

PLANNING BOARD

PUBLIC HEARING

October 16, 2014

CONVENED: 7:00 p.m.

MEMBERS PRESENT: Ted Prah
James Corbett
David Trithart
Hugo Attemann
Will Siegfried

MEMBERS ABSENT: Bob Josephson

A Public Hearing of the Potsdam Planning Board was held on Thursday, October 16, 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 #2014-9-30.2 submitted by Trezza Realty, LLC for 5-7 Market Street.

BUILDING INSPECTOR'S REPORT: Greg Thompson introduced the application stating the applicant wishes to establish a nightclub/bar on the second floor and third floor mezzanine. This is a Special Use under the Village Code.

APPLICANT AND/OR APPLICANT'S AGENT: Larry Hazen, Vice President of Trezza Realty, LLC stated the proposed is to renovate the second and third floors of 5-7 Market Street to establish a nightclub.

THOSE IN SUPPORT OF THE APPLICATION: Brooks Washburn, architect for the project, stated the applicant wishes to bring new life to the vacant space which has been vacant for over ten years. Washburn added that the applicant and he has been working on this concept for a long time and feels it is a very compatible use.

THOSE IN OPPOSITION OF THE APPLICATION: None

PUBLIC COMMENT: None

COMMUNICATIONS: St. Lawrence County 239-n review was returned for local action.

QUESTIONING OF SPEAKERS BY BOARD MEMBERS: None

CLOSE OF HEARING: The public hearing closed at 7:05 p.m.

PLANNING BOARD
REGULAR MEETING
October 16, 2014

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, October 16, 2014 in the Civic Center, Board Room, Park Street, Potsdam, New York.

Called to order at 7:05 p.m.

MEMBERS PRESENT: Ted Prahl
James Corbett
David Trithart
Will Siegfried
Hugo Attemann

MEMBERS ABSENT: Bob Josephson

APPROVAL OF MINUTES:

Minutes of the October 2, 2014 Regular Meeting

MOTION MADE by Jim Corbett to approve minutes as corrected. (Corrections made to a speaker's correct spelling of name.)

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: Site Plan Application #2014-23-14.1 submitted by Clarkson University for 8 Clarkson Ave.

Ian Hazen and Devon Sutton were present representing Clarkson. Hazen stated this project is a joint venture between Agbotics and Clarkson to improve plant growth and health. Agbotics will be providing the building and robotics; it is not a long term building (5-10 years). Hazen stated that athletic safety on the adjacent athletic field was considered and the building has been repositioned for that reason. Regarding parking, Hazen stated there will be a single vehicle driveway with length enough for two vehicles. Hazen further described utilities being brought in from Cheel Arena (gas), from the softball field (water), and electric is in a relatively close location.

The Board members had no concerns.

MOTION MADE by Jim Corbett to classify Site Plan Application #2014-23-14.1 as a Type II under SEQRA.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Jim Corbett to approve Site Plan Application #2014-23-14.1 as submitted.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Sign Permit Application #2014-9-17.1 submitted by 3-Bears Bakery for 51 Market Street.

There were no concerns from Planning Board.

MOTION MADE by Jim Corbett to approve Sign Permit Application #2014-9-17.1 as submitted.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Site Plan Application #2014-25-9.1 submitted by Chris Durand for 51 Market Street.

Durand stated that the site plan (interior of space) and sign permit were reviewed by the Housing Council (owners of the building) and they approved everything.

There were no concerns from the Planning Board.

MOTION MADE by Hugo Attemann to approve Site Plan Application #2014-25-9.1 as submitted.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Special Use Permit Application #2014-9-30.2 and Site Plan Application #2014-9-30.1 submitted by Trezza Realty, LLC for 5-7 Market Street.

Prahl stated he was worried about the fire code for this building as it is and for the future use. Washburn stated he used the alternative methodology plan to allow current front steps and other applications. Hazen stated the stairways are encompassed with a 2 hour fire rating through the use of multiple layers of 5/8" sheetrock.

Prahl wanted to know if it was listed on the National Historic Register. Washburn stated it is within the Historic District but not listed as a specific property. Hazen stated the façade will remain the same in a historic manner.

MOTION MADE by Hugo Attemann to approve Special Use Permit Application #2014-9-30.2 as submitted.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Jim Corbett to classify Site Plan Application #2014-9-30.1 as a Type II under SEQRA.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Jim Corbett to approve Site Plan Application #2014-9-30.1 as submitted.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Site Plan Application #2014-10-6.1 submitted by Timothy Gardner for 11 Maple Street.

Gardner stated he would like to expand the Jernabi Coffee Shop by removing a portion of the wall into another part of the building to allow for more seating. Prahm asked about parking. Gardner stated there are no problems with public parking that is in existence at this time. Gardner stated he hopes to start the expansion by January since he is aware of the bridge project that will be starting in the spring of 2015.

MOTION MADE by Jim Corbett to approve Site Plan Application #2014-10-6.1 as submitted.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: None

MOTION MADE by Jim Corbett to adjourn.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 7:33 p.m.