



**CITY OF PLATTSBURGH**  
**PLANNING BOARD**  
COMMUNITY DEVELOPMENT OFFICE

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Malana Tamer, Planner  
Shelise Marbut, Secretary

December 12, 2019

Dear Honorable Mayor Read and Members of the Common Council,

The City of Plattsburgh Planning Board held a special meeting on Wednesday, December 4, 2019 to discuss the Draft Generic Environmental Impact Statement (DGEIS) for the Downtown Area Improvement Projects, including the Durkee Mixed Use Development, Saranac River Walk, Durkee St. Reconfiguration and Streetscape Improvements, Westelcom Park Improvements, Bridge Street Parking Improvements, Arnie Pavone Memorial Parking Plaza, Broad Street Municipal Parking Lot, and Plattsburgh Farmer's and Crafter's Market Relocation and Expansion. The Planning Board has reviewed the document and offers the following comments for consideration:

**Durkee Mixed Use Development:**

- *Section 3.1: Land Use, Community Character, Zoning and Public Policy*

The DGEIS does not provide sufficient information in regards to the potential effects of the architectural design and height of the proposed building on the downtown community character. Please provide a visual resources survey of *existing* surrounding buildings or a similar study that considers the impacts on community character.

**Durkee Street Reconfiguration and Streetscape Improvements**

- *Section 3.4: Traffic and Transportation System*

Although a traffic impact analysis was completed, the DGEIS does not sufficiently address connectivity concerns, commercial loading/unloading, and any impacts on existing businesses on Durkee St.

**Arnie Pavone Memorial Parking Plaza**

- *Section 3.4: Traffic and Transportation System*

The information provided in the DGEIS regarding the abandonment of Division St and creation of the new parking lot does not sufficiently address pedestrian facilities. Pedestrian connectivity between Oak St and Margaret St should be maintained to be in line with the City's goals for increased walkability and complete streets.

The disbursement of parking throughout the downtown provides increased equality for downtown businesses and residents.

**Plattsburgh Farmer's and Crafter's Market Relocation and Expansion**

- *Section 3.1: Land Use, Community Character, Zoning and Public Policy*

The DGEIS does not provide sufficient information in regards to design and future development/expansion of the Plattsburgh Farmer's and Crafter's market to properly address potential impacts on the community character, specifically the City's waterfront overlay district.

**Other**

- *Section 6.0-pg 201*

**Irreversible Irretrievable Commitment of Resources**

This section does not properly address the large impact of the Durkee Mixed Use Development project and the long term effects of development. Please provide clarification regarding the intent of Section 6.0.

Please accept this letter as written comment from the City of Plattsburgh Planning Board for inclusion in the Final Generic Impact Statement as deemed necessary. For further clarification, please contact City Planner, Malana Tamer in the Community Development Office.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'Maurica Gilbert', written over a horizontal line.

Maurica Gilbert  
Vice Chair City of Plattsburgh Planning Board