



**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 Agenda

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. If an applicant returns for a second review of their application, it will be on the agenda as old business and will be addressed prior to new business.

Call to Order

Pledge of Allegiance

Roll Call: James A. Abdallah (Chair), Barrie Finnegan, Carlie Leary, Curt Gervich, Joe Rotella (Alt.)

Staff Present: Emily Reinhardt (Planner)

Excused:

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

Moved by: _____ Seconded by: _____

Discussion:

Roll Call: James Abdallah ☐ Barrie Finnegan ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

1. PB# 26-10 SUB

Project Name: Zukowski/Roll/Kast Subdivision

Owner: EZ Properties, LLC & Julio Roll and Emma Kast

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: _____ Seconded by: _____

Discussion:

Roll Call: James Abdallah ☐ Barrie Finnegan ☐ Joe Rotella ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

B. Public Hearing

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

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 withdraw action on Resolution 26-07 A

Moved by: _____ Seconded by: _____

Discussion:

Roll Call: Barrie Finnegan ☐ Joe Rotella ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

B. Motion to accept Resolution 26-07 A-Revised

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: Barrie Finnegan ☐ Joe Rotella ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

C. Motion to accept Resolution 26-07 B (Detailed Review)

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: Barrie Finnegan ☐ Joe Rotella ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

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.

A. Motion to accept Resolution 26-11 A

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: Barrie Finnegan ☐ Joe Rotella ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

B. Motion to accept Resolution 26-11 B

Moved by:_____ Seconded by:_____

Discussion:

Planning Board Agenda

Roll Call: Barrie Finnegan ☐ Joe Rotella ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

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

Motion to Adjourn Meeting at _____

Moved by:

Seconded by: