**TOWN OF PLATTSBURGH**

**TOWN SEMI MONTHLY MEETING**

**November 18, 2021**

**Resolution No. 21-205 Receiving Findings and Recommendations from**

**Town Planning Board for Clinton County Zoning Amendment 2021**

**WHEREAS**, at its regularly scheduled meeting on September 2, 2021, the Town of Plattsburgh Town Board, received a Petition from the County of Clinton, New York, the duly authorized representatives and owners of tax parcel no. 220.-1-3.1-1 approximately 477 acres of vacant land, requesting an amendment to portions of the existing Airport Redevelopment District Zone classifications AD-TB & AD-MU to Special Development District (SD); and

**WHEREAS**, pursuant to Article XVII Section 17.3, all proposed amendments originating by Petition or by Motion shall be referred to the Town of Plattsburgh Planning Board for a report and recommendation thereon; now, therefore be it

**WHEREAS**, on September 2, 2021 the Town Board referred said Petition for a proposed amendment to the current Town of Plattsburgh Zoning Map to the Town of Plattsburgh Planning Board for a report and recommendation in accordance with Article XVII, Section 17.3 of the Town of Plattsburgh Zoning Ordinance; and,

;and

**WHEREAS,** on November 16, 2021, the Planning Board after review and consideration of the maps and draft report prepared by Staff, by Resolution 21-52, did find the same to accurately reflect the opinion of the Planning Board and accepted the recommendation as the final findings and recommendation of the Planning Board and resolved to transmit the report, findings, and meeting minutes to the Town Board; and

**WHEREAS,** the Town Board is now in receipt of the Planning Board Report and Resolution No. 21-52 adopted at a meeting held on November 16, 2021 and recommending the Town Board consider the following:

1. That the Town Board act to amend the Town zoning map for portions of tax map parcel 220.-1-3.1-1 as shown on the Planning Board approved subdivision sketch plan on October 19, 2021. Specifically changing the area of proposed lots B, D, & G from AD-TB/AD-MU to SD, and as more clearly shown on the attached “Planning Board Map Amendment Recommendation”; and
2. The Town Board act to amend portions of the Zoning Ordinance relative to the Special District. Specifically, it is recommended that front yard parking be allowed at the discretion of the Planning Board upon the provision of adequate screening and landscaping by the applicant. It is further recommended that the landscaping requirement of the Special District be amended to allow uses (parking) other than greenspace and landscaping; and
3. The Special District be amended to allow site lighting with a maximum height of 35 feet, similar to that allowed in other districts of the Town; and
4. The Town Board decline to amend the Special District to allow front yard loading docks/service areas; and
5. The Town Board decline to amend the Special District, increasing the maximum building height from 40 to 60ft; and
6. That the Town Board schedule a public hearing on the above ***Zoning Ordinance and Zoning Map*** amendments in accordance with ***Zoning Ordinance*** Article XVII Amendments Section 17.4A; and
7. That the Town Board refer this zoning map amendment petition to the Clinton County Planning Board in accordance with GML 239m and Town Zoning Ordinance Article XVII Section 17.4B: and
8. That the Town Board comply with the provisions of Article 8 of the Environmental Conservation Law Part 617 NYCRR (SEQRA) prior to rendering it’s decision; and

**WHEREAS**, after review and discussion of the ***Findings and Recommendations Report of the Planning Board*** the Town Board desires to distribute a proposed amendment of the Town Zoning Ordinance to the appropriate agencies in accordance with Article XVII, Section 17.3 and 17.4 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law; now therefore be it

**RESOLVED**, after review and discussion of the Town Planning Board’s ***Findings and Recommendations Report of the Planning Board***, dated November 10, 2021 the Town Board does hereby receive and place on file said ***Findings and Recommendations Report of the Planning Board*** and; be it further

**RESOLVED,** that the Town Board doeshereby accept the ***Findings and Recommendations Report of the Planning Board***; and be it further

**RESOLVED,** that the Town Board shall hereby proceed to:

1. Schedule a public hearing on the above ***Zoning Ordinance*** amendment in accordance with ***Zoning Ordinance*** Article XVII Amendments Section 17.4A; and
2. Refer this zoning map amendment petition to the Clinton County Planning Board in accordance with GML 239m and Town Zoning Ordinance Article XVII Section 17.4B: and
3. Comply with the provisions of Article 8 of the Environmental Conservation Law Part 617 NYCRR (SEQRA) prior to rendering it’s decision; and be it further

**RESOLVED,** that a copy of this resolution be provided to the Zoning and Planning Departments.

**Motion: Barbara E. Hebert**

**Seconded by: Meg E. Bobbin**

**Discussion:**

**Roll Call** **Yes** **No** **Absent** **Carried Tabled**

x

**Thomas E. Wood x**

**Meg E. Bobbin x**

**Barbara E. Hebert x**

**Charles A. Kostyk x**

**Michael S. Cashman x**