

Resolution No. 24-11A

Motioned by: Tom Cosgro

WHEREAS, the City of Plattsburgh's Planning Board has before it a project known as:

The parcel owner and project representatives are Christopher Pratt and Beth Parker (hereinafter known as "The Applicant"). The Applicant proposes to replace an existing asphalt shingle roof and drip edge on the primary structure with an in-kind asphalt shingle roof of the real property that is listed as an historic structure on the National Register of Historic Places, and located at 24-26 Cornelia Street (TMP #207.16-1-33). The parcel is zoned B-1.

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 provided in consideration of this Project on November 25, 2024; and

WHEREAS, the City's Planning Staff received and reviewed the Historic Site Review application, supplemental documentation, 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 conducted 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's Planning Board does hereby determine that the project is a **Type II** ACTION per Section 617.5(c)(2) of the SEQRA in accordance with said Environmental Review procedures and no further environmental review is necessary.

Seconded By: Carlie Leary

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

	Yes	No	Absent	Abstain
Jim Abdallah	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Perry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abby Meuser-Herr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Cosgro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carlie Leary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrew Castine (Alt.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Stansbury (Alt.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Carried: 5-0

Resolution No. 24-11B

Motion by: **Tom Cosgro**

WHEREAS, the City Planning Board has received and reviewed a request for Planning Board approval of a historic site modification for:

The parcel owner and project representatives are Christopher Pratt and Beth Parker (hereinafter known as “The Applicant”). The Applicant proposes to replace an existing asphalt shingle roof and drip edge on the primary structure with an in-kind asphalt shingle roof of the real property that is listed as an historic structure on the National Register of Historic Places, and located at 24-26 Cornelia Street (TMP #207.16-1-33). The parcel is zoned B-1.

HISTORIC SITE REVIEW; and

WHEREAS, listed as an historic structure on the State and National Register of Historic Places and is subject to historic site review per Zoning Code Section 360-32; and

WHEREAS, the historic site review application and associated materials have been reviewed by the City’s Public Works, Building Inspector, Environmental Services, Emergency Services and Municipal Lighting Departments, and where the Emergency Services who did not have any pertinent comments toward the project proposal; and

WHEREAS, the historic site review application and related materials have been reviewed by the City’s Planning Staff who have submitted a staff report dated November 20, 2024 to the Planning Board for the Planning Board’s consideration; and

WHEREAS, public hearing for the said project was held on November 25, 2024 in accordance with the City of Plattsburgh’s *Zoning Code* Section 360-56; and now, therefore be it

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

- A. Receive and place on file the report completed by Planning Staff dated November 20, 2024 and concur and accept the following findings and recommendations contained therein:
 - 1. The property is located at 24-26 Cornelia Street and listed as an historic structure on the State and National Register of Historic Places and is subject to historic site and therefore requires review by the Planning Board to ensure activities are in accordance with Section 360-32 of the City of Plattsburgh Zoning Ordinance.
 - 2. In consideration of the guidance from the U.S. Department of the Interior, it is the recommendation of Planning Staff that the Board select Rehabilitation as the appropriate

treatment standard for the project, and that the associated applicable standards 2,3,5,6 have been met ; and

- B. Determine that unless otherwise extended by the Planning Board this historic site review decision shall expire upon the following occurrences:
 - 1. The applicant fails to undertake the proposed action or project; and be it further
- C. Establish the following additional conditions of approval:
 - 1. Subject to the project complying with all Permit requirements; and
- D. Determine that upon the applicant completing all of the above requirements the City's Planning Staff is hereby authorized to transmit one copy of the executed Historic Site Review Approval notice to the applicant and a copy to the City's Building Inspector informing the official that the application and supporting materials are in compliance with the City's Planning Board requirements and conditions.

Seconded By: Abby Mueser-Herr

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

	Yes	No	Absent	Abstain
Jim Abdallah	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Perry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abby Meuser-Herr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Cosgro	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carlie Leary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrew Castine (Alt.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Stansbury (Alt.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Carried: 5-0