DISCOVER Plattsburgh

CITY OF PLATTSBURGH
PLANNING BOARD

James A. Abdallah, Chairman
Abby Meuser-Herr
Tom Cosgro
Carlie Leary
Vacant (Alt.)
Vacant (Alt.)
Andrew Durrin, Director
Emily Reinhardt, Planning Tech
Barbara Brister, Sr. Account Clerk

Planning Board Agenda

Monday, October 27, 2025; 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 and completeness of materials. If an applicant returns for a second review or is asked to submit additional materials, the resubmission will be treated as a new submission. This means the agenda is created in the order in which applications are received, regardless of any prior appearance before the board.

****

Pledge of Allegiance

Roll Call:	James A. Abdallah (Chair), Abby Meuser-Herr, Tom Cosgro, Carlie, Leary, vacant (Alt.), vacant (Alt.)
Staff Present:	Andrew Durrin (Director CDO) Emily Reinhardt (Planning Tech), Barbara Brister (Senior Account Clerk)
Excused:	

****

1. **PB#25-06 HSR**

   Project Name: 100 Bridge Street Porch Replacement 2025
   Owner/Applicant/Plan Preparer: Jina Baker
   Location: 100 Bridge Street, Plattsburgh
   Tax Map Parcel: 207.20-2-1
   Zone Designation: R2 (General Residential)
   Historic District: The Point Historic District
   County Review Referral: Complete

   Project Description: The applicant has requested a Historic Site Plan Review to replace/reconstruct an existing 11'x36' enclosed porch with like materials. The existing porch is attached to a historic structure that is listed on the New York State Historic Registry.

A. Motion to accept historic site improvement plan

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

****

2. PB# 25-07 HSR

Project Name: 15 Pleasant Street Porch Rehab

Owner/Applicant/Plan Preparer: Paul Spilman

Location: 15 Pleasant Street, Plattsburgh

Tax Map Parcel: 207.19-5-31

Zone Designation: RH (Residential Historic)

Historic District: Court Street Historic District

County Review Referral: Completed

Project Description: Request to replace a 10' x 30' existing porch with some existing materials being re-used and others being "like" materials. The Porch is attached to a historic structure listed in the NYS Historic Preservation Office Building Structure Inventory.

A. Motion to Accept SEQRA Classification

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

B. Public Hearing

C. Motion to accept historic site improvement plan

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

****

3. PB# 25-09 HSR

Project Name: 12 Macomb Porch Steps

Owner/Applicant/Plan Preparer: Wayne Wilkins

Location: 12 Macomb St, Plattsburgh

Tax Map Parcel: 207.20-3-3

Zone Designation: R2 (General Residential)

Historic District: Point Historic District

County Review Referral: Complete

Project Description: Replace existing front entryway steps with new steps and enclose front entry.

A. Motion to Accept SEQRA Classification

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

B. Public Hearing

C. Motion to accept historic site improvement plan

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

****

4. PB# 25-10 HSR

Project Name: 2 Pike St Roof Replacement

Owner/Applicant/Plan Preparer: 15 Champlain LLC

Location: 2 Pike St, Plattsburgh

Tax Map Parcel: 207.20-3-28

Zone Designation: RH (Residential Historic)

Historic District: Point Historic District

County Review Referral: Complete

Project Description: Replace existing 3-tab asphalt shingles with architectural asphalt shingles on the entire roof.

A. Motion to Accept SEQRA Classification

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

B. Public Hearing

C. Motion to accept historic site improvement plan

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

****

5. PB# 25-11 HSR

Project Name: 130 Court St. Roof Replacement

Owner/Applicant/Plan Preparer: 15 Champlain LLC

Location: 130 Court St, Plattsburgh

Tax Map Parcel: 207.18-5-11

Zone Designation: RH (Residential Historic)

Historic District: Court Street Historic District

County Review Referral: Complete

Project Description: Replace existing 3-tab asphalt shingles with architectural asphalt shingles on the entire roof.

A. Motion to Accept SEQRA Classification

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

B. Public Hearing

C. Motion to accept historic site improvement plan

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

****

6. PB# 25-12 HSR

Project Name: 66 Brinkerhoff St. Sign Replacement

Owner: Planned Parenthood of the North Country NY

Applicant: Kayla McNulty PPNCNY

Plan Preparer: Northeastern Signs Corp.

Location: 66 Brinkerhoff St, Plattsburgh

Tax Map Parcel: 207.19-2-41

Zone Designation: RH (Residential Historic)

Historic District: Brinkerhoff Street Historic District

County Review Referral: Complete

Project Description: Remove existing building sign and replace with ¼" thick brushed aluminum individually cut out letter. Letter to be blind stud mounted to wall.

A. Motion to Accept SEQRA Classification

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

B. Public Hearing

C. Motion to accept historic site improvement plan

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

****

7. PB# 25-02 SPR (detailed review)

Project Name: Plattsburgh House of Prayer

Owner/ Applicant: Jesse Brooks - Champlain Valley Christian Center (aka Plattsburgh House of Prayer)

Plan Preparer: Brooks Washburn, AIA for Labella Associates of Potsdam

Tax Map Parcel: 221.7-1-1.2

Zone Designation: R2 (Residential General)

County Review Referral: Complete

Project Description: Request to construct a single-story addition of approximately 3,679 square feet to an existing 10,178 ± square foot building currently used as a house of worship. The proposal also includes associated modifications to parking and open space.

A. Public Hearing

B. Motion to Accept Detailed Site Plan

Moved by:_____ Seconded by:_____

Discussion:

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐

****

Other Business:

A. Announcement of Rick Perry resignation

B. PB looking for regular and alternate members

****

Motion to Adjourn Meeting at _____

Moved by:_____ Seconded by:_____

Roll Call: James Abdallah☐ Abby Meuser-Herr☐ Tom Cosgro☐ Carlie Leary☐

Action Taken: Adopted☐ Defeated☐ Withdrawn☐ Tabled☐