



Planning Board Agenda

Wednesday, May 26, 2021

6:00 PM

Common Council Chambers

41 City Hall Place

Plattsburgh, NY 12901

Optional Zoom Link: <https://zoom.us/j/98044675140>
Zoom Phone Number: 1-646-558-8656
Zoom Meeting ID: 980 4467 5140

Pledge of Allegiance

Roll Call: James A. Abdallah (Chair), Derek Rosenbaum, Rick Perry, Reg Carter, Curt Gervich (Alternate), Loretta Rietsema (Alternate)

Also Present: Malana Tamer (City Planner), Shelise Marbut (Planning Secretary)

Absent:

A. Monthly Project Review

1. PB# 2021-08, City of Plattsburgh Harborside Subdivision

Project Description: Request for a 4 lot split/merge subdivision of three existing lots with improvements into three new parcels of 14.82 acres, 5.57 acres, and 7.76 acres and the extension of Green Street as a public road. Located on Green Street. Zoned I and RC-1 in the Waterfront Overlay District; Tax Map Parcel ID(s) #207.20-1-2.32, 207.20-1-1, and 207.20-1-2.31

Applicant: City of Plattsburgh

Plan Preparer: Jeffrey F. Burns, L.S.; RMS, PC

A. ADVISORY REVIEW ONLY

2. PB# 2021-10, Oval Craft Brewing Historic Site Review

Project Description: Request to construct a 20' x 30' paver patio with a pergola roof with an 18" brick wall in the expanded Oval historic district. Located at 111 Ohio Avenue; SHPO coordination required; Zoned RC-2; Tax Map Parcel ID #221.16-1-17.5

Applicant: Jessy Jolicoeur
Plan Preparer: Jessy Jolicoeur

- A. Public Hearing
- B. Motion to adopt SEQRA resolution 2021-10A to declare the project an unlisted action and complete SEQRA Part II with a negative declaration of no significant environmental impact

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- C. Motion to adopt resolution 2021-10B to approve the historic site review application and related materials with any conditions as noted within the discussion.

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

3. PB# 2021-09, City Hall Window Replacement Historic Site Review

Project Description: Request to replace 52 existing wood windows with new replica wood windows in historic City Hall. SHPO review required. Located at 41 City Hall Place; Zoned C; Tax Map Parcel ID #207.19-2-12

Applicant: City of Plattsburgh
Plan Preparer: Shane Chatelle, R. A.; AEDA, P.C.

- A. Public Hearing
- B. Motion to adopt SEQRA resolution 2021-09A to declare the project an unlisted action and complete SEQRA Part II with a negative declaration of no significant environmental impact

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- C. Motion to adopt resolution 2021-09B to approve the historic site review application and related materials with any conditions as noted within the discussion.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

4. PB# 2021-11, Dahlen Subdivision

Project Description: Request for a 2 lot split/merge subdivision separating approximately .47 acres from Tax Map Parcel 207.12-3-6 and remaining lands to be merged with Tax Map Parcel 207.12-3-5. Located at 14 Point View Terrace; Zoned R1; Tax Map Parcel ID #207.12-3-6.

Applicant: Julie Dahlen

Plan Preparer: Julie Dahlen

- A. Motion to adopt resolution 2021-11 to classify the project as a minor subdivision and approve the sketch plan and related materials with any conditions as noted within the discussion.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

5. PB# 2021-12, Nuway Carwash Site Plan

Project Description: Request to construct a 3,600 sq. ft. car wash facility with 4 new parking spaces and related site improvements. Located at 321 Cornelia Street; Area Variance Required; Special Use Permit Required; Zoned B2; Tax Map Parcel ID #207.17-2-12

Applicant: Nuway Car Wash

Plan Preparer: Mike Coon; AEDA, P.C.

- A. Motion to adopt resolution 2021-01 to approve the sketch plan concept application and related materials with any conditions as noted within the discussion and authorizes the applicant to proceed to detailed preliminary plan review

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

B. Other Business

- A. Motion to adopt resolution 2021-A to recognize the service of Maurica Gilbert.

C. Adjournment

James A. Abdallah, Chairperson