

PLANNING BOARD

PUBLIC HEARING

July 17, 2014

CONVENED: 7:03 p.m.

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

MEMBERS ABSENT: Hugo Attemann

A Public Hearing of the Potsdam Planning Board was held on Thursday, July 17, 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 #2014-6-26 submitted by J.R. Weston, Inc. for 39-47 Market Street.

BUILDING INSPECTOR'S REPORT: Greg Thompson introduced the application stating the applicant wishes to convert the second floor office space into apartments; residential units are a special use in the B1 Central Overlay.

APPLICANT AND/OR APPLICANT'S AGENT: John Potter, representative for J.R. Weston, explained the intent of the proposed project to convert the unused office space on the second floor into 2 2-bedroom apartments.

THOSE IN SUPPORT OF THE APPLICATION: None

THOSE IN OPPOSITION OF THE APPLICATION: None

PUBLIC COMMENT: None

COMMUNICATIONS:

QUESTIONING OF SPEAKERS BY BOARD MEMBERS: None

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

PLANNING BOARD

REGULAR MEETING

July 17, 2014

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, July 17, 2014 in the Civic Center, Board Room, Park Street, Potsdam, New York.

Called to order at 7:06 p.m.

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

MEMBERS ABSENT: Hugo Attemann

APPROVAL OF MINUTES:

Minutes of the July 3, 2014 Regular Meeting

MOTION MADE by David Trithart to approve minutes as written.

MOTION SECONDED by Bob Josephson.

TRITHART, JOSEPHSON, PRAHL IN FAVOR – CORBETT, SIEGFRIED ABSTAINED -  
MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT: None

OLD BUSINESS: None

NEW BUSINESS: Site Plan Application #2014-6-18.1 submitted by Clarkson University for Clarkson Ave/Walker Arena.

Ian Hazen explained to the Board members the plans for the Walker Arena Parking Lot Expansion per the construction drawings. Hazen stated the storm water drainage ties in with the 2008 drainage system which is pre-existing.

Prah wondered when the last time the area in question flooded. Hanss stated the new storm drains placed during the last paving took care of the issue.

Hazen stated Clarkson would like to tie the downtown parking study to the Clarkson “master” plan; the Board members were in favor of this presentation.

Hanss stated regarding the SEQR, there are no issues with the proposal.

MOTION MADE by Jim Corbett to classify Site Plan Application #2014-6-18.1 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 #2014-6-18.1 as submitted.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Sign Permit Application #2014-6-23.1 submitted by Julie Woodley for 16 Market Street.

There were no issues with this application.

MOTION MADE by David Trithart to approve Sign Permit Application #2014-6-23.1 as submitted.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Special Use Permit Application #2014-6-26 and Site Plan Application #2014-6-3.1 submitted by J.R. Weston Inc. for 39-47 Market Street.

John Potter explained the project and stated the reason behind it is that the office space is very difficult to rent as such especially since there is no elevator to the second floor.

Josephson brought up parking; Hanss explained the B1 Central Overlay has no parking requirements.

MOTION MADE by Jim Corbett to approve Site Plan Application #2014-6-3.1 as submitted.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Jim Corbett to approve Special Use Permit Application #2014-6-26 as submitted.

MOTION SECONDED by Will Siegfried.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Sign Permit Application #2014-7-3.1 submitted by Beast Fitness for 8 Market Street.

There were no issues with this application.

MOTION MADE by Jim Corbett to approve Sign Permit Application #2014-7-3.1 as submitted.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: Hanss stated he met with Brooks Washburn and Jim Sheehan regarding the outer Lawrence Ave parcel (next to 59 Lawrence Ave) and more specifically the proposed lot to be sold to Stacy Howlett. Hanss stated although the Village does not want to segment the project, they cannot stop Sheehan from making the driveway a complete spate project thus segmenting the project. Therefore, Hanss continued, it will be up to the Planning Board to study the issue at site plan review. Hanss stated Sheehan will be filing for a permit to build a driveway thus leading to a site plan. Josephson asked what role the Village will play in the upkeep of the roadway (driveway). Hanss stated none at this time. Prahl asked about the fill quality. Hanss stated the fill is course and he is concerned with the percolation rates. Prahl stated he is more concerned with its ability to be built upon. Thompson stated he would require a compaction study. Hanss added he will notify Mike Tamlon of GHD to come to the next meeting. Corbett stated the 3 foot water table rules out the large pond idea because there would never be enough available space. Hanss stated the CPH storm water plan is working perfectly and that took a lot of work and time. Trithart asked if they could duplicate the CPH drainage system. Hanss stated yes, but the size and the cost of such system takes this option out of the picture. Trithart asked if there has been any word on improving the cross-town drain. Hanss stated the Village applied for grants but has heard nothing at this point in time.

MOTION MADE by Bob Josephson to adjourn.

MOTION SECONDED by Jim Corbett.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 8:00 p.m.