



**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 Minutes

Monday, October 26, 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.

Call to Order 6:03pm

Pledge of Allegiance

Roll Call: James A. Abdallah (Chair), Tom Cosgro, Carlie Leary, Curt Gervich

Staff Present: Emily Reinhardt (Planner), Barbara Brister (Sr. Account Clerk)

Excused: Barrie Finnegan, Joe Rotella

Motion to Accept Meeting Minutes from September 28th, 2026 Meeting

Discussion: James Abdallah stated that there was no quorum to approve these minutes

Action Taken: The board discussed tabling this item, and the discussion concluded with no motion moved

1. Project PB# 26-11 HSR

Project Name: 1 Grand Isle Way Roof Replacement

Owner: 1 Grand Isle Way Condominiums

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 B

Moved by: Curt Gervich

Seconded by: Tom Cosgro

Discussion: Tim De Lise stated that the owners have been searching for a contractor for 2 years to replace the slate roof and was unable to find one because they don't do slate.

Tom Cosgro clarified if the applicant has received any quotes for a slate replacement.

Tim De Lise stated that they inquired about slate from Nolettes, Five Star Roofing and Cedar Creek all of which were not able to take the project.

Tom Cosgro stated that he knows of a contractor from the 42 US Oval project and suggested the applicant contact other property owners in the area to locate contractors they used for their roofing projects.

Jim Abdallah stated that the applicant could inquire about five star roofing hiring a subcontractor to install slate.

Tim De Lise stated that five star does not work with slate

Tom Cosgro stated that SHPO is laying out a 4 step process in their letter and the Board would like to see that documentation from the applicant. This documentation would lead to a determination of economic infeasibility for the applicant providing they show considerations for color, shape, cost, and a conditions assessment.

Roll Call: James Abdallah☒ Tom Cosgro ☒ Carlie Leary☒ Curt Gervich☒

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☒

Other Business: Jim Abdallah stated that he received a letter that indicates the United Methodist Church located at 127 Beekman Street was nominated and accepted into that state registry of historic places.

Emily Reinhardt stated that she did not know anything about the nomination and that the letter further explains that the nomination will be submitted to the national registry and if so, the Planning Board would be notified.

Emily Reinhardt stated that the final draft of the zoning code ordinance will be presented to the common council on Nov. 19th 2026 at 4:30pm. This will begin the final adoption process.

Motion to Adjourn Meeting at 6:40pm

Moved by: Carlie Leary

Seconded by: All in Favor