

PLANNING BOARD
REGULAR MEETING
November 6, 2014

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, November 6, 2014 in the Civic Center, Board Room, Park Street, Potsdam, New York.

Called to order at 7:00 p.m.

MEMBERS PRESENT: Ted Prah
James Corbett
David Trithart
Will Siegfried

MEMBERS ABSENT: Hugo Attemann
Bob Josephson

APPROVAL OF MINUTES:

Minutes of the October 16, 2014 Regular Meeting

MOTION MADE by Jim Corbett to approve minutes as written.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT

OLD BUSINESS:

NEW BUSINESS: Site Plan Application #2014-25-9.1 submitted by John Heinemann for 32-32 ½ Maple Street.

Thompson stated he wanted everyone to be aware that this application will need a special use permit and that any approvals of this site plan will be contingent on the approval of a special use.

Ben Foote, representative and brother-in-law for John Hinnemann, and Brooks Washburn, architect were in attendance to discuss the application.

The Board reviewed and talked with the representatives about the site plan. Discussed gas lines, sewer lines, Clarkson's access (right of way) to the land located to the south of applicants land.

Parking was discussed and Washburn believes that the units that exist presently are typically rented to grad students who do not have cars and walk to campus. Washburn believes that the new apartment building will be of the same similar use. Thompson stated that even if that is true, the Village Code parking requirements still have to be adhered to which, for a multi-dwelling building, is one parking space per bedroom. Thompson added that the existing parking is already

legal non-conforming as there are not enough parking spaces for the existing bedrooms; this was established pre-zoning.

Washburn stated the proposal is to construct a multi-unit with 6 bedrooms and construct 6 parking spaces therefore they are adhering to regulations. Thompson stated that because the legal non-conforming use exists and the plans are to enlarge that non-conforming use then a variance will be required; a non-conforming use cannot be enlarged without either making it conforming or getting a variance.

There was a lengthy discussion regarding the parking and whether a variance needed to be sought. In the end, Thompson stated, and the Board agreed, that a variance is needed either to get relief from required parking or to go over maximum lot coverage with adding enough parking to adhere to the code. If the Zoning Board approves the lot coverage above maximum, the Planning Board stated they will consider allowing the additional spaces required (10) to be “banked” for future construction if needed; in other words keep the space as green space until the time the spaces are needed.

The applicant’s representatives asked if the Planning Board could send a recommendation to the Zoning Board as to what they believe is appropriate. A roll call vote for the recommendation was taken amongst the Planning Board members as follows: Will Siegfried stated he was in favor of an area variance (to allow for the reduction of parking spaces required); Ted Prahl, Jim Corbett, and David Trithart were in favor of a variance for lot coverage increase (to allow for the construction of ten additional parking spaces if needed in the future that would bring them above the maximum for lot coverage).

MOTION MADE by David Trithart to table Site Plan Application #2014-25-9.1 until a variance is approved by the Zoning Board of Appeals for lot coverage or relief from parking requirements.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Site Plan Application #2014-9-22.1 submitted by Lavalley Transportation Inc. for Madrid Ave.

Brooks Washburn, architect for project, was present to discuss the application. Washburn stated the business is expanding and needs the space. The applicant is proposing a one story slab on grade building and will be strictly office space. The building will hook up to existing water and sewer services. The building will be set with a similar setback as the existing facility. Washburn stated the parking for staff will be on the side and the customers will be at the front of the building.

There was discussion regarding a connecting road from the existing facility to the proposed facility. Washburn stated that it hasn’t been thought of but it is a good idea since there is a great possibility that employees will be going back and forth between facilities.

Off topic, and with no ties to the application on the table, there was a discussion regarding the current facility and where its wastewater is being discharged. Washburn stated he didn’t know. A long standing member of the Board stated he believes it is being discharged out onto the ground

or in a private septic. Prahel believes this facility should be hooked up to the Village sewer system and this is an opportunity to fix this wrong and connect to Village services.

The Board was in agreement that the project is a great idea and would like to see the interior connecting road between the facilities. Corbett stated they could recommend the road but not require the connecting road. Again, Washburn agreed it was a great idea.

MOTION MADE by Jim Corbett to classify Site Plan Application #2014-9-22.1 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 #2014-9-22.1 as submitted and with a strong recommendation to connect existing facility to Village sewer utilities.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Sign Permit Application #2014-10-21.1 submitted by Stewart's Shops Corporation for 79 Market Street.

There were no comments from Board on this application.

MOTION MADE by Will Siegfried to approve Sign Permit Application #2014-10-21.1 as submitted.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: Fred Hanss informed the Board of their responsibility in reviewing Section 180 of the Village Code. Hanss stated that staff has started reviewing the definitions and the land zones and their descriptions. Proposed modifications will be sent to the Board for their review and comment.

MOTION MADE by Will Siegfried to adjourn.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 8:04 p.m.