

Beebie, Lisa

From: Kim Ford <klmousseau@aol.com>
Sent: Monday, November 16, 2020 11:51 AM
To: cityinfo@plattsburghcitygov.com
Subject: Zoning Board 11/16/20 public comment

Hello Board members,

I am a concerned citizen in regards to the Prime Development project on Durkee St. I attended all of the DRI public comment seminars from 2016-2018 and I am thoroughly disappointed that this project has gotten this far in the planning process. During those public meetings, not one person supported this project - which was spearheaded by 2-3 key members of the DRI planning committee.

If the latest update of this project shows:

17,900 commercial sf, 8,000 other, 104,000 sf (for 104 residential units averaged) = **129,900sf ++**

The RFP asked for:

47,000 commercial sf, 45,000 (for 45 residential units averaged) = 92,000 sf

That would mean that Prime is proposing over 37,000sf more than the RFP! That's the equivalent of more than one floor of their proposed building. Just because they claim that this project will not work with less units doesn't mean that it needs to be the big. Zoning laws are in place for a reason. As a local developer I am required to follow all Zoning Laws including density, use, parking- they should adhere to the same laws.

Why give them the whole Durkee lot? The City could retain the existing building block and the middle section of the parking(that they intend to keep as parking) and subdivide just the northern section for Prime. If this occurred, then maybe people would be okay with the parking because the building size would be scaled down to complement the neighborhood. The City would also retain the existing Farmers Market and not have to invest money in the building by the treatment plant.

Thank you for your time and service to the Community,

Kim Ford

(tax payer, local developer)

Beebie, Lisa

From: joseph rotella <jfrotella@hotmail.com>
Sent: Monday, November 16, 2020 8:19 AM
To: cityinfo@plattsburghcitygov.com
Subject: zoning board of Appeals comments 11/16/2020

Allowing first floor apartments in a building in the central business district will totally change the landscape of the city. This will enable property owner to apply for variance to convert store fronts to apartments if they cant rent them out. Small town don't even have ground floor apartment in the their business district. Look at photos of Plattsburgh in the early 1900's !

It's the wrong decision to satisfy an administration and the developer not the city as a whole.

Joseph Rotella
Fuchu Holdings and Izmir properties

Sent from my iPad

Beebie, Lisa

From: Timothy Palkovic <palkovtj@plattsburgh.edu>
Sent: Wednesday, October 21, 2020 2:50 PM
To: cityinfo@plattsburghcitygov.com
Cc: Timothy Palkovic
Subject: Response to Zoning Board of Appeals Meeting October 19, 2020

Follow Up Flag: Follow up
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Parking Issues

At the 10/19/2020 meeting ZBA board asked no questions regarding parking resulting from the Prime building. Since parking is the responsibility of the City of Plattsburgh as a co-applicant with Prime, this may fall off the table.

The City of Plattsburgh has not found sufficient parking spaces to replace the 289 lost in the Durkee Street lot by the proposed development. To make up for the loss resulting from the proposed Prime building, the mayor and Common Council have, among other things, built a parking lot on Margaret Street, proposed turning Durkee Street into an unsafe one way and have reconfigured the parking lot at the Clinton County Government Center.

The City Parking Committee is well aware of this issue; it **soft peddles kiosks in a weak attempt to mask their plans**. The proposed paid parking kiosks will discourage visitors to the city and impoverish the life of the city.

Some suggested questions for the City at the next ZBA meeting:

When downsizing the Prime building they have reduced some parking spaces to accommodate the 15 foot setback they **replaced parking spaces with smaller spaces for subcompact cars** in order to keep the agreed number of spaces. Is this true?

I understand that the city plans to install parking meters to control parking. Is this true? If so what are the detailed plans?

I have not seen any consideration of **snow removal in parking lots** for those residents who must park on streets. Now the affected residents park in one half of the DSL during snow storms. **What snow removal provision will exist if the Prime building goes in?**

I understand that the city is deficient in finding parking spaces; and cannot find long term off street parking to replace the spaces lost from the DSL. Is this true? **Where will the replacement long term 289 spaces lost to the prime development be?**

How will Prime charge for non residents who park in their lot? How will access be controlled?

I understand that gates will be installed at both the entrance to the underground parking and the surface lot. This is typical of developers making a profit when parking is in short supply. (Reference: The Walker Study.)

Tim Palkovic

City Resident

10/20/2020