

PLANNING BOARD

PUBLIC HEARING

September 4, 2014

CONVENED: 7:03 p.m.

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

MEMBERS ABSENT: None

A Public Hearing of the Potsdam Planning Board was held on Thursday, September 4, 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 #2014-8-22.1 submitted by Computer Guys/Matott Enterprises, Inc. for 115 Market Street.

BUILDING INSPECTOR'S REPORT: Greg Thompson introduced the application stating the applicant wishes to establish a retail operation in a B2 Zone.

APPLICANT AND/OR APPLICANT'S AGENT: Kyle Matott, owner, stated the business is primarily retail and service. Matott stated he doesn't believe there will be an increase in traffic or flow of traffic. Matott stated although it's believed that the bulk of their customers are college students, that is not true; most college business is for text books which are mostly purchased on-line nowadays. Matott continued stating the price of the property is what attracted him to it and where the business is currently located the monthly lease rate is being increased to a level that is not feasible for the business to pay.

THOSE IN SUPPORT OF THE APPLICATION: None

THOSE IN OPPOSITION OF THE APPLICATION: None

PUBLIC COMMENT: None

COMMUNICATIONS: St. Lawrence County 239-n review was returned for local action.

QUESTIONING OF SPEAKERS BY BOARD MEMBERS: None

CLOSE OF HEARING: The public hearing closed at 7:04 p.m.

PLANNING BOARD

REGULAR MEETING

September 4, 2014

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, September 4, 2014 in the Civic Center, Board Room, Park Street, Potsdam, New York.

Called to order at 7:04 p.m.

MEMBERS PRESENT: Ted Prahl
James Corbett
David Trithart
Will Siegfried
Hugo Attemann
Bob Josephson

MEMBERS ABSENT: None

APPROVAL OF MINUTES:

Minutes of the August 7, 2014 Regular Meeting

Will Siegfried made a correction to the vote for the Hampton Inn Signs approval. In fact, Siegfried's vote was nay.

MOTION MADE by Jim Corbett to approve minutes as corrected.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT: None

OLD BUSINESS: Fred Hanss discussed a letter written to Jim Sheehan and copied to Hanss, received by Rebecca Storrings from the NYS Dept. of Environmental Conservation (NYSDEC) regarding 59 Lawrence Ave. (Hanss distributed a copy of the letter to the Board members.) Hanss summarized that the work being done at 59 Lawrence Ave on a piecemeal basis does in fact need a SPDES Permit for construction activities. Brooks Washburn, who was in attendance for a presentation to be done under Other Business, stated that his client Jim Sheehan also received a second opinion from another representative of NYSDEC that conflicts with this opinion on the matter. Therefore, the issue still remains.

NEW BUSINESS: Special Use Permit Application #2014-8-22.1 submitted by Computer Guys/Matott Enterprises, Inc. for 115 Market Street.

Kyle Matott and Benjamin Matott were present to discuss the application.

Prahl asked about the nature of the business and volume of traffic that is generated. Kyle Matott stated the nature of the business is computer sales and service; the majority of the textbook business is online. Regarding traffic volume Kyle Matott stated perhaps 30 vehicles per day but up to 50 customers per day total.

Josephson asked about signage. Kyle Matott stated it would be within code and similar to what the hair salon had for their business.

Prahl said he is more concerned with the appearance of the building and having it blend in with the neighborhood. Kyle Matott stated they are thinking of taking off the porch as it is in disrepair and replacing the siding with vinyl siding.

The Board then discussed parking and made mention that no site plan has been submitted. Kyle Matott had a written description of what they plan on doing to the property.

Prahl stated a thorough site plan review, as well as proposed signage is required before a special use could be approved. Kyle Matott did make mention of second floor rentals which was a new aspect they did not reveal until the meeting; the Matott's have no idea regarding the layout of rentals on the second floor.

The application was tabled until the applicant submits a formal site plan review and sign permit application.

Site Plan Application #2014-8-26.1 submitted by Lavalley Transportation Inc. for Damon Field Airport.

Fred Hanss started by saying that this project is on Village Property within the Town of Potsdam so it has sovereign immunity; therefore the Village Planning Board will review the application.

Randy LaValley, Brooks Washburn, and Kurt Thomas were present to discuss the application.

Washburn discussed the blueprint layout of the proposed hangar with the Board. The footprint of the building (hangar) would be leased by the Village to LaValley; the Village Board needs to negotiate a lease agreement. The plane hangar will house a mechanics area where the planes would be stored, and in the front there would be an office; a driveway will be constructed to the hangar from route 11B; also a new taxiway will be constructed to accommodate the larger aircraft.

LaValley stated he tried to work out something with Clarkson to no avail therefore he turned to the Village. The hangar will be accessed by planes on one side of the airport fence and accessed by cars and passengers from the road side of the fence – essentially the airport fence will cut through the new hangar therefore no vehicles will be within the fence. LaValley explained his business and the way he uses his aircraft to fly to other states to conduct business. LaValley hopes that he will be able to charter his planes for those who need those services in northern New York; he added no-one does charters in the area – Canada or U.S.

The applicant and Board talked about the mechanic shop that will be housed in the new hangar. LaValley stated airplane mechanics are hard to find and that in the recent past he's been flying down to a place in Pennsylvania for mechanic services. Hanss stated that in the airport master plan a fixed based operator (FBO) was needed at the Village airport. LaValley stated that

essentially they will be the FBO minus providing fuel. It was stated that when you hit a certain number of base aircraft that a mechanic is needed. Attemann asked if the jet fuel that the Village is working on installing and providing – is it enough for what is required by LaValley's jet. LaValley responded that it is; the plane uses around 600 gallons.

Trithart asked if the mechanic would be a Village employee and it was confirmed that they would not; he would be an employee of LaValle Transportation Inc.

There was a brief discussion regarding the parking area that would be built and the driveway/road that would lead to the hangar from Route 11B; the plans currently show 7 spaces which LaValley believes to be adequate.

Hanss mentioned Mayor Yurgartis has a concern with the fact that the FAA NEPA review has not been completed and needs to be done first; there was talk about the SEQR. Another concern was the potential of aircraft noise from this larger plane; a berm was agreed to be constructed from the new hangar to the western end of the new taxiway. Hanss stated the Board should give some kind of preliminary approval so that the FAA can start working on the NEPA. The Board felt they could approve what was presented with conditions of the FAA NEPA review and the construction of the berm.

MOTION MADE by Jim Corbett to classify Site Plan Application #2014-8-26.1 as a Type II under SEQRA.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Hugo Attemann to approve Site Plan Application #2014-8-26.1 as submitted and with the following conditions:

1. FAA NEPA review and airport layout plan approval is obtained.
2. A berm will be constructed on the southwest corner between the new hangar and the most west portion of the new taxiway to shield residences on Route 11B from aircraft noise.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: A preliminary presentation was given by U.W. Marx, Inc. and others for the future renovation of Old Snell Hall and Congdon Hall. Those in attendance were Bill Shannon, Jeff Buell, Duncin Barrett, Jim McKinney, Melissa Wagner-Telford, and Brooks Washburn. The Board listened to plans on the rehabilitation and future uses of the buildings. Formal applications for site plan approval and other requirements will be forthcoming when the project is ready to move ahead.

MOTION MADE by Hugo Attemann to adjourn.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 8:32 p.m.