

**TOWN BOARD LIAISON COMMITTEE
MONTHLY REPORT
PLANNING & COMMUNITY DEVELOPMENT
SEPTEMBER 10, 2020**

◆ **Planning Board Agenda:**

- ~~August~~ ^{JULY/} August 2020- see attached summary of Planning Board Actions
- September Agenda (Attached)

◆ **Town Board Items:**

- CFA 2019- Funds available through Regional Waterfront Committee from 2016 Award. We have applied for BMG Phase I construction.*County to pass MWBE Waiver*
- Ampersand & BMG Phase 1 (On Pause)
- Annexation update

◆ **Meetings attended by Planning staff:**

- August 7th- Meeting with Legal Counsel re: Annexation
- August 10th- Meeting with Codes re: Zoning
- August 14th- Meeting with Codes re: Zoning
- August 14th-South Junction
- August 17th- Upstone Phone Call
- August 19th- Scott Beebie
- August 19th-AEDA re: Northeast Group
- August 20th-Gary Brandstetter
- August 25th- MWBE/Water Project Kickoff
- August 31st-Pat Murnane
- September 2nd-Budget Meeting
- September 2nd-LWRP Meeting
- September 3rd-Two Brothers Recycling

◆ **Telecommunications Projects:** None

◆ **Freedom of Information (FOIL) Requests Completed:**

- None

◆ **Community Development**

- Zoning Ordinance Update, Staff reviewed Chazen draft and submitted comment back, waiting on in person meeting for further discussion
- CEC grant contract underway. Proceed with implementation of remaining item (VFDs), seek reimbursement.
- Healthy Neighborhoods Grant for CH tiling – Mel working with Giroux-if not may be used for Treadwells Mills SRTG project
- DASNY Grant- Battlefields Memorial Gateway- (On Pause) Communication with NYSDOT regarding construction of trail. ESD funding has dried up.
- DASNY Grant #9514 (\$50k) completed- Entering DASNY Grant #15829 (\$250k) for construction of BMG Phase I, (On Pause)

- Hometown Heroes- Several new applications for 2021, multiple responses to the offer to keep some of them up for an additional year

◆ **Local Waterfront Revitalization Program (LWRP) Grant (Comprehensive Plan Initiative):**

- DASNY Grant Application (Jetties) Phase I \$50k, Phase II \$200k. Phase I-IA design complete. Construction (On Pause)
- Coordination with state transportation officials to petition for a public crossing at BMG
- 2016 CFA funding application to Regional Waterfront Committee for BMG. Very favorable response. Notification of awards in January.

◆ **Complete Streets/Trails:**

- Coordinated with NYSDOT & City to plan for connection of BMG path to the City's Terry Gordon path. NYSDOT very supportive of connection and inclusion into Empire State Trail with possible funding in 2020. (Wait & See)
- MOA between City & Town for trail connection, fully executed.
- Possible funding opportunity for Treadwells Mills Connector for SRTG

◆ **Other**

- Next Town Board Liaison Committee Update Meeting: October 2nd, 2020

Design Review/Subdivision and Site Plan Projects Approved and/or Under Construction:

Project Name	Status	Status Change	Date Updated	Notes
Cadyville Fire Department Add. SP 2018	As Built Signed	Y	8/14/20	
Town Fair Tire Site Plan 2019	Signed DPP	N	10/21/19	
NCC Systems Site Plan 2019	Signed DPP	N	10/31/19	
Plattsburgh Community Housing Site Plan 2019	Signed DPP	N	10/8/19	
Panera Bread Site Plan & SUP 2019	80% As Built Memo Sent	N	9/1/20	
South Junction Transload Facility	Signed DPP	N	8/2019	
Bertrand Multi-Family Housing SP & SUP 2020	Signed DPP	N	5/19/20	
Monaghan Medical Site Plan 2018	80% As Built Memo Sent	Y	9/1/20	
Eastern Insuring Site Plan 2019	80% As Built Memo Sent- Temp CofO	N	12/9/19	
Johns Manville Site Plan 2020	Signed DPP	N	6/24/20	

Project Name	Status	Status Change	Date Updated	Notes
Bluff Point Golf Resort Phase II Site Plan 2019	Signed DPP	N	10/28/19	
Della Toyota Inventory Lot Site Plan 2019	Signed DPP	N	12/9/2019	
UMS Properties R & D Facility SP & SUP 2019	Signed DPP	N	12/31/2019	
Delaware River Solar Site Plan & SUP 2019	Signed DPP	N	6/17/2020	
Walmart Site Plan 2019	Signed DPP	N	1/24/2020	
UMS Materials Silo Site Plan 2019	Signed DPP	N	3/2/2020	
Della Kia Site Plan 2019	Signed DPP	N	4/27/2020	
TDC Industrial Blvd SP 2019 60,000sf & 5,000 sq ft	Signed DPP	N	4/27/2020	
Plattsburgh Lodging Ventures Site Plan 2019	Signed DPP	N	2/11/2020	
Huttig Nissan Site Plan 2018	Signed DPP	N	7/31/19	
Sporn Site Plan 2020	Signed DPP	N	7/8/2020	
Plattsburgh Quarry Site Plan 2019	Signed DPP	Y	9/2/2020	

**TOWN OF PLATTSBURGH
PLANNING BOARD ACTIONS
JULY 21, 2020**

- ITEM #1 GARRAND'S MOTOR SPORTS SITE PLAN 2020-** Request to convert an existing orchard/retail building to a motor sports sales and repair facility. Located at 1945 Military Turnpike with public water & private sewer; Zoned IP; Tax Map Parcel #205.-4-1; Owner/Applicant Geoffrey and Ryan Garrand; Engineer AES Northeast **SKETCH PLAN APPROVAL**
- ITEM #2 BIG CYPRESS SOLAR LLC SITE PLAN & SPECIAL USE PERMIT 2020-** Request to develop a 3-megawatt, Tier 3 solar energy facility on a 30-acre portion of Tax Map Parcel # 192.-2-3.1. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located at 298 Wallace Hill Rd. with public water and private sewer; Zoned MH; Tax Map Parcel # 192.-2-3.1; Owner CACL Properties; Applicant Hexagon Energy LLC; Engineer Hexagon Energy **SKETCH PLAN APPROVAL**
- ITEM #3 CAVERN SOLAR LLC SITE PLAN & SPECIAL USE PERMIT 2020-** Request to develop a 3-megawatt, Tier 3 solar energy facility on a 40-acre portion of Tax Map Parcel # 205.-2-5.1. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located at 247 Banker Rd. with public water and public sewer; Zoned R2; Tax Map Parcel # 205.-2-5.1; Owner Rebecca Banker; Applicant Hexagon Energy LLC; Engineer Hexagon Energy **SKETCH PLAN APPROVAL**
- ITEM #4 11 PLATTSBURGH LLC SUBDIVISION 2020-** Request for a 10 Lot expansion of the Deerfield Manor subdivision including extension of the public road and water main. **CLINTON COUNTY REALTY SUBDIVISION REVIEW REQUIRED.** Located at Pristine Drive, with public water and private sewer; Zoned R4; Tax Map Parcel 194.-2-15.1 Owner/Applicant: Thomas Latinville; Engineer: RMS, PC. **SKETCH PLAN APPROVAL**
- ITEM #5 ADIRONDACK FEDERAL CREDIT UNION SUBDIVISION 2020-** Request for a 2-lot split/merge subdivision separating a .088-acre lot from tax map parcel 206.-1-23 (Lot 1) and merging with tax map parcel #206.-1-24 (Lot 2.) Located at 622 Route 3. with public water and public sewer; Zoned C; Tax Map Parcel # 206.-1-23. Owner Payson, Racine, Nephew & Akey; Applicant Adirondack Federal Credit Union; Engineer: RMS, PC **SKETCH PLAN DENIED**
- ITEM #6 ADIRONDACK FEDERAL CREDIT UNION SITE PLAN & SPECIAL USE PERMIT 2020-** Request for a change in use of an existing building from a former retail sales facility to a credit union. Minor site improvements will be installation of a drive thru window and new NYSDOT approved curb cut for new exit only and other related improvements. Located at 622 Route 3. with public water and public sewer; Zoned C; Tax Map Parcel # 206.-1-23. Owner/Applicant Adirondack Federal Credit Union; Engineer: RMS, PC **SKETCH PLAN DENIED**

**TOWN OF PLATTSBURGH
PLANNING BOARD ACTIONS
AUGUST 18, 2020**

- ITEM #1** **NORTHWOODS SUPPORTIVE HOUSING SUBDIVISION 2018-** Request for renewal of a 4-lot subdivision. Lot 6A will be 12.98 acres with an associated site plan, lot 6B will be 2.61 acre new buildable lot, lot 6 will be 44.63 acres of remaining lands, and a 2.24 acre right of way lot to be conveyed to the Town. Located at 285 Tom Miller Rd. with public water and public sewer; Zoned C; Tax Map Parcel #206.-6-4.1. Owner: McCarthy Brothers Real Estate; Applicant: Housing Visions Consultants; Engineer: AEDA **SEQRA RE-AFFIRMATION & DETAILED PRELIMINARY PLAN REVIEW RENEWAL APPROVED**
- ITEM #2** **ARC WINTER SAND/SALT STORAGE SHED SITE PLAN 2020 –** Request to construct a 2400sf shed for storing sand/salt for winter road and sidewalk maintenance at ARC's facilities. Located at 37 Northern Avenue with public water and public sewer; Zoned A2; Tax Map Parcel 233.-5-24. Owner/Applicant NYS ARC Inc. Clinton County Chapter; Engineer AES Northeast. **SKETCH PLAN APPROVAL**
- ITEM #3** **MOUSSEAU PROPERTIES LLC SUBDIVISION 2020-** Request to subdivide an existing 2.1-acre lot into 4 buildable lots. Located at 141 Irish Settlement Road with public water and private sewer. Zoned MH; Tax Map Parcel 232.-3-25; Owner/Applicant Mousseau Properties LLC; Engineer AES Northeast. **SKETCH PLAN APPROVAL**
- ITEM #4** **DONOGHUE SUBDIVISION 2020-** Request for a 4-lot split/merge subdivision of an existing 1.74 acre and 0.62 acre lots resulting in 1 new lot. Located at 1 Goodspeed Road with private water and private sewer; Zoned R-2; Tax Map Parcel 245.-5-47 and 245.-5-46; Owner/Applicant John Donoghue Jr.; Surveyor Adirondack Surveying PLLC **SKETCH PLAN APPROVAL**
- ITEM #5** **SUPERIOR DRIVE SUBDIVISION 2020 -** Request for a 2-lot subdivision separating 9.3 acres from a 50.6-acre parcel, creating 1 new buildable parcel. **AREA VARIANCE REQUIRED.** Located at 17 Superior Drive with public water and private sewer; Zoned R2; Tax Map Parcel # 245.-4-16. Owner/Applicant: Thomas LeClair; Surveyor Dean Lashway. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #6** **QUALITY MANUFACTURED HOME PARK SUBDIVISION 2020-** Request for a 3-lot split/merge subdivision resulting in 1 new 3.5-acre parcel and the remaining lands of Lot 1 and Lot 2. Located at 30 Archie Bourdeau Road with public water and private sewer; Zoned I; Tax Map Parcel #232.-3-20 & #232.-3-21. Owner/Applicant Thomas M. and Mark LeClair; Surveyor Dean Lashway. **SKETCH PLAN APPROVAL**

- ITEM #7 DUQUETTE SUBDIVISION 2020-** Request to subdivide 1.12 acres from an existing 32.5-acre parcel and merge with an existing 0.66-acre parcel. No new buildable lots. Located at 1110 State Route 3 with Public Water and Private Sewer; Zoned R-2; Tax Map Parcel 205.-2-3.1. Owner/Applicant Larry and Robert Duquette; Surveyor Dean Lashway. **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #8 BAILEY FORD SITE PLAN 2020-** Request to construct a 35,600+/- sq. ft. Car dealership with 329 parking spaces for inventory and customers with related site improvements. Located on Route 9N with public water and public sewer; Zoned SC; Tax Map Parcel # 194.-1-16.1. Owner NPB Properties LLC; Applicant Bailey Ford of Plattsburgh; Engineer RMS. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #9 BAILEY FORD SUBDIVISIONS 2020 –**
A. Request for a 2-lot subdivision resulting in 1 new buildable parcel. Located on Route 9 North with public water and public sewer; Zoned SC; Tax Map Parcel # 194.-1-16.1. Owner NPB Properties LLC;
B. Request for a 3-lot split/merge subdivision. No new buildable lots. Located on Route 9 North with public water and public sewer; Zoned SC; Tax Map Parcel #194.-1-17 and #194.-1-18 Owner Franklin R. Akey and Akey Family Properties; Applicant Bailey Ford of Plattsburgh; Engineer RMS. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #10 WILSON HOLDINGS SITE PLAN 2020-**Request to construct an 8490 sqft addition to an existing warehouse. Located at 795 Route 3 with public water and public sewer; Zoned ADTB and NC; Tax Map Parcel #206.3-1-19.1. Owner/Applicant N. Wilson Holdings LLC; Engineer RMS. **SKETCH PLAN APPROVAL**
- ITEM #11 MJ MURPHY, LLC SELF STORAGE UNITS PHASE 1 SITE PLAN 2020-**Request to construct two 10-unit self-storage buildings. **USE VARIANCE REQUIRED.** Located at 40 South Junction Road with Private Water and Private Sewer; Zoned R-2; Tax Parcel #246.-1-13.2. Owner/Applicant MJ Murphy, LLC; Engineer RMS **SKETCH PLAN INCOMPLETE**

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
SEPTEMBER 15, 2020**

- ITEM #1 PLATTSBURGH LODGING VENTURES SUBDIVISION 2019-** Request for a two-lot subdivision. Lot 1 being a 3.55 +/- acre parcel and Lot 2 being remaining lands. **AREA VARIANCES REQUIRED** for no public road frontage. Located on Cornelia St. (behind Key Bank) with public water and public sewer; Zoned C; Tax Map Parcel # 206.4-3-15. Owner: Gibraltar Management Corp.; Applicant: Plattsburgh Lodging Ventures, LLC; Engineer: CHA Companies. **SEQR DETERMINATION & DETAILED PLAN REVIEW RENEWAL**
- ITEM #2 PLATTSBURGH LODGING VENTURES SITE PLAN 2019-** Request to construct a 64,720 +/- sq ft 97 room hotel with related site improvements. Located on Cornelia St. (behind Key Bank) with public water and public sewer; Zoned C; Tax Map Parcel # 206.4-3-15. Owner: Gibraltar Management Corp.; Applicant: Plattsburgh Lodging Ventures, LLC; Engineer: CHA Companies. **SEQR DETERMINATION & DETAILED PLAN REVIEW RENEWAL**
- ITEM #3 QUALITY MANUFACTURED HOME PARK SUBDIVISION 2020-** Request for a 3-lot split/merge subdivision resulting in 1 new 3.5-acre parcel and the remaining lands of Lot 1 and Lot 2. Located at 30 Archie Bourdeau Road with public water and private sewer; Zoned I; Tax Map Parcel #232.-3-20 & #232.-3-21. Owner/Applicant Thomas M. and Mark LeClair; Surveyor Dean Lashway. **SEQR DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 NORTHEAST GROUP SUBDIVISION 2020 –** Request for a 2-lot subdivision separating approximately 9.76 acres from Tax Map Parcel #233.-5-66 to create a 7.74-acre parcel (Lot A), and a 2.02 acre parcel (Lot B). Located at 12 Nepco Way with public water and public sewer; Zoned A2; Tax Map Parcel # 233.-5-66; Owner/Applicant Northeast Printing; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #5 Y-KNOT STORAGE SITE PLAN 2020-**Request to construct three 30ft. x 170ft. storage unit buildings with associated site improvements which will include gravel access drives, site lighting and stormwater management facilities. **USE VARIANCE REQUIRED.** Located on the northwest corner of Route 374 & Wallace Hill Rd. with public water and private sewer. Zoned NC/R2; Tax Map Parcel 192.-1-30.22; Owner/Applicant Christopher LeFevre; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #6 PETER’S POINT LLC SUBDIVISION 2020-** Request for a 2-lot split/merge subdivision separating 3.44 acres of land from tax map parcel #246.-1-9.3 and merging with tax map parcel #246.-1-9.9. No new buildable lot created. Located at 54 Loch Lane with public water & private sewer; Zoned R2; Tax Map Parcel #246.-1-9.3.

Owner/Applicant Peter's Point LLC; Engineer RMS. **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

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