

Plattsburgh Comprehensive Plan

Public Meeting Notes

9/10/09 Cumberland Head Elementary School

1. The committee should review other projects such as Market square in South Carolina for examples of ways to develop the airport property. This property has many assets. The way in which it is developed is key to the future of the Town.
2. Site plan mechanisms such as curb cuts and access control should be used to avoid traffic problems associated with commercial development.
3. Emphasizing development of a healthy community is a good idea.
4. The Town needs a multi-use/bicycle trail network. Such a network should contain off-road components.
5. A trail along the Saranac River should be constructed to link with the City's Riverwalk.
6. The Town will attract businesses that pay higher wages if it offers more amenities and a higher quality of life to the work force. Major companies want to locate in amenity rich communities.
7. The Town lost sight of its assets after the PAFB closure. Existing resources should be used to attract businesses that will pay a higher wage.
8. The Town needs a vision. It is suffering from complacency.
9. The plan should offer a vision for the Rt. 3 corridor. Development should be held to a higher standard. Site plan and design guidelines should be implemented.
10. The Town's vision should include high tech industry. Plattsburgh is in the middle of the State's Tech corridor.
11. Cumberland head should grow slowly, if at all.
12. The Committee should keep in mind the Town's proximity to the Adirondack Park with its vast open space and recreation resources.
13. There are many opportunities for the Town and City to improve their relationship.

14. The Town of Plattsburgh is the County's economic engine but receives a disproportionately small portion of the sales tax revenue generated in town. PILOT agreements are unfair to the Town because they are not calculated in the County sales tax revenue distribution formula. The Town has to build and service infrastructure to development and should receive its fair share of revenue.
15. The Committee should consider ways to preserve farmland.
16. There are issues with hunters on Cumberland Head.

9/15/09 St. Joseph's Church

1. The airport should be used for development of a motor sports facility. It is centrally located and has good access. The soil is conducive to race track use. Noise and traffic impacts can be mitigated. Use of the facility for motor sports will result in:
 - a. An amenity for motor sports enthusiasts of all kinds.
 - b. Sales tax receipts from ticket sales.
 - c. Direct employment.
 - d. Indirect employment from businesses servicing the facility, its users and its patrons.
 - e. Secondary economic benefits from tourists, especially Canadian visitors.
 - f. A safe alternative to illegal street races.
 - g. Driver training opportunities (e.g. State Police).
 - h. Spin-off commercial development around the track.
 - i. Use of the facility for other forms of entertainment such as concerts.
2. The Town should seek to preserve open space.
3. The Town should promote historic preservation initiatives.
4. The Town should adopt design guidelines for commercial areas.

9/16/09 Cadyville Wesleyan Church

1. A healthy community will value parks and recreation activities that will appeal to people of all ages. The Town should pursue a systematic approach that will integrate activities, nutrition and exercise.
2. Recreation paths should be linked.
3. The Town needs more water access/contact facilities.

4. The Town needs a boat launch/launches.
5. Reduce the acreage requirement for keeping farm animals.
6. Preserve open space on Cumberland Head. Do not decrease lot size. Larger lots are the norm on Cumberland Head. Many are former camps.
7. Cluster development is desirable. White Pine Commons is not a good example of cluster development.
8. The media plays up the City/Town conflict. The Town and City cooperate in many ways.
9. The Town has a lot of developable property. However, if it develops too fast there would likely be adverse impacts, especially on retirees and others who would have to cope with rising taxes. Stagnation is not desirable. Responsible growth is desirable. The Town should seek to attract quality employers while not losing its small town charm or becoming too big. The Town needs to attract younger workers to grow in a healthy fashion.
10. The Town needs widespread broadband internet and an indoor recreation facility to attract business and professionals.
11. The Town should strengthen and support its hamlets. Hamlet identity is aided by the elementary schools.
12. Don't allow the former Cadyville School to become a commercial use.
13. Allow neighborhood commercial scale uses in the hamlets as it reduces driving and supports the hamlet residents.
14. It is too easy to get variances for mobile homes in non-mobile home zones.
15. Quality workforce housing is needed.

9/22/09 South Plattsburgh Fire Department

1. Encourage bicycling and bicycle tourism. Rail trails are good for biking, however, fragmented and reverting ownership are problems. Look into the use of the former railroad bed behind the South Plattsburgh Fire Station for a bicycle/pedestrian trail.

2. The original plan for the re-use of the PAFB called for 20% green space. Is this still in effect? It is desirable to have access to the pitch pine community and other open spaces on the PAFB.
3. The Town should undertake a biological resources inventory to identify important natural areas, including wildlife corridors. This should include investigation of important grassland bird habitats. See South Burlington for an example of such an inventory.
4. Investigate the use of conservation subdivisions.
5. Loud motor activities are impairing the use of the county airport property by wildlife.
6. Institute increased building setbacks from Lake Champlain. Lower the maximum allowed building height. This will help preserves to and from the lake.
7. Promote alternative energy sources such as wind and solar. Allow small scale, back-yard wind energy facilities.
8. Curb cuts should be limited on Tom Miller Road to prevent it from becoming another Rt. 3. Consider a barrier or berm as a buffer.
9. Keep utilities underground on Tom Miller Road.
10. Initiate a dialogue with DOT re road and access issues.
11. Initiate intergovernment forums to exchange information and ideas.

9/24/09 Town Hall

1. Consider increasing hunting safety zones on Cumberland Head. 500' is not enough.
2. Facilitate bicycle and pedestrian transportation. Need better pedestrian accessibility in the Town's commercial areas.
3. Develop a riverwalk to connect to the City. Continue to Morrisonville.
4. The Town should develop pedestrian facilities and brand itself as a pedestrian friendly community.
5. The Town should promote the arts, collaborating with Plattsburgh State and the City.

6. Wind farms may affect the Town's beauty. The proposed wind facility siting law should be passed.
7. Red and White power line structures and the 5-story hotel on Rt. 3 are impacting views.
8. The Town needs affordable housing. There was a lot of opposition to White Pines Commons initially but it has proven to be a positive for the Town.
9. The Town should proactively use conservation easements to protect open space and to develop recreation opportunities. The Town needs a land trust to implement its conservation vision. Town government should also acquire conservation easements.
10. The Town should promote localism, including locally grown food.
11. The Town should keep future energy needs in mind and try to avoid a car-centric community.
12. Carefully consider how the county airport property should be developed. The airport represents the community's future. Locate services near the airport. Consider mixed use development.
13. Revitalize existing commercial areas rather than continually building new ones. The Town should revitalize the Rt. 9 corridor. The corridor should be redeveloped in cooperation with the City. This area is important to Cumberland Head residents who currently most drive to Rt. 3 for most services.
14. Small scale commercial development can help create a sense of neighborhood in hamlets.
15. Rt. 3 could be more bicycle friendly.
16. Development is good if it is smart. The Town needs more mixed use areas.
17. Tom Miller Road should not become another Rt. 3.
18. Future housing growth is likely to be slow unless there is a major employer or other impetus to development.
19. The Town needs more communications infrastructure.
20. The Town needs to be different, special and to find its own niche. It should not be "Anytown, USA."
21. The Town's vision should be of a health and wellness community, promoting locally grown food, nutrition, recreation and preventive health.