DISCOVER Plattsburgh

CITY OF PLATTSBURGH
PLANNING BOARD

James A. Abdallah, Chairman
Barrie Finnegan
Tom Cosgro
Carlie Leary
Curt Gervich

Joseph Rotella (Alt.)
Vacant (Alt.)

Emily Reinhardt, Planner

Planning Board Minutes

Monday, September 28, 2026; 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

Please note: applications are accepted on a rolling basis until the final deadline. Agenda placement is determined based on the timing of submission.

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Call to Order 6:01pm

Pledge of Allegiance

Roll Call:	James A. Abdallah (Chair), Barrie Finnegan, Curt Gervich, Joe Rotella (Alt.)
Staff Present:	Emily Reinhardt (Planner), Andrew Durrin (CDO Director), Nathaniel Sarnow (CDO Intern)
Excused:	Carlie Leary, Tom Cosgro

Motion to Accept Meeting Minutes from August 24th, 2026 Meeting

Moved by: Barrie Finnegan Seconded by: Curt Gervich

Discussion:

Roll Call: James Abdallah☑ Barrie Finnegan☑ Curt Gervich☑

Action Taken: Adopted☑ Defeated☐ Withdrawn☐ Tabled☐

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1. **PB# 26-10 SUB**
   Project Name: Zukowski/Roll/Kast Subdivision
   Owner: EZ Properties, LLC & Julio Roll and Emma Kast

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Applicant: Ed Zukowski

Location: 8 Healey Ave. & 53 Sandra Ave.

Tax Map Parcel: 207.17-5-1.1 & 207.17-4-1

Zone Designation: R1 & R2

Project Description: request of a minor subdivision (lot line adjustment) involving the two property owners to facilitate a fence installation for 53 Sandra Ave. on a shared property line. The lot line adjustment will give 53 Sandra Ave. a better lot shape. The existing asphalt driveway at 8 Healey Ave. does not visually represent the true property lines and if a 6ft fence was installed under current conditions, it would create a dangerous corner for vehicles at the apartment complex.

A. Motion to accept Resolution 26-10 A

Moved by: Curt Gervich Seconded by: Joe Rotella

Discussion: Emily Reinhardt stated that the SEQR recommendation was a Type II because lot line adjustments are a listed project type

Roll Call: James Abdallah☑ Barrie Finnegan☑ Joe Rotella ☑ Curt Gervich☑

Action Taken: Adopted☑ Defeated☐ Withdrawn☐ Tabled☐

B. Public Hearing

C. Motion to accept Resolution 26-10 B with the condition of confirmation that there are no tax obligations to the city for the parcel.

Moved by: Curt Gervich Seconded by: Barrie Finnegan

Discussion:

Ed Zukowski explained that this adjustment would allow for the traffic flow through the apartment complex to be the safest as the existing property lines for Sandra Ave. come out into the asphalt drive. The lot line adjustment will also create a better lot shape for the Sandra Ave. parcel.

Roll Call: James Abdallah☑ Barrie Finnegan☑ Joe Rotella ☑ Curt Gervich☑

Action Taken: Adopted☑ Defeated☐ Withdrawn☐ Tabled☐

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2. PB# 26-07 SUB

Project Name: 56 Cumberland Ave. Subdivision

Owner: SixBHoldings, LLC

Project Representative: RMS

Location: 56 Cumberland Ave.

Tax Map Parcel: 207.16-4-7

Zone Designation: R1

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Project Description: The applicant proposes a 3 lot subdivision separating the former "Elk's Lodge" property to create 3 new single-family residential parcels.

A. Motion to rescind Resolution 26-07 A (SEQR - Type II) from 8/24/26 meeting
Moved by: Curt Gervich Seconded by: Joe Rotella
Discussion:

Roll Call: Barrie Finnegan☑ Joe Rotella ☑ Curt Gervich☑

Action Taken: Adopted☑ Defeated☐ Withdrawn☐ Tabled☐

B. Motion to accept Resolution 26-07 A-Revised (SEQR - Unlisted)
Moved by:Curt Gervich Seconded by:Joe Rotella
Discussion:

Roll Call: Barrie Finnegan☑ Joe Rotella ☑ Curt Gervich☑

Action Taken: Adopted☑ Defeated☐ Withdrawn☐ Tabled☐

C. Public Hearing

D. Motion to accept Resolution 26-07 B (Detailed Review) with the condition of confirmation that there are no tax obligations to the city for the parcel.
Moved by: Joe Rotella Seconded by: Barrie Finnegan

Discussion:

Roll Call: Barrie Finnegan☑ Joe Rotella ☑ Curt Gervich☑

Action Taken: Adopted☑ Defeated☐ Withdrawn☐ Tabled☐

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3. **PB# 26-11 HSR**
Project Name: 1 Grand Isle Way Roof Replacement
Owner:
Applicant: Five Star Roofing Company
Location: 1 Grand Isle Way
Tax Map Parcel: 221.12–2-7.1
Zone Designation: RC-2

Project Description: request to remove existing slate roofing and install new asphalt shingle roofing.

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A. Motion to accept Resolution 26-11 A

Moved by: Curt Gervich Seconded by: Barrie Finnegan

Discussion:

Roll Call: James Abdallah☑ Barrie Finnegan☑ Joe Rotella ☑ Curt Gervich☑

Action Taken: Adopted☑ Defeated☐ Withdrawn☐ Tabled☐

B. Public Hearing

Tim De Lise stated that the roof is leaking and they would like to have the roof completed before the start of winter

Abby Meuser-Herr stated that previous historic reviews in the city have installed Faux Slate roofing that looks nearly identical to real slate roofing material.

C. Motion to accept Resolution 26-11 B

Moved by: Curt Gervich Seconded by: Joe Rotella

Discussion:

James Abdallah stated that there is precedent that the Board awaits for the SHPO consultation letter before making a decision on historic reviews

Roll Call: James Abdallah☑ Barrie Finnegan☑ Joe Rotella ☑ Curt Gervich☑

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☑

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Other Business: Recognition of public service for past members Rick Perry and Abby Meuser-Herr

Motion to Adjourn Meeting at 6:41pm

Moved by: All

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