

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 with a public hearing held on March 24, 2025, and public comments were received via email ahead of the public hearing; 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 determined by resolution on July 22, 2024 that this project is an Unlisted ACTION in accordance with said Environmental review procedures and that a coordinated review would not be done; and

WHEREAS, the City's Planning Board completed a complete 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,

RESOLVED that the City's Planning Board acting as the "Lead Agency" in a SEQRA Review does hereby receive and place on file the Detailed Site Plan applications, supplemental documentation, completed EAF and other related material submitted;

and, be it further

RESOLVED that the City Planning Board has reviewed the Community Development Office's recommendations and supplemental documents referenced above and does hereby find and determine that the Project does not:

- a) involve a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems;
- b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources,
- c) conflict with the City's current plans or goals for the area where the project is located
- d) impair the character or quality of the neighborhood;
- e) represent a major change in the use of energy;
- f) create any hazards to human health;
- g) represent a substantial change in the use of the land;
- h) significantly increase the number of people who would come to the site absent such development; or
- i) impair the environmental characteristics of the area;

and, be it further

RESOLVED that the City Planning Board of the City of Plattsburgh after review of the said Detailed Site Plan application, completed EAF part 2, and related materials does hereby determine as "Lead Agency" for the SEQRA Review process that the "Project" will not have a significant effect on the environment. Therefore, the preparation of a DEIS is not required; and, be it further

RESOLVED that the City Planning Board does hereby declare that the Project and environmental review process considered for the development does adequately and sufficiently satisfy the requirements of the State Environmental Quality Review Act for the Project;

and, be it further

RESOLVED that the Planning Board of the City of Plattsburgh does hereby authorize and direct the Chairman of the Planning Board to have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project"; and, be it further

RESOLVED that the "Notice of No Significant Impact" (NEGATIVE DECLARATION) shall be disseminated to those involved Agencies and Governmental Units as required by said Environmental Conservation and Local Law of the City of Plattsburgh and all related material shall be maintained on file at the City Hall Offices of the Planning Board and available for Public Inspection.

Seconded By: Carlie Leary

Discussion (Not Verbatim):

- Page C106, Soil Erosion & Sediment Control shows an area of disturbance of 1.34 acres

	Yes	No	Abstain	Recused	Absent
Roll Call:					
James Abdallah	x				
Rick Perry	x				
Abby Meuser-Herr	x				
Tom Cosgro	x				
Carlie Leary	x				
Emily Reinhardt (Alt)					

Carried: 5-0

ACTION TAKEN: **Adopted X** Defeated ☐

Resolution No. 24-08B

Motion by: Tom Cosgro

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 NYSDOT, 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 revised staff report dated March 18, 2025 to the Planning Board for the Planning Board's consideration;

WHEREAS, public comment opportunity was announced, public comments were received via email, and a public hearing for the said project was held on March 24, 2025; and

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 March 24, 2025, 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 staff comments below:
 - a. It is recommended that any approval of the detailed preliminary plan is conditioned upon the satisfaction of review comments provided by other City Departments, Third Party Agencies, SHPO, and NYSDOT.
 - b. The applicant should revise the site plan to ensure all road names, and proposed addressing is correct
 - c. It is recommended that NYDOT approval (for stormwater design-hydraulic analysis) of the detailed plans be provided as a condition of approval of the site plan.
 - d. The Landscaping plan was revised to propose 3 different seed mixes be used to provide additional vegetation within and around the proposed retention ponds
 - i. It is recommended that the associated species lists for all proposed seed mixes be added to the plan, or a note be added to the plan that ensures all seed mixes used shall be designed for the growing zone and may not include any species listed on the NYS DEC Invasive Species list
 - e. It is recommended that approval of the detailed plans is conditioned upon confirmation of NYS DOT approval for the portion of work that may fall or directly impact those portions outside of the City boundary.
 - f. The applicant has revised the site plans to provide a 6' high wooden screening fence.
 - i. It is recommended that the applicant revised the associated detail note on pg C109, and provide an updated material specifications for the fence

;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:

- a. 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:
 - o 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.
 - o The front sidewalk can not be used for any retail use, all racks and retail equipment shall be stored in a contained area.
 - o Building elevations plan sheet shall be incorporated into the overall plan set.
 - o Approval of the project does not provide approval for the proposed signage, it only approves the proposed sign detail.
 - o 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

; and

Subject to the applicant complying with any requirements of the Planning Board noted in the Planning Board Resolution discussion; and

- A. Authorize Planning Staff to coordinate submission of final plans by the Applicant and to review said final submission for compliance with all items requested in Paragraphs B and C; and
- B. Upon conclusion of final compliance review by Planning Staff, authorize the Chairman of the City of Plattsburgh's Planning Board to execute the paper copies of the final site plan; and
- C. Upon approval of the "Final" site plan, Planning Staff shall be authorized to notify the Building Inspector that the project is ready to issue any building permits associated with the said site plan.

Seconded By: Abby Mueser-Herr

Discussion (Not Verbatim): as noted in the meeting minutes

Yes	No	Abstain	Recused	Absent
Resolutions No.: 24-08 A-B				

Roll Call:

James Abdallah	x
Rick Perry	x
Abby Meuser-Herr	x
Tom Cosgro	x
Carlie Leary	x
Emily Reinhardt (Alt)	

Carried: 5-0

ACTION TAKEN: **Adopted X** Defeated ☐ Withdrawn ☐

Resolutions No.: 24-08 A-B