DISCOVER Plattsburgh

CITY OF PLATTSBURGH
PLANNING BOARD

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

Andrew Castine (Alt.)
Sarah Stansbury (Alt.)
Elisha Bartlett, Sr. Planner
Barbara Brister, Sr. Clerk

Planning Board Minutes

Monday, September 23, 2024; 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

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Pledge of Allegiance

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

Staff Present: Elisha Bartlett (Senior Planner), Barbara Brister (Senior Clerk)

Excused: Andrew Castine (Alt)

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A. Monthly Project Review

1. PB# 24-10

Project Name: Mousseau Properties LLC Healey Ave Subdivision 2024

Project Description: The Applicant proposes a minor subdivision of a 10,678 +/- sq. ft improved parcel (TMP #221.18-1-13) into two parcels, creating a new 4,247 +/- sq. ft. parcel, and a 6,431 +/- sq. ft. parcel assigned the property addresses of 47 Main Mill Street, and 93 Wall Street.The property is zoned I.

Property Owner/ Applicant: Kenneth J. Mousseau, authorized signer for Mousseau Properties, LLC

Plan Preparer/ Representative: Scott B. Allen, LS (AES Northeast)

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

B. Motion to accept SEQRA resolution 24-10A

Moved By: Rick Perry Seconded By: Tom Cosgro
Discussion: Roll Call: Jim Abdallah, Rick Perry, Abby Meuser-Herr, Tom Cosgro, Carlie Leary

C. Motion to adopt resolution 24-10B to classify the project and approve the sketch/final

subdivision plan. As a condition of approval, the Board moved to include all Staff Comments with the elimination of the requirement for continuous sidewalks on the site. Given the uniqueness of the industrial zoning district, the lot is technically encumbered by a wide turning radius from Main Mill Street on to Wall Street and the uniqueness of the application would not allow for the sidewalk to be continuous.

Moved By: Rick Perry Seconded By: Abby Mueser-Herr
Discussion: Scott Allen asked if there was anything in the subdivision regulations or in the cities local laws that require sidewalk installation when subdividing a lot. Scott Allen expressed his concern that there would be no continuation in the sidewalk to the South or West from the corner. Rick Perry commented that the property has a unique circumstance with the property line entering into the road. Rick Perry stated that it appeared that the parking area in Lot 1 was only 9' in length and that it was not sufficient. Scott Allen stated he will extend the parking area with gravel/crushed stone.

Roll Call: Jim Abdallah, Rick Perry, Abby Meuser-Herr, Tom Cosgro, Carlie Leary

ACTION TAKEN: Adopted X Defeated ☐ Withdrawn ☐ Tabled ☐

2. **PB# 24-08** - **Project Name:** Dollar General US Avenue New Construction 2024

Project Description: 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 Tisdel Associates on behalf of Calito Development Group.

Owner(s): Peter Whitbeck, John Murphy, Trade Road Properties, LLC

A. Public Hearing - was not held, public comments received ahead of the Public Hearing and added to the official record and provided to the Planning Board

B. Motion to table SEQRA resolution 24-08A with the condition that a third party Engineering review of the storm water pollution prevention plan (SWPPP) be completed

Moved By: Tom Cosgro Seconded By: Carlie Leary
Discussion:
Roll Call: Jim Abdallah, Rick Perry, Abby Meuser-Herr, Tom Cosgro, Carlie Leary

ACTION TAKEN: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled X

C. Motion to table detailed site plan resolution 24-08B.

Moved By: Abby Mueser-Herr Seconded By: Rick Perry
Discussion: Abby Mueser-Herr asked for clarification of the archeological significance of the property. Elisha Bartlett stated she believed it was because of the property's overall boundary within the former Air Force Base. Aaron Jarvis noted that the E100 Lighting fixtures are called out on the site lighting plan as well as the pole bases. Aaron Jarvis states that he is aware that

the square footage of the site requires 43 parking spaces but they are only providing 40 parking spaces. Aaron Jarvis referred to the landscaping plan and noted that all disturbed areas from installing sewer line will be seeded, mulched with 4" minimum topsoil and that they will be adding a screening fence. Rick Perry questioned the horizontal projection of the proposed lighting and whether the light would project beyond the property line. Aaron Jarvis referred to the proposed lighting plan which shows the lighting levels. Rick Perry noted there was no lighting on the North Western corner of the property. Matt Eucalitto stated they will add Wall Packs with shields. Carlie Leary questioned the property line on the North side of the property. The Applicant stated they will be doing a lot line revision when they purchase the property. Rick Perry questioned whether the pylon sign will hinder visibility and asked that Stop Bars be added to the pavement. Jim Abdallah asked if the applicant has received confirmation from DOT. Aaron Jarvis stated that preliminary drawings have been submitted but DOT has not responded. Carlie Leary asked whether the pond areas will have vegetation. Matt Eucalitto will provide vegetation and include it in the Landscape Plan. Abby Meuser-Herr asked if there could be a ramp installed where the crosswalk connects to the building's entrance walkway.

Roll Call: Jim Abdallah, Rick Perry, Abby Meuser-Herr, Tom Cosgro, Carlie Leary

ACTION TAKEN: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled X

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B. Other Business

A. Status Updates by Staff (if applicable)

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C. Adjournment

Moved By: _____ Seconded By: _____

James A. Abdallah, Chairman