

PLANNING BOARD

PUBLIC HEARING

June 5, 2014

CONVENED: 7:00 p.m.

MEMBERS PRESENT: Ted Prah
James Corbett
David Trithart
Hugo Attemann
Bob Josephson

MEMBERS ABSENT: Will Siegfried

A Public Hearing of the Potsdam Planning Board was held on Thursday, June 5, 2014 in the Board Room of the Civic Center, Park Street, Potsdam, New York.

Reading of Legal Notice and explanation of procedures by Ted Prah.

Special Use Permit Application #2014-5-8.1 submitted by Ryan Daniels for 23 Pine Street.

BUILDING INSPECTOR'S REPORT: Greg Thompson introduced the application stating the applicant wishes to rehabilitate the existing two-family structure into a four unit structure and, in the future, construct two additional multi-unit buildings on this piece of property. (The application has been presented as Phase I, II, and III.)

APPLICANT AND/OR APPLICANT'S AGENT: Kevin Daniels, 69 Elm Street, stated he purchased the property in the fall of 2013 because he was tired of looking at the dilapidated building and had hopes of rehabilitating the existing structure. Daniels stated he decided not to go it alone and brought on his brother Ryan as a partner to take over the project. Daniels continued stating they hope to use the shell of the current structure unless it can't be salvaged and then they would hope to just reuse the foundation. Currently there is parking down the right hand side of the building and in the back. Daniels explained the three different phases of the project: Phase I to rehabilitate the existing structure, Phase II would be to construct an additional 4 unit building and Phase III would be to construct a third additional 4 unit building – all on the same property. Daniels explained the buildings would be built to specifications and will be high-end rentals.

THOSE IN SUPPORT OF THE APPLICATION: None

THOSE IN OPPOSITION OF THE APPLICATION: Joanne Gerrish, 2835 County Route 26, Loon Lake, referring to her letter dated June 2, 2014 submitted to the Planning Board, she objects to the request for special use.

PUBLIC COMMENT: None

COMMUNICATIONS: Letter written by Joanne Gerrish stated her family owns the neighboring property at 25 Pine Street and they are opposed to the construction of two additional buildings (Phase I and Phase II) on this property.

QUESTIONING OF SPEAKERS BY BOARD MEMBERS: Jim Corbett asked Gerrish what her objections were to the renovation of the existing structure.

Gerrish stated the multi-unit building is in opposition to the character of the neighborhood on Pine Street. Gerrish stated it is a very nice neighborhood now; families walk by going to the park, it is safe, and the traffic is slow and pays attention and it's safe to bike on Pine Street. Gerrish feels that if multi-units are allowed the neighborhood will not be safe. Gerrish added the back of that property is not fit for a building; every spring it is saturated from the river and melting snow. Regarding traffic, there is a lot of traffic already due to the businesses that line the street on the west side of the road and when a train goes through there is a lot of congestion. Gerrish feels that the people who live on Pine Street have done a good job keeping up their homes; neighbors watch out for each other.

Josephson asked the applicant what he meant by high-end rentals. Josephson stated he sees this as group housing; asked what the difference is. Daniels stated the term upscale high-end rentals talks to the finishes in the façade and interior such as ceramic tile floors, hardwood trims, etc. that make the units more attractive. A member of Staff explained the definition of group housing from multi-unit housing.

The question of whether the property was in a flood zone was discussed and the 100 year flood zone was taken into consideration and would be addressed at the time the two additional structures were ready to be built.

CLOSE OF HEARING: The public hearing closed at 7:12 p.m.

PLANNING BOARD

REGULAR MEETING

June 5, 2014

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, June 5, 2014 in the Civic Center, Board Room, Park Street, Potsdam, New York.

Called to order at 7:12 p.m.

MEMBERS PRESENT: Ted Prahl
James Corbett
David Trithart
Hugo Attemann
Bob Josephson

MEMBERS ABSENT: Will Siegfried

APPROVAL OF MINUTES:

Minutes of the May 15, 2014 Regular Meeting

MOTION MADE by Hugo Attemann to approve minutes as written.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: Special Use Permit Application #2014-5-8.1 submitted by Ryan Daniels for 23 Pine Street.

The Board members discussed the zoning for this area. Prahl asked Daniels why he just doesn't demolish the structure. Daniels stated he looked into a controlled burn but the Fire Department doesn't offer that service. Daniels stated he feels the framing is structurally sound. Abigail Daniels stated they haven't hired an architect yet and will have a structural assessment done if the Special Use is approved.

Josephson stated he just can't see this small building as a two-family dwelling much less a multi-family unit. There was a brief discussion regarding the size of and one family, single bedroom units. Kevin Daniels stated that he has three one-bedroom units and it's a difficult market; one bedroom apartments are not profitable.

Attemann asked why not subdivide the property if they want to build two more multi-family structures. It was stated by staff that in order to subdivide you would not be allowed to create non-conforming lots and because the lot is long compared to wide (on the road frontage) this would automatically create a non-conforming lot unless you were to put in a Village road, etc. It would be cost prohibitive to go this path. Thompson stated as long as he has enough space and lot coverage doesn't go over the maximum, he is allowed to put more than one residential structure on the property.

The question was asked regarding a site plan for the property. Hanss stated not a lot was submitted for site plan and the applicant would need to submit an engineered site plan and also a SERQA review would need to be completed; issues of traffic congestion, wet lands, environmental and neighborhood impact, etc. would all have to be addressed.

Prahl stated he wasn't comfortable doing anything until the applicants engineer has determined the stability of the existing structure and if it's salvageable. Daniels stated there are no issues that he knows of with the foundation – just everything that sits on the foundation; for cost savings, if the structure is not salvageable then he would re-use the foundation only.

Attemann stated he has a problem with authorizing a Special Use Permit without a proper site plan. Trithart commented the extension or tripling of the Special Use Permit it what was troubling him.

Corbett asked Daniels regarding the time frame of this total project. Daniels stated Phase I as soon as possible and Phase II and Phase III he wasn't comfortable putting a time line out there because they will be done when funding permits.

The Board then had a long discussion on how they could approve the application without the required site plan. Hanss stated there is the option to condition the approval of the Special Use Permit based on the renovation of the existing structure.

The discussion then changed to the driveway to access the additional proposed structures on the east side or back of the property. A long driveway, or in essence a road would be constructed. Attemann stated that basically the applicant would be putting in a new street with new multi-unit housing. Attemann continued stating if a developer came in and wanted to do this the Board would require detailed planning. A comment was also made that if they looked at one Phase at a time they would be segmenting the project and it should be looked at as a whole.

Corbett stated as far as renovating the existing structure he doesn't have a problem with that. Josephson stated he doesn't like the idea of additional structures on the property. Josephson added he can't in his mind see four apartments in the existing structure.

Prahl stated he doesn't think the project should be segmented for approval. Trithart stated he doesn't think anyone on the Board has a problem with allowing a multi-unit in the existing structure.

The Board did not review the conditions of a Special Use Permit as per Section 180-31 E. 1-3. The Board felt if Phase II and Phase III were going to go forward the applicant would have to come in for site plan approvals on both. The site plan submitted at this meeting does not have all the information necessary to approve Phase I of this project and the applicant is asked to provide this information. Phase I will be the only part of this project that will be considered at this time.

MOTION MADE by Jim Corbett to approve Special Use Permit Application #2014-5-8.1 as submitted.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Jim Corbett to table Site Plan Application #2014-5-19.1 until such time that required documentation is submitted.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: Presentation by Jason Photenhauer regarding Zone Based Planning has been postponed until the June 19th meeting.

Fred Hanss informed the Board that the Terra Development project at 59 Lawrence Ave may be at the June 19 meeting; they are waiting on comments from GHD and SLCPD.

MOTION MADE by Hugo Attemann to adjourn.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 7:53 p.m.