



Planning Board Agenda

Monday, September 27th, 2021

6:00 PM

OLD Common Council Chambers

41 City Hall Place

Plattsburgh, NY 12901

Pledge of Allegiance

Roll Call: James A. Abdallah (Chair), Derek Rosenbaum, Rick Perry, Reg Carter, Curt Gervich
Loretta Rietsema (Alternate)

Also Present: Ethan Vinson (City Planner), Shelise Marbut (Planning Assistant)

Absent:

A. Monthly Project Review

1. PB# 2021-14, VA Clinic Subdivision

Project Description: Request to subdivide an approximately 3.29-acre parcel with existing improvements into two parcels of 1.21 acres and 2.08 acres. Located at 5108 North Catherine Street; Zoned R2; Tax Map Parcel ID #207.15-6-33.1.

Applicant: JLM Real Estate Investments, LLC

Plan Preparer: Ralph Schlisser III, LS

A. Public Hearing

B. Motion to adopt SEQRA resolution 2021-14A.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

C. Motion to adopt resolution 2021-14B.

Moved By: _____ Seconded By: _____

Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

2. PB# 2021-16, Eco Car Wash Site Plan

Project Description: Request to redesign existing car wash facility to include 13 additional vacuum spaces, 3 payment booths, 1 additional stacking lane, and related site improvements. Located at 326 Cornelia Street; Area Variance Required; Special Use Permit Required; Zoned B2; Tax Map Parcel ID #207.17-1-7

Applicant: Splash Car Wash Real Estate, LLC

Plan Preparer: KAS Consulting

A. Public Hearing

B. Motion to adopt SEQRA resolution 2021-16A.

Moved By: _____ Seconded By: _____

Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

C. Motion to adopt resolution 2021-16B.

Moved By: _____ Seconded By: _____

Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

3. PB# 2021-13, 127 Court Street Historic Site Review {TABLED}

Project Description: Request to apply vinyl siding to a historic building in the Court Street Historic District. Zoned RH; Tax Map Parcel ID #207.18-5-16

Applicant: Hilzack Properties, LLC

Plan Preparer: Hilzack Properties, LLC

A. Public Hearing

B. Motion to adopt SEQRA resolution 2021-13A.

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

C. Motion to adopt resolution 2021-13B.

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

4. PB# 2021-15, 144 US Oval Historic Site Review {TABLED}

Project Description: Request to replace all existing vinyl windows and hardwood trim with vinyl windows and hardwood trim within the US Oval Historic District. Zoned R2; Tax Map Parcel ID # 221.12-2-2.10.

Applicant: Szymon Nowosielski

Plan Preparer: Szymon Nowosielski

A. Public Hearing

B. Motion to adopt SEQRA resolution 2021-15A.

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

C. Motion to adopt resolution 2021-15B.

Moved By: _____ Seconded By: _____
Roll Call:
Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

5. PB # 2020-17, 72 Brinkerhoff St. Historic Site Review

Project Description: Request to construct a single family colonial revival style residence in the Brinkerhoff St. Historic District; Zoned RH. Tax Map Parcel ID # 207.19-2-43

Applicant: Gary and Kathy Duesberg

Plan Preparer: Gary and Kathy Duesberg

A. Motion to adopt resolution 2020-17B.

Moved By: _____ Seconded By: _____

Roll Call:

Discussion:

ACTION TAKEN: Adopted Defeated Withdrawn Tabled

B. Other Business

A. Resolution of Service Recognition for Commissioner Derek Rosenbaum.

C. Adjournment

James A. Abdallah, Chairperson