

PLANNING BOARD
REGULAR MEETING
December 4, 2014

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, December 4, 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
Hugo Attemann
Bob Josephson (alternate)

MEMBERS ABSENT: None

APPROVAL OF MINUTES:

Minutes of the November 6, 2014 Regular Meeting

MOTION MADE by Will Siegfried to approve minutes as written.

MOTION SECONDED by James Corbett.

ALL IN FAVOR – ATTEMANN ABSTAINED – MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: Site Plan Application #2014-11-20.1 submitted by Total Image for 8 Market Street.

MOTION MADE by Jim Corbett to approve Site Plan Application #2014-11-20.1 as submitted.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Sign Permit Application #2014-20-11.1 submitted by Total Image for 8 Market Street.

Mentioned by a Board member that this sign is an existing sign at the business's current location that will be used at the new location as a wall sign and that it adheres to dimensional requirements of the zoning district.

MOTION MADE by Hugo Attemann to approve Sign Permit Application #2014-20-11.1 as submitted.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: Review of and recommendation to the Village Board of Trustees regarding the rezoning of 6 Prospect Place and 71 Main Street from R2 to BLI.

Hanss presented the proposed rezoning as per discussions with Clarkson and Clarkson's letter of request to the Village Board. Trithart commented that he doesn't understand why there needs to be a zone change since what they want to do is allowed in their current zone for these properties. Hanss stated that the rezoning will keep all Clarkson property zoned the same in that contiguous area. Hanss added it will also allow an old fraternity building, no longer being used as such, to be demolished and turned into needed parking. Trithart argued they can accomplish what they want without rezoning; Hanss stated they came to the Village Board with the request and therefore they need to address the request; hence the Village Board seeking a recommendation for or against the request.

Siegfried stated that without public comment he isn't comfortable with making a recommendation.

Josephson stated he doesn't know why Clarkson would want to keep the R2 zone when they have no intention to reuse the old fraternity for housing. Thompson stated that all Clarkson wants to do is have continuity of their property in one zoning district.

There was a brief discussion regarding the prepared SEQRA. Parking was discussed for all the changes going on at the Clarkson buildings at that location. Hanss stated Clarkson wants to make sure with all their development they will have enough off-street parking so it doesn't spill out onto the Village roads.

The Planning Board discussed including in the zone the parcel – 16A and 16B Pierrepont Ave (Tax Map #64.067-3-23), owned by Mr. and Mrs. Ronnie Diederich so it isn't surrounded by BLI. The rezoning of this adjacent parcel would result in the east side of Pierrepont Ave. between the intersections of Main Street and Prospect Place is one continuous zoning district.

Trithart commented that even after the discussion, and although parking is needed, he doesn't agree that rezoning has to occur. Attemann commented that he believes it's just for the continuity.

MOTION MADE by Jim Corbett to recommend to the Village Board of Trustees that the Village Planning Board is in favor of the requested rezoning and to consider rezoning; after speaking with parcel owner, the parcel at the northeastern side of Prospect on the corner of Prospect and Pierrepont (16A-16B Pierrepont Ave.).

MOTION SECONDED by Hugo Attemann.

PRAHL, CORBETT, ATTEMANN, SIEGFRIED IN FAVOR – TRITHART ABSTAINED – MOTION CARRIED.

Richard Grover from YESS11 was present to address the Planning Board regarding the Route 11 Canton/Potsdam bypass. Grover and the Village Planning Board briefly discussed the bypass and those things that are going on presently with trying to push the issue forward.

Aviation Zoning. Hanss stated to the Board that the Village Board voted to annex Clarkson property by the airport into the Village and in turn the property needs to be rezoned; no better time to create an Aviation District. Hanss stated that in August he drew up a draft Aviation District to address the airport and surrounding properties they may be included. Hanss stated the Aviation District was constructed more or less and overlay district. The Board reviewed the proposed description of the District and modified needed changes.

MOTION MADE by Jim Corbett to recommend to the Village Board that the Planning Board is in favor of the proposed Aviation District with the amendments discussed.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Approval of the Regularly Scheduled Meetings for 2015.

MOTION MADE by Will Siegfried to approved the meeting schedule as prepared.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Hugo Attemann to adjourn.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 8:08 p.m.