

Resolution No. 25-05A

Motion by: Tom Cosgro

WHEREAS, the City Planning Board has before it a project known as the:

15 HAMILTON STREET DEVELOPMENT 2025: Request to construct 3 new townhome duplexes with 30*38' (1,140 sq.ft.) footprints, a shared access drive and parking area on an approximately 0.539 acres (23,487 sq.ft.) parcel where an existing single family residence is undergoing a townhome conversion **at** 15 Hamilton Street (TMP #207.20-3-24). The parcel is zoned R2. Applicant: KLM Development, LLC / Kim Ford. Plan Preparer: AES Northeast / Scott Allen.

SEQRA DETERMINATION and;

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act" (SEQRA), provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; and

WHEREAS, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of the action on the environment; and

WHEREAS, public comment opportunity was announced with a public hearing held on September 8, 2025, and public comments were received via email ahead of the public hearing; and

WHEREAS, the City's Planning Staff received and reviewed the Site Plan application, maps, plans, SWPPP, ESA Phase I, and SEQRA Part 1 Short EAF; and

WHEREAS, the City's Planning Board reviewed the information filed with the application for the Project, including but not limited to the EAF Part 1 and additional information provided to supplement and clarify the same; and

WHEREAS, the City's Planning Board determined by resolution on August 25, 2024 that this project is an Unlisted ACTION in accordance with said Environmental review procedures and that a coordinated review would not be done; and

WHEREAS, the City's Planning Board completed a complete a detailed and comprehensive environmental review of the Project to determine whether there was a significant impact which would require the preparation of a Draft Environmental Impact Statement (DEIS);

NOW, THEREFORE, BE IT RESOLVED,

RESOLVED that the City's Planning Board acting as the "Lead Agency" in a SEQRA Review does hereby receive and place on file the Detailed Site Plan applications, supplemental documentation, completed EAF and other related material submitted;

and, be it further

RESOLVED that the City Planning Board has reviewed the Community Development Office's recommendations and supplemental documents referenced above and does hereby find and determine that the Project does not:

- a) involve a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems;
- b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources,
- c) conflict with the City's current plans or goals for the area where the project is located
- d) impair the character or quality of the neighborhood;
- e) represent a major change in the use of energy;
- f) create any hazards to human health;
- g) represent a substantial change in the use of the land;
- h) significantly increase the number of people who would come to the site absent such development; or
- i) impair the environmental characteristics of the area;

and, be it further

RESOLVED that the City Planning Board of the City of Plattsburgh after review of the said Detailed Site Plan application, completed EAF part 2, and related materials does hereby determine as "Lead Agency" for the SEQRA Review process that the "Project" will not have a significant effect on the environment. Therefore, the preparation of a DEIS is not required; and, be it further

RESOLVED that the City Planning Board does hereby declare that the Project and environmental review process considered for the development does adequately and sufficiently satisfy the requirements of the State Environmental Quality Review Act for the Project;

and, be it further

RESOLVED that the Planning Board of the City of Plattsburgh does hereby authorize and direct the Chairman of the Planning Board to have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project"; and, be it further

RESOLVED that the "Notice of No Significant Impact" (NEGATIVE DECLARATION) shall be disseminated to those involved Agencies and Governmental Units as required by said Environmental Conservation and Local Law of the City of Plattsburgh and all related material shall be maintained on file at the City Hall Offices of the Planning Board and available for Public Inspection.

Seconded By: Abby Muser-Herr

Discussion (Not Verbatim):

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	Yes	No	Abstain	Recused	Absent
Roll Call:					
James Abdallah	x				
Rick Perry	x				
Abby Meuser-Herr	x				
Tom Cosgro	x				
Carlie Leary	x				
Emily Reinhardt (Alt)					

Carried: 5-0

ACTION TAKEN: Adopted ☒ Defeated ☐

Resolutions No.: 25-05 A-B

15 HAMILTON STREET DEVELOPMENT

Resolution No. 25-05B

Motion by: Abby Mueser-Herr

WHEREAS, the City Planning Board has received and reviewed a request for Planning Board approval of a detailed preliminary site map and plan for:

15 HAMILTON STREET DEVELOPMENT 2025: Request to construct 3 new townhome duplexes with 30*38' (1,140 sq.ft.) footprints, a shared access drive and parking area on an approximately 0.539 acres (23,487 sq.ft.) parcel where an existing single family residence is undergoing a townhome conversion at 15 Hamilton Street (TMP #207.20-3-24). The parcel is zoned R2. Applicant: KLM Development, LLC / Kim Ford. Plan Preparer: AES Northeast / Scott Allen.

DETAILED PLAN REVIEW and;

WHEREAS, all previous testimony, Minutes and information be part of this meetings record and Scott Allen reviewed all Staff Comments and Departmental Review Comments stating that all recommendations have been incorporated into the plan set and;

WHEREAS, Scott Allen stated that the location of trees was added to Sheet 1 along the westerly property line. He stated at least one of the trees will need to be removed because it overhangs patio and Building 1 and another tree in front of Building 3 will be removed and;

WHEREAS, regarding Staff Comment #14, Scott Allen referenced Sheet #2 and stated that they had to pull the undisturbed buffer back because they needed to grade right up to the property line. He stated they will be starting from the property line and do some more grading to get the most area possible for the depression areas in the front and;

WHEREAS, Scott Allen referenced Sheet #4 and stated they are proposing quite a few plantings behind north of the detention areas that will screen Building #1 from street view. He also stated they will be planting a tree in front of Building #4 and;

WHEREAS, Rick Perry asked Scott Allen and the applicants if they wanted to proceed with a board of 3 members or wait until there was a full panel. Scott Allen and applicants stated they wanted to proceed with 3 members. Rick Perry noted that Emily Reinhardt (Alt.) has been present at all meetings and asked Emily if she was comfortable proceeding to which she stated "Yes" and;

WHEREAS, Abby Mueser-Herr referenced the Landscaping Plan and asked which trees shown will be removed. Scott Allen confirmed the 2 trees previously mentioned would be removed and that they will make every attempt to save the others. Kye Ford stated that there are some boxelder trees along the neighbors property line that will be removed. Kye Ford stated that he

Resolutions No.: 25-05 A-B

15 HAMILTON STREET DEVELOPMENT

is unsure where the property line is. Kye Ford stated he will try to keep locust trees.
now therefore it be,

RESOLVED, the Planning Board conditions are accepted and no further changes are requested for the site plan.

Seconded By: Emily Reinhardt

Discussion (Not Verbatim): Abby Muuser-Herr asked for clarification on tree removals around the property. Kye Ford stated he wants to keep all trees possible and that he will be removing all of the boxelders. No further comments were made regarding changes.

	Yes	No	Abstain	Recused	Absent
Roll Call:					
James Abdallah					x
Rick Perry	x				
Abby Meuser-Herr	x				
Tom Cosgro					x
Carlie Leary					x
Emily Reinhardt (Alt)	x				

Carried: 3-0

ACTION TAKEN: Adopted ☒ Defeated ☐ Withdrawn ☐