

Resolution No. 24-08A

Motion by: Tom Cosgro

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

DOLLAR GENERAL US AVENUE NEW CONSTRUCTION 2024: 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; Owner(s): Peter Whitbeck, John Murphy, Trade Road Properties, LLC.

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, public comments were received via email though a public hearing for the said project has not yet been held; and; 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 postponed conducting 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, that the City Planning Board has reviewed Planning Staff's recommendations and supplemental documents referenced above and does hereby find and determine the following:

- To table its SEQRA determination for this item until additional information is provided in response to Staff Report comments dated 9/17/2024 so that a more complete review may occur.

Seconded By: Carlie Leary

Discussion (Not Verbatim):

	Yes	No	Abstain	Recused	Absent
Roll Call:					
James Abdallah	X				
Rick Perry	X				
Abby Meuser-Herr	X				
Tom Cosgro	X				
Carlie Leary	X				
Sarah Stansbury (Alt)					
Andrew Castine (Alt)					

Carried: 5-0

ACTION TAKEN: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled X

Resolution No. 24-08B

Motion by: Abby Meuser-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:

DOLLAR GENERAL US AVENUE NEW CONSTRUCTION 2024: 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; Owner(s): Peter Whitbeck, John Murphy, Trade Road Properties, LLC.

DETAILED PLAN REVIEW and;

WHEREAS, the project was referred and submitted to the Clinton County Planning Board on July 23, 2024 in accordance with NYS municipal Law Section 239M; and

WHEREAS, the Clinton County Planning Board on August 24, 2024 did not have a quorum to hear Referral Number 24-08 and provided a decision letter stating no quorum/ no action; and

WHEREAS, a coordinated review of the detailed preliminary site map, plans and materials has been completed by the City Public Works, Environmental, Building Inspector, Emergency Services, and Municipal Lighting Departments, and with the Clinton County Office of Emergency Services, Town of Plattsburgh Planning and Community Development Office, and Department of Environmental Conservation, and comments provided by these departments and agencies were included within the Staff Report; and

WHEREAS, the detailed preliminary site map, plans and related materials have been reviewed by the Planning staff which has submitted a staff report dated September 17, 2024 to the Planning Board for the Planning Board's consideration;

WHEREAS, public comment opportunity was announced, public comments were received via email though a public hearing for the said project has not yet been held;

Now, therefore be it

RESOLVED, that the City of Plattsburgh Planning Board does hereby:

- A. Receive and place on file the said Planning staff's report dated September 17, 2024, and concur with the said items and recommendations contained in the said Planning staff's list of recommendations contained therein with a recapitulation of outstanding comments below:
 - To table the Detailed Site Plan review determination for this item until additional information is provided in response to Staff Report comments dated 9/17/2024 so that a more complete review may occur.

;and

- B. Grant and approve the said Detailed Site Plan subject to the applicant's satisfaction of the recapitulation of outstanding comments above, and the following additional conditions as noted during the Detailed Site Plan Review meeting;
- The board requested that a 3rd Party review of SWPPP dated 9/5/2025 be completed
 - The applicant should refine the depiction of the proposed sidewalk, and measures for associated pedestrian safety, such as providing a curb cut at the south east corner entrance walk, providing stop bars, and ADA strip notification
 - The applicant should ensure that the Landscaping details are incorporated in a landscaping plan for the drainage ponds to preserve their appearance, and functionality.
 - The Building Inspector should confirm whether the proposed signage would be in conformance with the Code.

;and

- C. Authorize Planning Staff to coordinate with the applicant an escrow agreement to hire a professional Engineer to complete a 3rd party review, and for Planning staff to secure a 3rd Party Engineer to complete a review of the SWPPP dated September 5, 2024; and, be it further

RESOLVED that a revised Detailed Preliminary map, plans and related materials as listed above shall be submitted to the City Planning staff three (3) weeks prior to the Planning Board Meeting at which time the above said map, plan and related materials are to be considered.

Seconded By: Rick Perry

Discussion (Not Verbatim): The Board decided to forgo adoption of the Detailed Site Plan submission based on their discussion of the need for revisions and a more complete plan that better responds to comments included in the Staff Report dated 9/17/2024 as well as provision for greater pedestrian and ADA onsite safety, the need for a 3rd Party Engineering review of the SWPPP, and direction from NYSDOT.

	Yes	No	Abstain	Recused	Absent
Roll Call:					
James Abdallah	X				
Rick Perry	X				
Abby Meuser-Herr	X				
Tom Cosgro	X				
Carlie Leary	X				

Sarah Stansbury (Alt)

Andrew Castine (Alt)

Carried: 5-0

ACTION TAKEN: Adopted ☐ Defeated ☐ Withdrawn ☐