



CITY OF PLATTSBURGH
PLANNING BOARD
COMMUNITY DEVELOPMENT OFFICE

James A. Abdallah, Chairman
Richard Perry, Member
Reginald Carter, Member
Curt Gervich, Member
Loretta Rietsema
Abby Meuser-Herr, Alt.
Tom Cosgro, Alt.
Shelise Marbut (Staff)
Barbara Brister (Staff)

Planning Board Agenda

Monday, April 25, 2022

6:00 PM

(Work Session at 5:30pm)

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), Rick Perry, Reg Carter, Curt Gervich, Loretta Rietsema, Abby Meuser-Herr (Alternate), Tom Cosgro (Alternate)

Staff Present: Shelise Marbut (Planning Assistant), Barbara Brister (Senior Clerk)

Excused:

A. Monthly Project Review

1. PB# 2021-05, 61 Beekman Street Site Plan Modification – Information Only

Project Description: Information-only update on courtyard improvements at Vilas Home. Located at 61 Beekman St; Zoned R1; Tax Map Parcel ID #207.18-6-38.

Applicant: Vilas Home, LLC

Plan Preparer: AEDA

2. PB# 22-05, 66 Court Street Historic Site Review

Project Description: Request to cover removed chimney section of house with matching cedar shingle siding to a historic building in the Court Street Historic District. Zoned RH; Tax Map Parcel ID #207.19-2-22

Applicant: CE Link

Plan Preparer: Dan Handy Construction

- A. Public Hearing
- B. Motion to adopt SEQRA resolution 22-05A.

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

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

C. Motion to adopt project resolution 22-05B.

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

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

3. PB# 22-06, 28 New York Road Historic Site Review

Project Description: Request to perform a series of in-kind repairs to deck, stairs, ramp, and railing to a building located within the U.S. Oval Expansion District and subject to the SHPO Programmatic Agreement. Zoned RC-2; Tax Map Parcel ID #221.16-1-17.6

Applicant: IBEW Local 910

Plan Preparer: Dave Hoover

- A. Public Hearing
- B. Motion to adopt SEQRA resolution 22A.

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

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

C. Motion to adopt project resolution 22B.

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

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

4. PB# 22-03, Latour Subdivision

Project Description: Request for a boundary line adjustment (two-lot split/merge subdivision) separating approximately .1 acre from Tax Map Parcel 221.11-2-8 to be merged with Tax Map Parcel 221.11-2-9. Located at 43 Waterhouse Street; Zoned R1; Tax Map Parcel ID #221.11-2-8.

Applicant: Rickey & Karen Latour

Plan Preparer: Dean Lashway, L.S., P.C.

- A. Public Hearing
- B. Motion to adopt detailed subdivision plan resolution 22-03A (Type II Action – No SEQRA Resolution)

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

5. PB# 22-04, Frontier Property Management Subdivision

Project Description: Request for a minor subdivision of Tax Map Parcel ID # 207.74-2-22 creating an approximately .12 acre new buildable lot to be retained and an approximately .12 acre lot with existing improvements to be sold. Buildable lot to be merged with parcels 207.74-2-23 and 207.74-2-21. Located at 30 Brinkerhoff Street. Zoned C. Tax Map Parcel ID # 207.74-2-22. Area variance needed.

Applicant: Frontier Property Management

Plan Preparer: Dean Lashway, L.S., P.C.

- A. Public Hearing
- B. Motion to adopt SEQRA resolution 22-04A

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- C. Motion to adopt detailed subdivision plan resolution 22-04B

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

6. PB# 22-01, Arizona Avenue Self Storage Units

Project Description: Request to construct six (6) self-storage structures totaling 32,000 sq. ft. and related site improvements. Located at the corner of Arizona Avenue and So. Peru Street; Area and Use variances achieved; Zoned R2; Tax Map Parcel ID #233.6-1-6.2

Applicant: WJB Properties, LLC

Plan Preparer: Aaron Ovios, RMS, PC

Project Representative: Thomas M. Murnane, Esq.

- A. Public Hearing
- B. Motion to adopt SEQRA resolution 22-01A

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

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

- C. Motion to adopt detailed site plan resolution 22-01B

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

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

B. Other Business

- A. Status Updates by Staff (if applicable)

C. Adjournment

James A. Abdallah, Chairperson