

PLANNING BOARD

PUBLIC HEARING

March 6, 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, March 6, 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.

Subdivision Application #2014-25-2 submitted by Terra Development for Lawrence Ave.

BUILDING INSPECTOR'S REPORT: Greg Thompson introduced the application stating the applicant wishes to subdivide 1.77 acres of land for future development.

APPLICANT AND/OR APPLICANT'S AGENT: Brooks Washburn, applicant's representative, stated based on the approval of the preliminary subdivision, the applicant now is submitting for final approval.

THOSE IN SUPPORT OF THE APPLICATION: None

THOSE IN OPPOSITION OF THE APPLICATION: None

PUBLIC COMMENT: None

COMMUNICATIONS: None

QUESTIONING OF SPEAKERS BY BOARD MEMBERS: None

Special Use Permit Application #2014-25-2(B) submitted by JR Westons Inc. for 1 Main Street.

BUILDING INSPECTOR'S REPORT: Greg Thompson introduced the application stating the applicant wishes to establish a restaurant and bar in the existing hotel.

APPLICANT AND/OR APPLICANT'S AGENT: Brooks Washburn, applicant's representative, stated that there will no exterior physical changes and no additional interior square footage; merely adding appliances for what is being proposed.

THOSE IN SUPPORT OF THE APPLICATION: None

THOSE IN OPPOSITION OF THE APPLICATION: None

PUBLIC COMMENT: None

COMMUNICATIONS: No County 239-M Review has been received as of this meeting.

QUESTIONING OF SPEAKERS BY BOARD MEMBERS: None

CLOSE OF HEARING: The public hearing closed at 7:06 p.m.

PLANNING BOARD

REGULAR MEETING

March 6, 2014

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

Called to order at 7:08 p.m.

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

MEMBERS ABSENT: Will Siegfried

APPROVAL OF MINUTES:

Minutes of the February 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:

Final Subdivision Application #2014-25-2 submitted by Terra Development Inc. for Lawrence Ave (tax #64.052-1-13.11).

Washburn stated the plan provide is merely a formalization of the last plan proposed. Attemann asked if there was any change regarding the discussion on abandoned area between the NYSUT property and the lot being subdivided. Washburn stated that he does not feel this area is a non-conformity and that it is non-salable; Washburn referred to it as a detention pond and states it will not fill up because they are designed so that they do not fill with water.

Hanss asked about the applicant dedicating the roadway to the Village. Washburn stated he didn't know and only he (Jim Sheehan – owner of Terra Development) can answer that question. Hanss stated Sheehan should be invited to meet with the Planning Board; sooner is better.

Bob Josephson asked what happens to the “ditch” area between the NYSUT and proposed parcel. Washburn stated it will not become a separate parcel until it is deeded off. Josephson commented with a rhetorical statement; without an overall plan what prevents the abandonment of any part of a parcel.

Washburn asked if the Board was setting up roadblocks to future sales of this land. Hanss stated no, that it was the Boards duty to ask questions regarding development and land use. Prahll stated the Board needs to meet with Sheehan to take care of the larger problem of water run-off from the large parcel instead of small bites at a time. Prahll continued stating this is not the end of the problem; the Board needs to solve the larger problem now and it cannot be overlooked. Hanss added the Village needs to see a long term plan that incorporates future development of the large parcel being subdivided off. Thompson asked Washburn if the storm water will be running off the parcel; Washburn stated it would and that it would run off in the ditched area. Hanss stated there are two major storm water areas now that are running into the cross-town drains. Prahll ended the discussion stating that the Board needs to discuss this with Sheehan to solve the larger issue of storm water off of his property. Washburn stated that Sheehan is open to discussion.

Hanss commented that the Department of Transportation may have to issue a work permit due to traffic off of Rte 11 onto the construction site.

Attemann stated he is concerned about the future abandonment of the 80’ strip of land which is not saleable. Washburn stated they are not creating anything with the 80’ ditch and that it remains part of the whole parcel. Jim Corbett agrees that it may be the same parcel on paper but other ownerships will separate the parts of the whole.

MOTION MADE by Hugo Attemann to approve Subdivision Application #2014-25-2 with the condition that it include the 80’ strip of land being referred to as the “ditch”.

A second on the motion was not made.

Prahll stated the Planning Board cannot hold up subdivision based on storm water concerns.

MOTION MADE by Jim Corbett to classify Subdivision Application #2014-25-2 as an Unlisted Action under SEQRA.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Jim Corbett to approve Subdivision Application #2014-25-2 as submitted.

MOTION SECONDED by David Trithart.

TRITHART, CORBETT, JOSEPHSON ALL IN FAVOR – PRAHL OPPOSED – ATTEMANN ABSTAINED - MOTION CARRIED

Special Use Permit Application #2014-25-2B submitted by JR Westons Inc., dba Clarkson Inn, for 1 Main Street.

Washburn stated there is no change to existing site plan. Washburn and Board reviewed the existing layout and preview and discussed the proposed layout to include a small bar and restaurant.

MOTION MADE by Jim Corbett to classify Special Use Permit Application #2014-25-2B as a Negative Declaration under SEQRA.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Hugo Attemann to approve Special Use Permit Application #2014-25-2B contingent on a favorable County 239-M Review.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: None

MOTION MADE by Jim Corbett to adjourn.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 8:20 p.m.