



CITY OF PLATTSBURGH
PLANNING BOARD
COMMUNITY DEVELOPMENT OFFICE

James A. Abdallah, Chairman
Derek Rosenbaum, Member
Richard Perry, Member
Reginald Carter, Member
Curt Gervich, Member
Loretta Rietsema, Alternate
Shelise Marbut, Staff

Planning Board Agenda

Monday, August 23rd, 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
Loretta Rietsema (Alternate)

Also Present: Ethan Vinson (Planner), Shelise Marbut (Staff)

Absent:

A. Monthly Project Review

1. PB# 2021-15, 144 US Oval Historic Site Review

Project Description: Request to replace all existing vinyl windows and hardwood trim with vinyl windows and hardwood trim within the US Oval Historic District. Zoned R2; Tax Map Parcel ID # 221.12-2-2.10.

Applicant: Szymon Nowosielski

Plan Preparer: Szymon Nowosielski

A. Public Hearing

B. Motion to adopt SEQRA resolution 2021-15A 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ACTION TAKEN: Adopted Defeated Withdrawn Tabled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 2021-15B 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ACTION TAKEN: Adopted Defeated Withdrawn Tabled

2. 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. Public Hearing
- B. Motion to adopt SEQRA resolution 2021-12A 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ACTION TAKEN: Adopted Defeated Withdrawn Tabled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 2021-12B to approve the detailed 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

3. PB# 2021-13, 127 Court Street Historic Site Review {TABLED}

Project Description: Request to apply vinyl siding to a historic building in the Court Street Historic District. Zoned RH; Tax Map Parcel ID #207.18-5-16

Applicant: Hilzack Properties, LLC
Plan Preparer: Hilzack Properties, LLC

- A. Public Hearing
- B. Motion to adopt SEQRA resolution 2021-13A 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 2021-13B 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

B. Other Business

C. Adjournment

James A. Abdallah, Chairperson