

PLANNING BOARD
REGULAR MEETING
January 8, 2015

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, January 8, 2015 in the Civic Center, Board Room, Park Street, Potsdam, New York.

Called to order at 7:00 p.m.

MEMBERS PRESENT: James Corbett
David Trithart
Will Siegfried
Hugo Attemann
Bob Josephson (alternate)

MEMBERS ABSENT: Ted Prahl

APPROVAL OF MINUTES:

Minutes of the December 4, 2014 Regular Meeting

MOTION MADE by Will Siegfried to approve minutes as written.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – ATTEMANN ABSTAINED – MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: Site Plan Application #2014-12-7.2 submitted by Jeremy and Allison Carney for 15 Market Street.

All modifications to location are interior – no changes to the footprint of building.

MOTION MADE by Bob Josephson to approve Site Plan Application #2014-12-7.2 as submitted.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Sign Permit Application #2014-12-7.1 submitted by Jeremy and Allison Carney for 15 Market Street.

Greg Thompson stated that the proposed sign meets all code requirements but because the property is in the B1 Overlay District it needs to be reviewed by the Board.

MOTION MADE by Hugo Attemann to approve Sign Permit Application #2014-12-7.1 as submitted.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Site Plan Application #2014-12-18.1 submitted by Ronald Page for outer Elm Street (between 151-177 Elm).

Ronald Page, Aaron Tisdale and Brooks Washburn were present to discuss the application. Washburn presented the site plan to the Board. Washburn explained that 4 duplexes were being proposed not 2 as the application states. The sketches clearly show four 2-unit buildings. The duplexes all have an attached one-car garage. Washburn stated that the Department of State has reviewed the plans and has made recommendations that have been incorporated into the plans.

The Board reviewed fire access and connections to the Village water and sewer lines. Also talked about installing fire hydrants at the road or closer to the units; Washburn stated he's open to suggestions from the Village as to where to locate a fire hydrant.

Driveways have been designed to meet Village street standards so that if the Village takes over the road no modifications would need to be made. Enlarging the interior driveway that connects the four units was discussed. Future development might call for a roadway instead of a shared driveway. Page stated that future development would be little clusters of these four unit duplexes so there is no plan to build beyond each cluster. In addition, although the one-car garage and driveway for each unit would accommodate three vehicles, the thought of enlargement of the shared roadway/driveway connecting the four duplexes would be to accommodate company traffic and fire access in case of emergency. Also discussed on interior roadways were curbs but the plan is to edge out the asphalt to the grass.

Sidewalks to each unit were proposed by Fred Hanss. Washburn stated there is a sidewalk up to the shared driveway/roadway but not beyond – leaves it a more rural appeal. Corbett stated he was ok with what has been proposed.

Hanss stated they still need to submit the storm water management plan and landscaping plan.

MOTION MADE by David Trithart to classify Site Plan Application #2014-12-18.1 as a Type II under SEQRA.

MOTION SECONDED by Bob Josephson.

MOTION MADE by Hugo Attemann to approve Site Plan Application #2014-12-18.1 with the amendment of increasing the number of duplexes to four instead of two as the application states.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Site Plan Application #2014-12-23.1 submitted by Clarkson University for Clarkson Hall, Main Street.

Ian Hazen was present to discuss the application. Greg Thompson stated the entire project is interior renovations and there are no exterior footprint modifications. Hazen discussed each floor and its renovations.

Hazen discussed future projects with the downtown campus including a master plan for parking, two additional vacant buildings on the downtown campus, and development that has already occurred on the downtown campus.

MOTION MADE by Will Siegfried to approve Site Plan Application #2014-12-23.1 as submitted.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Site Plan Application #2014-12-29.1 submitted by Clarkson University for Cheel Arena.

Ian Hazen stated the approval being sought is being driven by a large grant that Clarkson would like to apply for with the deadline in about one week.

Hazen stated the only footprint change to the building would be the addition that would be constructed on the front of Cheel Arena that would house various things such as an exclusive D1 Hockey weight/workout room, a D3 sports area that may be available for public use. Also, it may provide storage area for portable bleachers. Hazen reviewed additional interior renovations to Cheel.

MOTION MADE by Will Siegfried to classify Site Plan Application #2014-12-29.1 as a Type II under SEQRA.

MOTION SECONDED by Bob Josephson.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Will Siegfried to approve Site Plan Application #2014-12-29.1 as submitted.

MOTION SECONDED by Hugo Attemann.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Site Plan Application #2014-12-23.2 submitted by Terra Development for outer Lawrence Ave.

Washburn and Tisdale were present to discuss the application. Washburn stated the Board has seen the site plan before but now there is a drainage solution proposed. Tisdale stated he designed a drainage solution that represents an example build-out for 4 separate developments. Tisdale stated there is enough land to reduce run-off by grading and vegetative filter strips and allows us not to install underground retention areas. Tisdale also added that the design was using

Type D soil which is the worst type of soil; the design should work with any scenario. Tisdale then explained the flow of water as designed.

It was mentioned that the SPDES permit is being processed.

Hanss asked Washburn to think about sidewalks, bike parking, lighting and landscaping on the proposed development site. Washburn stated the lighting is for wall-packs only. The other suggestions will be considered.

Corbett discussed the conditions stated from the 239-m review such as storm water (addressed), dumpster location, and street standards.

Attemann asked about fire hydrant. Corbett stated there is a hydrant across the street that is within 500 feet but the applicant might consider a hydrant on the side of development for future development.

MOTION MADE by Hugo Attemann to classify Site Plan Application #2014-12-23.2 as a Negative Declaration under SEQRA.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Hugo Attemann to approve Site Plan Application #2014-12-23.2 contingent on a favorable review of the SPDES report and the amendments discussed in the 239-m review.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: Fred Hanss wanted to go over the zoning code changes that staff has been working on but the Board agreed that a special meeting to discuss just those changes would be good. A special meeting was proposed for January 22; all agreed.

MOTION MADE by Hugo Attemann to adjourn.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 8:23 p.m.