



**CITY OF PLATTSBURGH
PLANNING BOARD**

James A. Abdallah, Chairman
Rick Perry
Abby Meuser-Herr
Tom Cosgro
Carlie Leary

Emily Reinhardt (Alt.)
Vacant (Alt.)
Elisha Bartlett, Sr. Planner
Barbara Brister, Sr. Clerk

Planning Board Minutes

Monday, March 24, 2025; 6:00 PM
(Work Session at 5:30pm)

Common Council Chambers
41 City Hall Place
Plattsburgh, NY 12901

Optional Zoom Link for Public:

<https://zoom.us/j/98044675140>

Zoom Phone Number:

1-646-558-8656

Zoom Meeting ID:

980 4467 5140

Live Stream: This meeting will be streamed live to the City of Plattsburgh's Youtube Channel at:

<https://www.youtube.com/channel/UC7H36PiuYNJJkZpczbLvCbw>

Pledge of Allegiance

Roll Call: James A. Abdallah (Chair), Rick Perry (Via Zoom), Abby Meuser-Herr, Tom Cosgro, Carlie, Leary, Emily Reinhardt (Alt.), vacant (Alt.)

Staff Present: Elisha Bartlett (Senior Planner), Barbara Brister (Senior Account Clerk)

Excused:

1. PB# 24-08 (Detailed Review)

Project Name: Dollar General US Avenue New Construction 2024

Project Description: Request to construct a 10,640 Sq. Ft. single story retail store with onsite parking and related improvements on an undeveloped parcel located at US Avenue. (TMP #221.20-1-14). The parcel is zoned B-2.

Applicant/Plan Preparer: Aaron Jarvis of Tisdell Associates on behalf of Calito Development Group. Matt Eucalitto, Calito Development Group, attended the meeting via Zoom.

Owner(s): Peter Whitbeck, John Murphy, Trade Road Properties, LLC

- A. Public Hearing - no additional members of the public were present online, or in person. Three (3) comments were received via emails from earlier in the process and entered into the record. Two of the emails (2) were dated 7/12/24 and one (1) was dated 7/15/25.
- B. Completion of SEAF Part II, Motion to accept SEQRA resolution 24-08A

Moved By: Tom Cosgro **Seconded By:** Carlie Leary

Discussion:

- Tom Cosgro asked Matt Eucalitto for a final size of site disturbance. Aaron Jarvis stated it was close to 1.1 acre. The final number will be slightly more than what is listed in the SEQRA SEAF Part 1 due to adjustments in driveway length and width.
- Elisha Bartlett referred to Site Plan page C106, Soil Erosion & Sediment Control shows an area of disturbance of 1.34 acres. Aaron Jarvis confirmed that was the correct number. Jim Abdallah asked that the acreage be updated in 3B of SEQRA SEAF Part 1 to reflect the 1.34 acre disturbance area.

Roll Call: Jim Abdallah, Rick Perry, Abby Meuser-Herr, Tom Cosgro, Carlie Leary

ACTION TAKEN: Adopted ☒ Defeated ☐ Withdrawn ☐ Tabled ☐

- C. Motion to accept detailed site plan resolution 24-08B. As a condition of approval, the Board moved to include all Staff Comments from Staff Report dated 3/17/2025, with the exception of Staff comments #17.1, and 9.1, with the following additional conditions:
- The dumpster enclosure area will be widened to allow for a secondary staff access as well as storage of all racks and retail equipment. All racks and retail equipment must be stored in the enclosure or inside the store.
 - The front sidewalk can not be used for any retail use, all racks and retail equipment shall be stored in a contained area.
 - Building elevations plan sheet shall be incorporated into the overall plan set.
 - Approval of the project does not provide approval for the proposed signage, it only approves the proposed sign detail.
 - Applicant shall add a note to the plan requiring the color of all wooden receptacle
 - dumpster enclosure, and proposed perimeter fencing to be stained to match the building

Moved By: Tom Cosgro Seconded By: Abby Mueser-Herr

Discussion:

- Elisha Bartlett Sr Planner gave an overview of the Staff Report for the project and revised Site Plan dated 3/12/25. She noted differences between the revised Site Plan and the previous Site Plan reviewed by the board:
- Aaron Jarvis stated that his experience with DOT's review on hydraulic calculations could take up to 2-3 months
- Matt Eucalito noted that his team would correct the Ellington, Conneticut note on the Landscaping plan.
- Aaron Jarvis clarified that the bike rack is called a portable bike rack and can be bolted down. It is not one that is set into foundation. He explained the portability allows relocation if necessary.
- Rick Perry discussed his concerns over the carts that are often in disarray outside of other Dollar General stores and left outside of the dumpster enclosure. He specifically used the South Catherine street dumpster area as an example. Elisha brought up additional photos that Rick and emailed to her for the discussion.
 - Matt Eucalito stated that they will make the dumpster enclosure larger, by 15', to accommodate the "rolltainers". Jim Abdallah asked that it be made a condition that any racks be stored in the contained area to avoid being on the sidewalk or parking lot.
 - Jim Abdallah asked that the enclosure be painted to match the building.
- Carlie Leary asked how the building was heated.
 - Matt Eucalitto stated that the building was heated with two forced air units powered by natural gas.
 - Aaron Jarvis stated that all store inventory deliveries will be made outside peak retail hours.
- Jim Abdallah requested that the Conceptual Site Elevations be incorporated into the final Site Plan packet for finalization and signatures.
- Jim Abdallah questioned a discussion on enforcement of delivery times, and how the delivery schedule plat note will be enforced. Elisha Bartlett stated that the board may want to request actual delivery schedules. She also noted that the drive entrance is adequate

for regular passenger vehicles but is nearing the maximum allowed width for larger delivery trucks.

- Matt Eucalitto explained that the “big truck” comes once a week. He stated the rest of the trucks are smaller trucks and there has not been a problem nor has he ever received calls about delivery problems.
- Matt Eucalitto verified that the board wanted the ground mounted sign rather than pylon design.
- Jim Abdallah asked whether DOT had approved maneuverability. Matt Eucalitto stated it is what DOT requested.
- Jim Abdallah questioned the grade coming into the site. Aaron Jarvis stated it was 4%.
- Matt Eucalitto stated that the drivers are held accountable to the schedules, and do their best to maintain them
- Aaron Jarvis agreed to reference to Ellington, Connecticut from the Landscaping plan
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Roll Call: Jim Abdallah, Rick Perry, Abby Meuser-Herr, Tom Cosgro, Carlie Leary

ACTION TAKEN: Adopted ☒ Defeated ☐ Withdrawn ☐ Tabled ☐

B. Other Business

A. Status Updates by Staff

- Elisha provided a Zoning Update status

C. Adjournment

Moved By: Tom Cosgro

Seconded By: All in favor

James A. Abdallah, Chairman