



Planning Board Agenda

Monday, December 28, 2020

Pledge of Allegiance

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

Also Present: Malana Tamer (City Planner), Dean Schneller (Corporation Counsel), Shelise Marbut (Planning Secretary)

Absent:

A. Other Business

(1) None

B. Monthly Project Review

1. PB# 2020-21, 311 Cornelia Street-Dunkin' Rebuild Site Plan

Project Description: Request to construct a 2,572 +/- sq ft restaurant with drive thru, parking and related site improvements. Located at 311 Cornelia Street; Zoned B2; Tax Map Parcel ID #207.17-2-16

Applicant: Tim Dailey, M & W Foods Inc.

Plan Preparer: Brooks Washburn Architecture DPC

A. Motion to adopt resolution 2020-21 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ACTION TAKEN: Adopted Defeated Withdrawn Tabled

2. PB# 2019-24, 22 Durkee Street

Project Description: Request to subdivide an approximate 5.38 acre lot into 2 parcels to create an approximate .719 acre parcel and an approximate 4.66 acre developable parcel separated by Broad St. Zoned C. Tax Map Parcel ID #207.20-7-15

Applicant: City of Plattsburgh

Plan Preparer: Jeffrey Burns, RMS, P.C.

- A) Motion to adopt the findings statement as drafted by the Planning Board with any modifications as noted within the discussion and authorize the Chairperson to execute any documents relating to its adoption.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- B) Motion to adopt resolution 2019-24B to approve the application with any conditions as noted within the discussion and authorizes the Chairperson to execute any documents relating to its adoption.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

3. 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.

- A. Motion to adopt the findings statement as drafted by the Planning Board with any modifications as noted within the discussion and authorize the Chairperson to execute any documents relating to its adoption.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- B. Motion to adopt resolution 2019-11B to approve the application with any conditions as noted within the discussion and authorizes the Chairperson to execute any documents relating to its adoption.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

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

Project Description: Request to construct a mixed-use development consisting of 109 residential units and 13,400 sq. ft. of commercial space. Additional site improvements to include 293 parking spaces, open space, and access to the Saranac River waterfront. The proposed development is located within a new Planned Unit Development. Special Use Permits Required. Zoned C. Tax Map Parcel ID #207.20-7-15

Applicant: Prime Plattsburgh, LLC

Plan Preparer: Turner Bradford, P.E., McFarland Johnson

- A. Motion to adopt the findings statement as drafted by the Planning Board with any modifications as noted within the discussion and authorize the Chairperson to execute any documents relating to its adoption.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- B. Motion to adopt resolution 2019-10B to approve the application with any conditions as noted within the discussion and authorizes the Chairperson to execute any documents relating to its adoption.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

C. Adjournment

James A. Abdallah, Acting Chairperson