DISCOVER Plattsburgh

CITY OF PLATTSBURGH
PLANNING BOARD

James A. Abdallah, Chairman
Rick Perry
Abby Meuser-Herr
Tom Cosgro
Carlie Leary

Emily Reinhardt (Alt.)
Vacant (Alt.)

Elisha Bartlett, Sr. Planner
Barbara Brister, Sr. Clerk

Planning Board Minutes

Monday, September 8, 2025; 6:00 PM

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

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Pledge of Allegiance

Roll Call: James A. Abdallah (Chair), Rick Perry, Abby Meuser-Herr, Tom Cosgro, Carlie, Leary, Emily Reinhardt (Alt.), vacant (Alt.)

Staff Present: Andrew Durrin (CD Director), Barbara Brister (Senior Account Clerk)

Excused:

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1. PB# 25-05 (Detailed Review)

Project Name: 25-05 SPR 15 Hamilton Street Development 2025

Project Description: Request to construct 3 new townhome duplexes with 30*38' (1,140 sq.ft.) footprints, a shared access drive and parking area on an approximately 0.539 acres (23,487 sq.ft.) parcel where an existing single family residence is undergoing a townhome conversion **at** 15 Hamilton Street (TMP #207.20-3-24). The parcel is zoned R2.

Owner/ Applicant: KLM Development, LLC / Kim Ford
Plan Preparer: AES Northeast / Scott Allen

A. Public Hearing - no additional members of the public were present online, or in person.

B. Completion of SEAF Part II, Motion to accept SEQRA resolution 25-05A

Moved By: Emily Reinhardt Seconded By: Abby Muser-Herr
Discussion:
Roll Call: Rick Perry, Abby Mueser-Herr, Emily Reinhardt

ACTION TAKEN: Adopted X Defeated ☐ Withdrawn ☐ Tabled ☐

C. Motion to accept detailed site plan resolution 25-05B.

Moved By: Abby Muser-Herr Seconded By: Emily Reinhardt
Discussion:

- All previous testimony, Minutes and information be part of this meetings record
- Scott Allen reviewed all Staff Comments and Departmental Review Comments stating that all recommendations have been incorporated into the plan set.
- Scott Allen stated that the location of trees was added to Sheet 1 along the westerly property line. He stated at least one of the trees will need to be removed because it overhangs patio and Building 1 and another tree in front of Building 3 will be removed.
- Regarding Staff Comment #14, Scott Allen referenced Sheet #2 and stated that they had to pull the undisturbed buffer back because they needed to grade right up to the property line. He stated they will be starting from the property line and do some more grading to get the most area possible for the depression areas in the front.
- Scott Allen referenced Sheet #4 and stated they are proposing quite a few plantings behind north of the detention areas that will screen Building #1 from street view. He also stated they will be planting a tree in front of Building #4.
- Rick Perry asked Scott Allen and the applicants if they wanted to proceed with a board of 3 members or wait until there was a full panel. Scott Allen and applicants stated they wanted to proceed with 3 members. Rick Perry noted that Emily Reinhardt (Alt.) has been present at all meetings and asked Emily if she was comfortable proceeding to which she stated “Yes”.
- Abby Mueser-Herr referenced the Landscaping Plan and asked which trees shown will be removed. Scott Allen confirmed the 2 trees previously mentioned would be removed and that they will make every attempt to save the others. Kye Ford stated that there are some boxelder trees along the neighbors property line that will be removed. Kye Ford stated that he is unsure where the property line is. Kye Ford stated he will try to keep locust trees.

Roll Call: Rick Perry, Abby Mueser-Herr, Emily Reinhardt
ACTION TAKEN: Adopted X Defeated ☐ Withdrawn ☐ Tabled ☐

James A. Abdallah, Chairman