

PLANNING BOARD

REGULAR MEETING

July 3, 2014

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, July 3, 2014 in the Civic Center, Board Room, Park Street, Potsdam, New York.

Called to order at 7:00 p.m.

MEMBERS PRESENT: Ted Prah
David Trithart
Bob Josephson

MEMBERS ABSENT: Will Siegfried
James Corbett
Hugo Attemann

APPROVAL OF MINUTES: Minutes of the June 5, 2014 Public Hearing and Regular Meeting.

MOTION MADE by Bob Josephson to approve minutes as written.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

COMMUNICATIONS: None

PUBLIC COMMENT: None

OLD BUSINESS: Revised Site Plan Application #2014-5-19.1 submitted by Ryan Daniels for 23 Pine Street.

Aaron Jarvis, architect, stated the flood zone level and the property pins were located. Talked about demolishing the structure and using the existing foundation to reconstruct the building. Thompson stated all set-backs and lot coverage maximum requirements have been met.

Josephson was concerned regarding the width of the driveway and whether two cars would be able to pass each other with enough clearance. Jarvis stated he is trying to use one pre-existing curb cut. Hanss stated the Department of Transportation is very sensitive to curb cuts. Trithart added that Phase II and Phase III of the project as proposed will dictate the expansion of the driveway width.

MOTION MADE by David Trithart to classify Site Plan Application #2014-5-19.1 as a Type II under SEQRA.

MOTION SECONDED by Bob Josephson.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

MOTION MADE by Bob Josephson to approve Site Plan Application #2014-5-19.1 as submitted.

MOTION SECONDED by David Trithart.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

NEW BUSINESS: Site Plan Application #2014-6-25.1 submitted by ArcVision Inc. (Pizza Hut) for 62 Market Street.

Nick Fredericks, District Manager, was present to discuss application. Fredericks described to the Board the renovations they hope to complete. There were no major issues with the proposal.

MOTION MADE by David Trithart to approve Site Plan Application #2014-6-25.1 as submitted.

MOTION SECONDED by Bob Josephson.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

OTHER BUSINESS: Brooks Washburn and Stacy Howlett were present to discuss the parcel Howlett would like to purchase at the location of 59 Lawrence Ave (Terra Development's land). Washburn thought the application would be up for review on this agenda but Thompson stated the Office was still waiting for an opinion from GHD (consultants for the Village) regarding the proposed parcel and the storm water management issue. Washburn still contends that the proposed parcel is less than 1 acre and therefore no storm-water management plan is required. Josephson stated he is uncomfortable with the piece approach in developing Terra's property at this location; the storm-water drainage issue has got to be dealt with as a whole. Hanss stated that it is Sheehan's (Terra's owner) problem not Howlett's.

It was also stated that compaction levels would be required as the dirt has been disturbed in order to fill-in the proposed parcel in question. Hanss stated that since the storm-water drainage at the NYSUT building is not appropriate the Board feels it's necessary to be very cautious with further development. Washburn stated he will have to get with Sheehan to see if he is willing to fix the global issue with storm-water drainage. Hanss stated that there is no other solution than for Sheehan to deal with the drainage issue now before he tries to sell off more parcels at that location. Hanss added that other than storm-water drainage, there are no other environmental issues.

Washburn asked what would be done with storm-water if the street is deeded to the Village. Pahl stated the Village would want this issue handled before the Village took over the deed.

Josephson stated that the Board does not want the "less than an acre" approach for each project at that location because it does not solve the "global" issue with storm-water drainage.

Washburn stated he would like to totally separate the roadway (proposed road into future parcels at this site) to its own project. Hanss stated as a next step, and agreeing to the fact that the storm-water drainage is the only issue at this location, would to get Sheehan involved with resolving the issue and then went on to explain the SWIP process.

MOTION MADE by David Trithart to adjourn.

MOTION SECONDED by Bob Josephson.

ALL IN FAVOR – NONE OPPOSED – MOTION CARRIED

Meeting adjourned at 7:50 p.m.