



## Planning Board Minutes

**Monday, May 23, 2022**

**6:00 PM**

**(Work Session at 5:30pm)**

**Common Council Chambers**

**41 City Hall Place**

**Plattsburgh, NY 12901**

### Pledge of Allegiance

**Roll Call:** Rick Perry (Acting Chair), Reg Carter, Curt Gervich, Abby Meuser-Herr (Alternate), Tom Cosgro (Alternate)

**Staff Present:** Barbara Brister (Senior Clerk)

**Excused:** James A. Abdallah (Chair), Loretta Rietsema

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## A. Monthly Project Review

### 1. PB# 22-07, 31 Macomb Street Historic Site Review

**Project Title:** Barber Deck Addition 2022

**Project Description:** Request to reconstruct a removed two-story deck with a new design and relocate second-story window and exit door to a historic building in the Point Historic District. Located at 31 Macomb Street. Zoned R2; Tax Map Parcel ID #207.20-2-20

**Applicant:** Eileen B Allen

**Plan Preparer:** Eileen B Allen

- Curt Gervich recused himself. Tom Cosgro and Abby Meuser-Herr designated as alternates for review of the item. Acting Chairman Rick Perry informs the applicant that only four board members are available for review of the project and the applicant may choose to table the item for a full board. The applicant declines to postpone and opts proceeds with review.
- Applicants state that the porch will be on the East side of the house to allow egress from the 2<sup>nd</sup> story and kitchen. Existing doors are high and bolted closed.
- Applicant updated information for project. The building inventory form erroneously states that there are side lights on the side of the front door. The photo within the same form shows no sidelights at the front door.
- Rick Perry informed applicants that the board's authority is limited to the Historic Site Review of the exterior improvements and is authorized to determine whether space is habitable and that they would have to work with building inspector to discuss habitability.

- The board discussed replicating the appearance of the replaced window to maintain consistency (i.e. include Mullion/Muntin/Grilles).
- MLD comment – Applicant states the door is not 3 feet from electrical. Applicant proposed putting a single window where the door is and, if acceptable, one that doesn't open.
- Applicants stated they will work with Building Inspector and MLD.
- Applicants will also install a storm door.

- A. Public Hearing – No Comments
- B. Motion to adopt SEQRA resolution 22-07A.

Moved By: Reg Carter                      Seconded By: Abby Meuser-Herr  
 Discussion:  
 Roll Call: Rick Perry, Reg Carter, Abby Meuser-Herr, Tom Cosgro

**ACTION TAKEN:** Adopted     Defeated     Withdrawn     Tabled

- C. Motion to adopt project resolution 22-07B for 31 Macomb St. as it pertains to construction of a 2-story deck with the relocation of the 2<sup>nd</sup> story window and exit door using period appropriate detailing in line with the remainder of the house. Additionally, any modifications should be approved by the Building Inspector's department as well as any recommendations from MLD so that any safety concerns would be addressed.

Moved By: Tom Cosgro                      Seconded By: Reg Carter  
 Discussion:  
 Roll Call: Rick Perry, Reg Carter, Abby Meuser-Herr, Tom Cosgro

**ACTION TAKEN:** Adopted     Defeated     Withdrawn     Tabled

**2. PB# 22-08, 104 Bridge Street Historic Site Review**

**Project Title:** Butchko Garage Removal 2022

**Project Description:** Request to demolish existing detached garage on a parcel located within the Point Historic District. Located at 104 Bridge Street. Zoned R2; Tax Map Parcel ID #207.20-2-3

**Applicant:** Peter Butchko and Cecelia Hoffman

**Plan Preparer:** Peter Butchko

- Tom Cosgro and Abby Meuser-Herr are designated as alternates for the application.
- Applicants stated that they will not be replacing the garage but rather make it a "green space"
- Rick Perry stated his concern that if in the future residents wanted to reconstruct the garage there should be a "trail system" that would enable someone to reconstruct the garage very similar to the historic property it is today. Suggested some elevation shots (Pictures of each

side of the building). Applicants will take pictures and send to the Planning Assistant, Shelise Marbut.

- Curt Gervich questioned whether applicants have permission from neighbor to go on their property. Applicants will talk to neighbor.
- Curt Gervich questioned whether there is any asbestos or lead paint in the structure. Applicants are unsure.
- Curt Gervich questioned if tree will come down. Applicants stated yes.
- Applicant stated he has been in contact with MLD and "tree person" to remove trees around electric cables.

- A. Public Hearing – No Comments
- B. Motion to adopt SEQRA resolution 22-08A

Moved By:     Curt Gervich                          Seconded By:     Tom Cosgro    

Discussion:

Roll Call: Rick Perry, Reg Carter, Curt Gervich, Abby Meuser-Herr, Tom Cosgro

**ACTION TAKEN:** Adopted     Defeated     Withdrawn     Tabled

- C. Motion to adopt project resolution 22-08B 08A to demolish existing detached garage at 104 Bridge Street with the one condition to include elevation photographs of the sides of the structure for the purpose of providing potential future owners an archive of historical features.

Moved By:     Curt Gervich                          Seconded By:     Abby Meuser-Herr    

Discussion:

Roll Call: Rick Perry, Reg Carter, Curt Gervich, Abby Meuser-Herr, Tom Cosgro

**ACTION TAKEN:** Adopted     Defeated     Withdrawn     Tabled

**3. PB# 22-09, 115 Court Street Historic Site Review**

**Project Title:** Santry Garage Reconstruction 2022

**Project Description:** Request to demolish and reconstruct existing attached garage and mudroom with new carriage house-style design on a property located within the Court Street Historic District. Located at 115 Court Street. Zoned RH. Tax Map Parcel ID # 207.19-5-18.

**Applicant:** Sharon Santry

**Plan Preparer:** Paul Golden/Sharon Santry

- Demolition of garage already approved and building permit on file with city
- Applicant stated that the original plan was to reroof with the same angle as the historic structure, reuse the walls and foundation and do an exterior sort of cladding in a Victorian, carriage-house style.

- Applicant states upon investigation, the roof, sills doors and windows are rotted and concrete is cracked and wouldn't support any kind of new construction
- Applicant has submitted a plan to reconstruct a brand new garage on the same foundation and replicate all the signing that's on main house. Siding will also be the same
- Applicant is currently having plans drawn up for extension of the garage by 20' (from William Street to the neighbor on Court Street)
- Applicant presented a survey, specifically reviewing the fence on the southeast corner of the garage. Applicant states she has an additional 10' of property beyond fence. Applicant hoping there is no setback issue.
- Applicant states there is no foundation under mudroom.
- Rick Perry questioned how mudroom will connect with the main house. Applicant will submit plan

A. Motion to table detailed subdivision plan resolution 22-09B pending further architectural detail from the applicant on the connecting structure between the accessory structure and the primary structure. Additionally, applicant will provide details on the wood siding, the gable accents, trims, and windows, specifically showing how they will match or be compatible with the architectural features of the primary structure.

Moved By: Curt Gervich

Seconded By: Reg Carter

Roll Call: Rick Perry, Reg Carter, Curt Gervich, Abby Meuser-Herr, Tom Cosgro

Discussion: Applicant should provide an elevation of what the garage will look like with architectural accents.

**ACTION TAKEN:** Adopted  Defeated  Withdrawn  Tabled

**B. Other Business**

A. Status Updates by Staff (if applicable)

**C. Adjournment**

James A. Abdallah, Chairperson