

PARKING SPACES

The property is the former Sunbrite Laundry site, presently a parking lot. The one-story building next door would be demolished and converted to a parking lot for the grocery store.

Developers proposed 45 spaces of underground parking for tenants of the building and 20 outdoor spaces for the grocery store, two short of the number needed for 18 apartments.

That was based on having 20 percent of the parking spaces sized for sub-compact cars, 20 percent for compact cars and the rest for full-sized cars, which the City Planning Board could allow.

AFFORDABLE HOUSING

Tentative plans call for 14 two-bedroom apartments and four three-bedroom apartments.

The apartments would be available to families making between \$15,000 and \$30,000 per year. The goal is to allow tenants to spend less than 30 percent of their income on rent as they save to buy their own home.

The project would be financed by the sale of New York State Department of Housing and Community Renewal tax credits to investors.

The commercial portion of the property would pay taxes the same as any other commercial property.

The residential portion's tax assessment would be based on its revenue, rather than its intrinsic value, for 45 years, according to New York state law.

The tax-credit investors would own the residential part of the project during that time. The property would then be transferred to a different entity, which would be taxed just like any other property owner.

Keystone Place is scheduled to go before the City of Plattsburgh Planning Board at 7 p.m. Monday.

If the project receives Planning Board approval and Zoning Board special-use permits and variances or meets zoning requirements, construction would take two to three years.

City zoners approve Bove project for downtown

By JOE LOTEPLIO 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.”

Bove comes back with another plan

By JOE LoTEMPLIO Jul 18, 2008

PLATTSBURGH -- Burlington developer Richard Bove is bringing back another plan for a downtown location.

Bove wants to develop a bank and 18 units of work-force housing at the corner of Margaret and Cornelia streets.

Billed as Keystone Place, the development would feature an unnamed bank with two drive-through windows, utilizing about 2,500 square feet of space.

The apartments would be available to income-eligible tenants.

All of the parking for the project would be on the surface of the site for both the bank and the apartments.

Late last year, Bove proposed a plan for the site that included a grocery store, along with work-force housing units and underground parking.

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

His latest plan needs a variance to operate in a business district because of the housing element.

He is scheduled to appear before the Zoning Board next Monday night.

If approved, Bove said he would apply for state tax credits next February to help fund the project.

"We're hopeful, but the market has just been awful and it affects the tax credits," Bove said.

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

"Because the property is not owned by the city, we can wait if we have to until it (tax-credit market) gets better."

Bove came under fire in 2006 when he proposed building a work-force housing unit 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.

Bove got approval from the council to go ahead with his plans, but they died when the value of the much-needed tax credits dove sharply.

The competition for tax credits in the state is only available once a year every February.

Bove project dead

By JOE LOTEMPLIO Mar 17, 2008

PLATTSBURGH — A controversial downtown housing project is dead.

Burlington developer Richard Bove said today that his plan for an income-eligible apartment complex at the corner of Court and Margaret streets is over.

“We tried so hard. We really did try to make it work, but it’s just not going to,” Bove said.

The project was reliant on state tax credits that developers compete for once a year.

The deadline for applying for the credits was the end of February, but Bove passed on the option.

“When we started, the tax credits were about 95 cents to the dollar, and it worked for us,” he explained.

“But then they dropped to about 92 cents, and it still worked. Then they dropped to about 85 cents, and it still worked.

“But then, with the sub-prime issue, they dropped to about 82 cents, and it just didn’t work anymore.”

The tax-credit market is up and down, Bove said, but in New York the competition for the credits is only once a year.

“We just can’t wait another whole year. If this was Vermont, where they have the competition every month, we could wait a little.”

OPPONENTS ‘WIN’

Bove’s project was controversial ever since he first proposed the plan nearly four years ago.

The site is owned by the city and serves as a parking lot. It used to house the Cumberland Hotel, which burned down in 1978.

Several downtown merchants objected to Bove’s plan, citing concerns about losing parking spaces, chain stores competing unfairly and residents of the project having a poor quality of life.

Four businesspeople — John Seiden, Patricia Waldron, Peter Whitbeck and Dan Waldron — filed a suit in May 2007, claiming the city did not act properly in granting Bove permission to construct the project.

A judge ruled in favor of the city last September, clearing the way for Bove to proceed.

But the delay caused by the suit had an effect.

“The market went down during the delay, so the suit worked for them, I guess,” Bove said.

Koffee Kat owner Patricia Waldron, whose business is right across the street from the proposed project site, was satisfied to hear the project was dead.

“We felt strongly about it, and we certainly wish Mr. Bove well, but we are happy to know that the parking spaces will still be there.”

GROCERY STORE

Bove said he is still pursuing another project at the corner of Margaret and Cornelia streets, along with Plattsburgh Drs. Joseph and Carolyn Clauss.

Plans initially called for a grocery store and apartments, but the site won't fit enough parking spaces for a grocery store.

Bove said he is now looking at a mixed-use facility with some kind of retail and apartments.

He plans to go before the city's Zoning Board of Appeals in April for a special-use permit.

If it's approved, Bove said, he would apply for tax credits before next February.

“If all goes well, we could put the shovel in the ground next summer.”

Bove said he is also still looking for a site for a downtown grocery store.

“I still love Plattsburgh and am very high on it's potential.”

Mayor Donald Kasprzak said he was open to all ideas.

“I did not support this (Court Street) project, and everybody knows that, but I welcome all developers to the city. But it is time to move on and focus on future development.”

Zoning Board meeting 8/17/20 Planning Board meeting 8/24/20

6 messages

Sue Moore <moorese1975@gmail.com>
To: cityinfo@plattsburghcitygov.com

Sat, Aug 15, 2020 at 1:00 PM

Peru Gazette

22h ·

I recommend reading this week's Sun Community News. Good ad on page 5 rebutting claims against downtown Plattsburgh redevelopment plans. There's also a letter to the editor relating the historical negativity of many downtown Plattsburgh business owners.

Many years ago, when some people wanted to model downtown Margaret St. after Burlington's Church Street. Negative people shot that down. In the more recent past, the same people drove away a Burlington developer who was willing to invest millions downtown. Here in Peru, some people thought the Walking Trail was ridiculous. Now, most people would agree it's one of the best things about our community. Peru's most significant recent residential investments have come from a Vermont developer. We need to welcome outside investors, not turn them away.

Why care about downtown Plattsburgh? This area has to have a cultural and entertainment center. It will attract more business, investment, and talented people. Downtown Plattsburgh has historically been that place, but it's in danger of deteriorating. The Strand Centre was a good start, but more needs to happen.

City Info <cityinfo@plattsburghcitygov.com>
To: Sue Moore <moorese1975@gmail.com>

Mon, Aug 17, 2020 at 11:22 AM

Good morning Sue,

Thank you, your comments have been passed on to the Community Development and Building Inspector's office for the Board members.

Thanks,
Beth

Beth A Carlin

Assistant to Mayor Read

41 City Hall Place

Plattsburgh, NY 12901

518-563-7701 ph

518-561-7367 fax

carlinb@cityofplattsburgh-ny.govwww.cityofplattsburgh.com

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City Info <cityinfo@plattsburghcitygov.com>

Mon, Aug 17, 2020 at 11:22 AM

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

[Quoted text hidden]

Sue Moore <moorese1975@gmail.com>

Mon, Aug 17, 2020 at 11:35 AM

To: City Info <cityinfo@plattsburghcitygov.com>

Thanks, do you know if the things I sent on Thursday and Friday were passed on? I didn't receive a confirmation.

Sue

[Quoted text hidden]

City Info <cityinfo@plattsburghcitygov.com>

Mon, Aug 17, 2020 at 2:16 PM

To: Sue Moore <moorese1975@gmail.com>

Good afternoon Sue,

Yes, all three messages have been forwarded to the appropriate departments for distribution to Zoning board members and Planning board members.

Thanks,

Lisa Beebie
Senior Clerk
City of Plattsburgh Building Inspector's Office

[Quoted text hidden]

Sue Moore <moorese1975@gmail.com>

Mon, Aug 17, 2020 at 2:32 PM

To: City Info <cityinfo@plattsburghcitygov.com>

Ok thank you!

[Quoted text hidden]

Zoning Board meeting 8/17/20 Planning Board Meeting 8/24/20

2 messages

Sue Moore <moorese1975@gmail.com>
To: cityinfo@plattsburghcitygov.com

Fri, Aug 14, 2020 at 10:33 AM

I am sending you these articles pertaining to the Bove projects from a few years ago because I believe it is important for you to see the similarities of what happened then and what is happening now with the Prime project. You will see some of the same players and tactics (lawsuit) used then as being used now to try to drive another developer out of town. Some of you may remember this. I hope you will take the time to read these articles. It's pretty sad that a few people continue to use their influence and money to drive out legitimate developers with good projects that would improve our city and particularly downtown. I hope history doesn't repeat itself.

Thank you,
Sue Moore

https://www.pressrepublican.com/opinion/downtown-housing-crucial-for-growth/article_8a9fe976-f698-5f70-8f6d-5ce11a9c3c4b.html

https://www.pressrepublican.com/news/local_news/controversial-bove-project-still-on-hold/article_1900e83f-9232-54fe-93f2-11e820fc9de2.html

https://www.pressrepublican.com/news/local_news/judge-rules-in-favor-of-bove-project/article_8d762684-10e9-5937-aaae-7cfd0cbe04a4.html

https://www.pressrepublican.com/news/local_news/bove-has-plans-to-bring-another-development-downtown/article_e65bc66c-9b62-52a1-92d4-ed0cf7a4d0b5.html

https://www.pressrepublican.com/news/local_news/downtown-grocery-apartment-plan-comes-into-focus/article_d326b260-acc2-5d3f-99d6-e2fd5b6aa417.html

https://www.pressrepublican.com/news/local_news/grocery-store-and-apartment-complex-in-jeopardy/article_7d4f0a6f-0568-5ee1-9d0f-662abc6b6539.html

https://www.pressrepublican.com/judge-rules-in-favor-of-bove-project/article_542ab0f5-efd9-54af-93c1-550cc6253bac.html

https://www.pressrepublican.com/news/local_news/city-zoners-approve-bove-project-for-downt

https://www.pressrepublican.com/news/local_news/bove-comes-back-with-another-plan/article_41c1aea8-f37d-537c-9faf-a81aea7a18ee.html
https://www.pressrepublican.com/news/local_news/bove-project-dead/article_5c4144d4-3e10-5745

https://www.pressrepublican.com/news/local_news/bove-project-dead/article_5c31f1a5-7cf0-56e7-a8b3-d81627396cf6.html

City Info <cityinfo@plattsburghcitygov.com>

Fri, Aug 14, 2020 at 2:23 PM

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

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Zoning Board 8/17/20 Planning Board 8/24/20

2 messages

Sue Moore <moorese1975@gmail.com>
To: cityinfo@plattsburghcitygov.com

Thu, Aug 13, 2020 at 8:20 PM

Interesting article. Check it out.

 **Walkable City - Mix The Uses.pdf**
925K

City Info <cityinfo@plattsburghcitygov.com>

Fri, Aug 14, 2020 at 2:22 PM

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

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 **Walkable City - Mix The Uses.pdf**
925K

6

Invest in Attainable Housing Downtown

Dense housing is central to walkability.

AN IDEAL MIXED-USE COMMUNITY has something approaching a jobs/housing balance. Since most places in America are either mostly residential or mostly commercial, the path to mixed use must logically take one of two directions: either adding commercial uses to residential neighborhoods, or adding residential uses to commercial neighborhoods. Of those two, the former is what we professionals call a *theoretical possibility*. It never happens.

If you want to understand why it never happens, just try building a corner store in a cul-de-sac; you will quickly be escorted over the county line. As starved as suburban pod-dwellers are for walkable retail, nobody wants it near their house. For this reason, almost all efforts at creating more mixed-use places have been focused on bringing more housing to principally commercial areas, especially downtowns, main streets, and those other locations where shops and offices already line sidewalks. These are also the places where walkability is most possible, since they were built at a time when walking mattered.

The value of bringing more housing to these places, which we will collectively (and inaccurately but usefully)

label “downtown,” is more than just convenience. More housing is what makes a downtown great. Jane Jacobs made this point in 1961, when she observed that New York’s Wall Street, with 400,000 workers in very close quarters, was still “miserable at providing services and amenities,”³¹ because it lacked what she called *time spread*: activity around the clock. Why were there no great restaurants or gyms on Wall Street? Because a great restaurant or gym needs both daytime and evening clientele, which only exists in places where people both work and live.

Most American cities have very low residential density in their downtown cores. Detroit, for example, has 4.3 people per acre. Tulsa has about 3. These are low-density suburban numbers, in locations where people want to live. Whatever non-luxury rental housing gets built is immediately occupied. Yet developers can’t—or won’t—build it fast enough. Instead, those few developers active in the downtown are putting up small numbers of luxury condos, which they often can’t sell because the downtown, lacking *time spread*, is not yet good enough.

Why this mismatch between supply and demand? Because attainable downtown rentals usually don’t make



Restored with the help of State and Federal historic tax credits as well as City subsidies, the Randolph adds 56 market-rate housing units to downtown Des Moines.

money. Building in urban areas is expensive, and, in most cities, only luxury rents can support it. But very few would-be urbanites can afford those rents. Most of the people who are ready to move downtown, in America's less-developed cities, are recent graduates, young entrepreneurs, and childless professionals who don't yet command high incomes. Developers go where the profits are, and they will limit their activity to the suburbs unless some other entity—typically the city—finds a way to make standard downtown apartments profitable.

Some cities, recognizing that developers need a bit of a push to come downtown—and understanding the great value of *time spread*—have taken the leap to investing in new attainable urban rentals. This can be done in a variety of ways. Kansas City waves *ad valorem* taxes on such developments. Des Moines offers a

ten-year 100% tax abatement, sometimes in combination with Tax Increment Financing covering the next ten years. It is working: in the year 2000, there were only 2,500 housing units in downtown Des Moines; that number is expected to reach almost 10,000 by 2020. The skyline is now full of cranes, as recent downtown housing developments have topped \$450 million in investment.

In addition to money, cities can invest time and skill in downtown housing, particularly when it comes to locating and procuring state and federal subsidies. Lowell, MA, managed to double its supply of downtown housing between 2000 and 2010 by offering expedited special permits for the construction of new apartments in its many abandoned loft buildings, and then hand-holding developers through the process of winning Historic Preservation Tax Credits and Community Renewal block grants.³² Cities like Des Moines and Lowell that are truly committed to a thriving center realize that city government must identify downtown housing as a key objective warranting investment and care.

RULE 6: Cities should actively invest both money and staff time in the creation of more attainable housing downtown.

Submission to City Planning Board for Meeting 8/24/2020

1 message

Timothy Palkovic <palkovtj@plattsburgh.edu>
To: cityinfo@plattsburghcitygov.com

Sun, Aug 23, 2020 at 3:38 PM

At the last Zoning Board of Appeals meeting (Aug.17,2020) Prime replayed their old script that the City can get along with less parking.

Prime representatives were, in fact, expressing their anxiety over the lack of downtown parking impacting on Prime being cleared to go forward with its project.

Prime is using the classic "what about...?" ploy, Steve asked, "What about walking a dog for exercise?" and "What about city squares in Europe?" Charlie asked " What about Prime's success in Saratoga?"

They were covering because they were caught trying to change the direction of the argument. This is a classic situation in which people shift the conversation to avoid directly addressing the issue at hand.

This same pattern has been played out at previous Zoning Board of Appeals and City Planning Board meetings.

Prime and the City constantly refer to the City parking code being antiquated. The presumption is that a code update would result in fewer parking requirements.

More parking is now needed than in the past. A two person household with both working will now typically have two cars. In another example a family with children growing into driving age will likely have their own cars as well.

The argument that we need less parking spaces now than in the past is simply is wrong.

Tim Palkovic
City Resident