



CITY OF PLATTSBURGH
PLANNING BOARD

COMMUNITY DEVELOPMENT OFFICE

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

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

Planning Board Agenda

Monday, February 26, 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>

Pledge of Allegiance

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

Staff Present: Elisha Bartlett (Senior Planner), Shelise Marbut (Planning Assistant), Barbara Brister (Senior Clerk)

Excused:

A. Monthly Project Review

1. PB# 24-01

Project Name: Zukowski Management LLC Healey Ave Subdivision 2024

Project Description: Request to perform a minor subdivision (lot line adjustment) of a 4.08 +/- acre unimproved parcel (TMP #221.5-4-1.2) into two parcels, creating a new 0.17 +/- acre parcel to be merged with TMP #207.17-5-2 and retaining 3.91 +/- acres located at Healey Avenue. The property is zoned R2.

Property Owner Parcel 221.5-4-1.2: Terrace West, LLC

Property Owner Parcel 207.17-5-2: Zukowski Management, LLC

Applicant/Plan Preparer: Marc Machabee, LS

A. Motion to accept classification and sketch plan resolution 24-01.

Moved By: _____ Seconded By: _____

Discussion:

Roll Call:

ACTION TAKEN: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

2. PB# 24-02

Project Name: Zukowski Management LLC Healey Avenue Site Plan 2024

Project Description: Request to convert a vacant commercial building into a 16-unit multi-family residential structure at 10-14 Healey Avenue (TMP# 207.17-5-2) with related site improvements including re-grading, parking area resurfacing, and site lighting. The property is zoned R2.

Applicant: Edward Zukowski on behalf of Zukowski Management, LLC.

Plan Preparer: Paul Loner; Loner Drafting Services*

*This application is being reviewed for sketch review only at this time. A site plan prepared by a professional engineer, surveyor, or architect will be required for detailed preliminary review.

A. Motion to accept sketch plan resolution 24-02.

Moved By: _____ Seconded By: _____

Discussion:

Roll Call:

ACTION TAKEN: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

B. Other Business

A. Status Updates by Staff (if applicable)

- Annual Acknowledgement of By-Laws Reminder
- [Planning Board Calendar revised](#) for December 2024 meeting date

C. Adjournment

Moved by: _____ Seconded By: _____

James A. Abdallah, Chairman