

PLANNING BOARD

REGULAR MEETING

April 3, 2014

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, April 3, 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
Hugo Attemann

MEMBERS ABSENT: Bob Josephson
Will Siegfried

APPROVAL OF MINUTES:

Minutes of the March 6, 2014 Public Hearing and Regular Meeting

MOTION MADE by Jim Corbett to approve minutes as written.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: None

OTHER BUSINESS: Preliminary review of new subdivided lot and proposed site plan on Lawrence Ave next to 59 Lawrence Ave (NYSUT). No official application has been submitted.

Brooks Washburn, architect for potential owner of newly created subdivided lot on the east side of 59 Lawrence Ave, was present to discuss the proposed site plan. Stacey Howlett, proposed owner of lot, was also present.

Washburn stated he wanted to meet with the Board to work out the details of the “NYSUT pond” (ditched area). The Board members voiced their concerns with the storm water run-off from new and future building lots at this location. Washburn stated he will be the engineer on this project and will calculate flows pre and post construction regarding the water run-off.

Prahl stated he would like to see a “global” answer to the water run-off issue. Prahl sees this venture as a large gamble because of not taking care of the entire problem but rather piece meal attempts and resolving the problem.

Hanss pointed out utility concerns and Washburn stated he wasn’t aware of any utility easements. Hanss disclosed to the Board and guests that the Village is working on underground water retention. Washburn is opposed to the idea unless there is a limit placed on requirements. Corbett asked for a definition of disturbance. Washburn claims less than 1 acre will be “disturbed” after sale, the work will be done to the land while still a “farm field”. Trithart stated that Washburn is just not claiming ownership of the disturbance of land; Washburn agreed.

There were numerous concerns raised about compaction rates for building and where water table is on this site. Trithart asked what the long term consequences of the “wet” situation. Washburn claims there are none; actually reduces the water.

Thompson stated that even with development there will be massive run-off that will continue from 1000+ acres outside of the village limits. Hanss iterated to Stacey Howlett that the Village is not refusing the project however the Village has major concerns with the water run-off. Washburn stated that it would be prudent to get James Sheehan in to talk with the Planning Board regarding the large parcels that he has started to subdivide and sell off and regarding future development of these parcels.

There was a brief discussion between staff and Board regarding the need to update the Village Code; specifically Sections 183 and 186. Hanss suggested bringing in the County Planning Office for examples of “smart” code changes. Prahl asked how to rezone the Commerce Park. Hanss stated he was not sure how sovereign immunity comes into play; at the very least the Village will need County review and approval. Attemann asked what would they rezone the Park to and why. Hanss stated most likely it would be rezoned to B2 which would allow for more flexibility in what can go there. Hanss added that rezoning it to BLI would be even more flexible and open to more prospective business. Prahl stated he would like to see rezoning done a.s.a.p.

MOTION MADE by Hugo Attemann to adjourn.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 8:03 p.m.