

PLANNING BOARD

PUBLIC HEARING

February 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, February 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.

Special Use Permit Application #2014-1-22 submitted by Potsdam Humane Society for 17 Madrid Ave.

BUILDING INSPECTOR'S REPORT: Greg Thompson introduced the application stating the applicant wishes to create a dog park on the same property as the animal shelter.

APPLICANT AND/OR APPLICANT'S AGENT: Alicia Manard from the Humane Society was present. Deborah Massell from the Humane Society gave a presentation of their proposal. Massell noted benefits to dogs and owners; provides exercise area for dogs in the animal shelter and takes volunteers and dogs off of Madrid Ave. (See proposal handout attached to application in property folder for complete written presentation.)

THOSE IN SUPPORT OF THE APPLICATION: None

THOSE IN OPPOSITION OF THE APPLICATION: David Nelson, owner of 16 Madrid Ave, Potsdam. Nelson stated he is concerned that there will be an increase in noise; since some of the trees have been removed adjacent to his property there already has been a slight increase in noise. Nelson stated he is in support of the park but would like to see some changes in the proposal before it is approved; change curb cut off of Madrid Ave to create a circular drive – reroute the service entrance; appropriate fencing as to not affect his quality of life; does not want to interfere with “wildlife traffic” and lawn; waste stations moved away from his property. Nelson added he would be willing to buy half of the proposed large area so he “gets” something in return for his support.

PUBLIC COMMENT: None

COMMUNICATIONS: Briefly mentioned Bark Park

QUESTIONING OF SPEAKERS BY BOARD MEMBERS: None

Preliminary Subdivision Application #2014-30-1.1 submitted by Terra Development Inc. for 59 Lawrence Ave.

**BUILDING INSPECTOR'S REPORT:** Greg Thompson introduced the application stating the applicant wishes to subdivide a 1.77 acre lot at 59 Lawrence Ave to the east of the NYSUT building. The subdivided lot would be sold and a new professional office would be built.

**APPLICANT AND/OR APPLICANT'S AGENT:** Brooks Washburn, architect and representative for applicant, stated this would be the second subdivision off Terra Development's lot. Washburn added the land was rezoned to open the door for this type of development.

**THOSE IN SUPPORT OF THE APPLICATION:** None

**THOSE IN OPPOSITION OF THE APPLICATION:** None

**QUESTIONING OF SPEAKERS BY BOARD MEMBERS:** None

**CLOSE OF HEARING:** The public hearing closed at 7:19 p.m.

PLANNING BOARD

REGULAR MEETING

February 6, 2014

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

Called to order at 7:20 p.m.

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

MEMBERS ABSENT: Will Siegfried

APPROVAL OF MINUTES:

Minutes of the January 16, 2014 Regular Meeting

MOTION MADE by Hugo Attemann to approve minutes as written.

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 #2014-23-1.1 submitted by LDS Church for 21 Castle Drive.

Tom Piasczk and mark Stewart were present as representatives of the applicant. Piasczk stated the 1700 sq. ft. addition would be used as a meeting room for “officials” to meet for this area of the state. Piasczk added there will be light landscaping and storm water work to be performed.

Thompson stated because the proposal would put the property over lot coverage maximum, an area variance would be needed from the Zoning Board of Appeals. Hanss stated the Planning Board could approve the site plan contingent on getting approval from the ZBA for a lot coverage variance.

Attemann stated he was concerned about the amount of impervious surface. Piasczk stated the lot coverage would go from 40 to 41%.

MOTION MADE by Jim Corbett to classify Site Plan Application #2017-23-1.1 as a Type II under SEQRA.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Jim Corbett to approve Site Plan Application #2017-23-1.1 as submitted and contingent on receiving a lot coverage variance from the Zoning Board of Appeals.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Special Use Permit Application #2014-1-22 submitted by Potsdam Humane Society for 17 Madrid Ave.

Deborah Massell and David Nelson were present to discuss the application.

Massell stated the proposed curb cut for maintenance entrance only (garbage, woodchips, etc.). There will be no signage at the curb cut per NYS DOT. Massell explained the proposed ingress/egress to site and included the types of fencing for the overall project which would be chain-link versus solid type fencing.

Attemann asked why a separate entrance was needed. Massell stated it would be for larger equipment to perform heavier maintenance. Attemann suggested moving the service entrance to directly behind the Humane Society building. Massell felt this would affect snow storage and overall design.

Prahl stated he would like to see the applicant eliminate the one curb cut for maintenance – feels it is unnecessary. Prahl stated the need of a privacy fence at the side of Nelson's lawn is not necessary; remaining "stockade" fence at 8' located at the rear of Nelson's property is sufficient and all other fence is "farm" fence with chain-link gates.

Massell stated she would email amended plans.

MOTION MADE by Jim Corbett to classify Special Use Permit Application #2014-1-22 as Type II 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 #2014-1-22 contingent on modified plans as discussed and submitted to the Code Enforcement Office.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Preliminary Subdivision Application #2014-30-1.1 submitted by Terra Development Inc. for 59 Lawrence Ave.

Brooks Washburn, architect and representative of the applicant, outlined the sub-division process. Washburn stated the applicant already has a party interest in the proposed sub-divided parcel; Right of Way (ROW) would be deeded over to the Village at time of any additional sub-divisions.

There was mention of the gap between the NYSUT property and the new subdivision which Washburn explained that it is a drainage area; the “ditched” area is non-salable according to the current owner. Corbett stated he is concerned to where the ditched area is currently draining and will drain in the future when development continues. Washburn stated he feels as development happens run-off would in fact decrease. Attemann stated that theoretically you would disturb the entire 1.77 acres thus disturbing over 1 acre which requires the applicant to DEC storm water permits – Attemann asked why not look at storm water collectively instead of individually. Washburn state Sheehan (Terra Development) will work with the Village to develop storm water solution for undeveloped land. Both Corbett and Attemann agreed that storm water management may have to go underground for retention instead of ponding. Prahl stated he wants to look at the whole problem not piecemeal the issue. – It has to be a global solution.

Fred Hanss stated the SEQRA has been completed and individual development will require individual SEQRA as well.

The next step will be a public hearing for a final subdivision and review by the Board.

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 8:15 p.m.