

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, June 23, 2025; 6:00 PM (Work Session at 5:30pm)

| Common Council Chambers 41 City Hall Place Plattsburgh, NY 12901 | | | | | | | | |
|--|--|---|-----------------------|----------------------|-------------------------------------|--|--|--|
| | Zoom l Zoom l Live St | nal Zoom Link for Pu Phone Number: Meeting ID: tream: This meeting v www.youtube.com/cha | vill be streamed live | | 4675140 gh's Youtube Channel at: | | | |
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| Pledge o | f Allegiance | | | | | | | |
| Roll Call: | | James A. Abdallah (Chair), Rick Perry,, Carlie Leary, Tom Cosgro, Emily Reinhardt (Alt.), vacant (Alt.) | | | | | | |
| Staff Present: | | Elisha Bartlett (Senior Planner), Barbara Brister (Senior Account Clerk) | | | | | | |
| Excused: | | Abby Meuser-Herr | | | | | | |
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| 1. | PB# 25-03 | | | | | | | |
| Project Name: 25-03 HSR- 117 Court Street Roof Replacement 2025 | | | | | | | | |
| Project Description: to replace an existing asphalt shingle roof on the primary structure with in-kind asphalt shingle roof of the real property that is listed as a contributing historic structure the National Register of Historic Places for the Court Street Historic District, and located at Court Street (TMP #207.19-5-17). The parcel is zoned RH. Location: 117 Court Street, Plattsburgh Owner/ Applicant/ Plan Preparer: Jeremiah Ward | | | | | | | | |
| | Public Hearing Motion to acce | pt SEQRA resolution 25-03A. | | | | | | |
| ı | Moved By: Discussion: Roll Call: | iscussion: | | | | | | |
| | ACTION TAK | EN: Adopted | Defeated | Withdrawn | Tabled | | | |
| C. | Motion to post | tpone historic site in | nprovement resol | ution 25-03B pending | applicants consultation | | | |

Moved By: <u>Tom Cosgro</u> Seconded By: <u>Rick Perry</u>

with SHPO regarding the removal of the chimney.

Discussion:

- Jeremiah Ward stated that the contractor spoke with the Building Inspector in April when the job was approximately 60% done and it was then that the Building Inspector informed the Contractor that the project needed to be approved via Planning Board.
- Jeremiah Ward stated that the heating element (that the chimney vented) was not needed and so the chimney was not needed and removed.
- Jim Abdallah explained that while the chimney was not identified on the nomination form, that SHPO in its consultation for the application determined that the chimney is a character defining element of the house and that the planning board does not go against SHPO recommendations.
- Jim Abdallah advised that the applicant could do his due diligence in speaking with SHPO about this situation and how it compared to other chimneys that may have been removed within the historic district ahead of the Planning Board's vote on the application

Roll Call: Jim Abdallah, Rick Perry, Emily Reinhardt, Tom Cosgro, Carlie Leary

2. PB# 25-04

Project Name: 25-04 HSR- 116 Court Street Roof Repair 2025

Project Description:Request to repair an existing ("flat") and metal roof system with the installation of up to 42 squares (4200 sq. ft) across four flat sections of TPO membrane roofing and the cleaning and recoating of up to 20 squares (2000 sq ft.) of an existing metal roof of the real property that is listed as a contributing historic structure on the National Register of Historic Places for the Court Street Historic District, and located at 116 Court Street (TMP #207.19-1-10). The parcel is zoned RH.

Owner: ASP Apartments, LLC. / Patrick Leary

Applicant/ Plan Preparer: Lake Champlain Roofing/ Samantha Marrone

| D. E. | Motion to accept SEQRA resolution 25-04A. | | | | | | | |
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| | Moved By: Discussion: Roll Call: | | Seconded By | Seconded By: | | | | |
| | ACTION TAKEN: | Adopted | Defeated | Withdrawn | Tabled | | | |
| F. | Motion to postpone present at meeting | e historic site improvement resolution 25-04B due to applicant not being | | | | | | |
| | • | Carlie Leary | Seconded By: | Emily Reinhardt | | | | |
| | Discussion: Roll Call: Jim Abdallah, Rick Perry, Emily Reinhardt, Tom Cosgro, Carlie Leary | | | | | | | |
| | ACTION TAKEN: | Adopted | Defeated | Withdrawn | Tabled | | | |