

**Town Of Plattsburgh  
Findings and Recommendations  
Report of the Planning Board**

*Clinton County Zoning Amendment Petition 2021*



November 10, 2021

## I. INTRODUCTION

On August 31, 2021 the Town Board received a petition from James Abdallah, P.E. on behalf of Clinton County for the re-zoning of portions of tax map parcel 220.-1-3.1-1, located on Industrial Blvd, formerly the Clinton County Airport. The request is to amend the zoning of three parcels that are in the preliminary stages of subdivision from existing zoning to Special District (SD) or create a new hybrid zone SD-1. The applicant's engineer provided additional information and a modification to the initial petition on October 18, 2021. These amendments are requested for the purposes of supporting multiple development projects that the County is negotiating with prospective buyers. As described on Exhibits C & D of the petition, the proposed amendment schedule is as follows:

- Proposed Lot B, ±62.5 acres  
Presently Zoned: AD-TB (majority) / AD-MU (minority)  
Requested Zone: SD, Special Development District or SD-1
- Proposed Lot D, ±61.5 acres  
Presently Zoned: AD-MU (majority) / AD-TB (minority)  
Requested Zone: SD, Special Development District or SD-1
- Proposed Lot G, ±12.0 acres  
Presently Zoned: AD-TB  
Requested Zone: SD, Special Development District or SD-1

\*A slightly modified sketch subdivision plan for Lots B, D, and G was approved by the Planning Board on October 19, 2021. The plan indicated minor changes in the lot acreages and certain reserved lands for future mixed use development. This review and any proposed zoning amendments are based upon the 3 lots (B,D,G) as identified in the sketch plan approved on October 19, 2021.

The applicant's engineer has completed an analysis of both the existing zoning and the proposed SD district to determine if the proposed projects would comply with all conditions of the underlying zoning. The proposed uses are defined as warehouse and manufacturing, neither of which would be allowed uses within the AD-TB nor AD-MU zones for which they are proposed. Further analysis based upon previously un-available site plans, has identified instances wherein the proposed uses, even if located in the SD zone, would still require variances. Though the proposed warehousing and manufacturing uses are allowed in SD, the applicant believes they would need variances for parking, height, location and design of certain uses. As a result, the applicant amended its petition to request relief from certain components of the SD district, further requesting consideration of the creation of an "SD-1" zone that would allow for the proposed development without the need for variance. Planning & Community Development Staff analysis of this petition is based upon the aforementioned information and consideration of the Town's Comprehensive Plan(s), Zoning Ordinance, along with the site plans, subdivision plans, and supplementary information associated with this application.

Article XII, Section 17.3 of the Town *Zoning Ordinance* dated June 17, 2021 and as amended thereafter, requires that all proposed amendments originating by petition or by motion shall be referred to the Planning Board for a report and recommendation thereon. The Planning Board shall submit its report to the Town Board within forty-five (45) days after receiving such referral. Failure of the Planning Board to report within the required time shall be deemed a recommendation of approval of the proposed amendments.

Pursuant to Article XVII Section 17.3 of the Town Zoning Ordinance, the Town Board has referred the petition to the Planning Board for a report and recommendation thereon. Section 17.3 charges the Planning Board with generating a report and recommendation that considers the following:

- A. Whether such amendment is consistent with the purposes embodied in this Ordinance as applied to the particular districts concerned;
- B. Which area and establishments in the Town will be directly affected by such amendment and in what way will they be affected;
- C. Whether adequate public services and other support facilities exist or can be created to serve the needs of any additional development that may occur as result of such amendment;
- D. The indirect implications of such amendment in its effect on other regulations;
- E. Whether such proposed amendment is consistent with the underlying objectives of the Town Master Plan.

The Planning Board did on September 21, 2021, at the regularly scheduled Planning Board meeting, receive a copy of Town Board Resolution No. 021-156 (**Exhibit "A"**), referring the petition for zoning amendment to the Planning Board for review and report, and a copy of said petition.

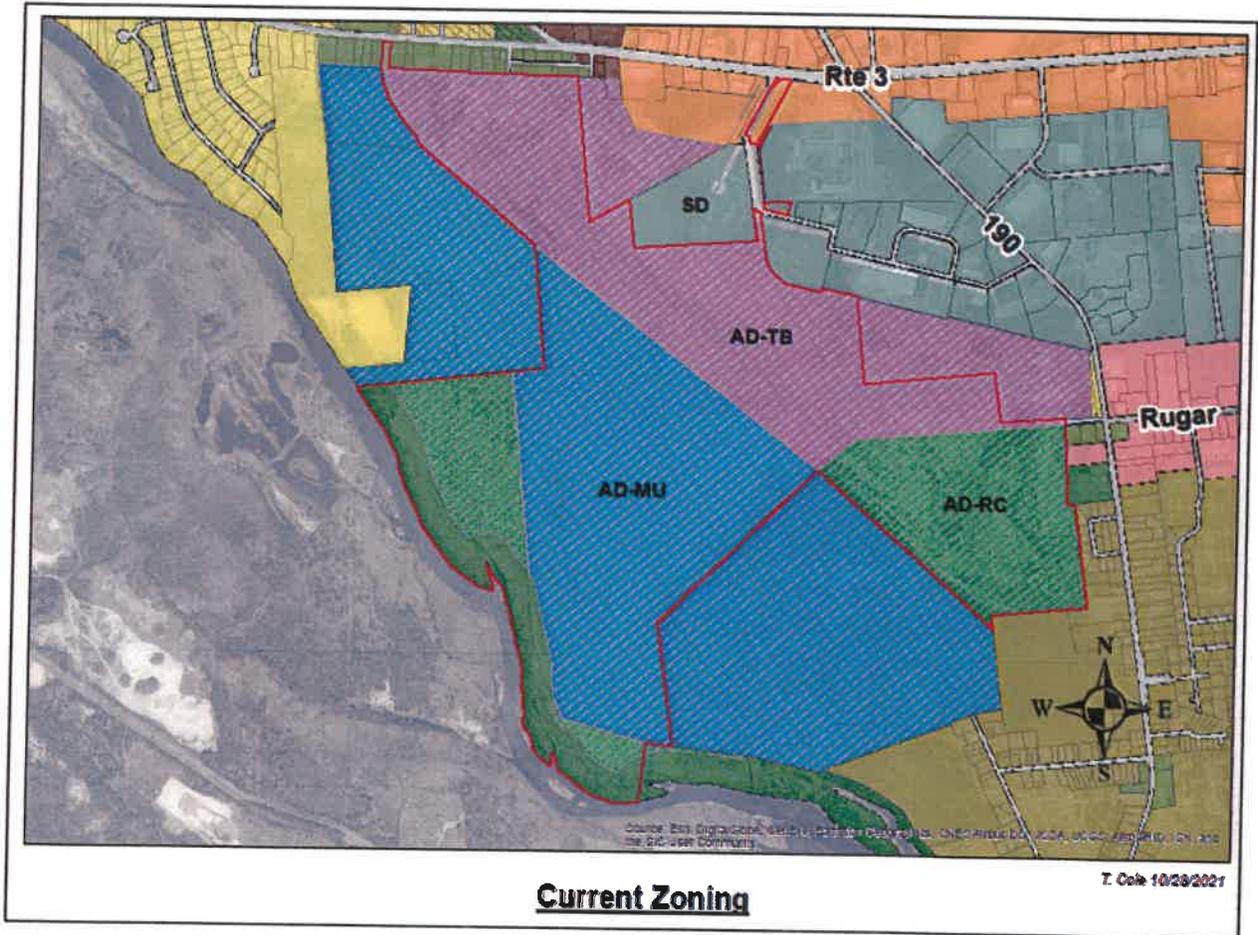
## **II. PARCEL LOCATION, CHARACTERISTICS, INFORMATION**

The subject parcel owned by the County of Clinton, NY, is located in Plattsburgh on Industrial Blvd, location of the former Clinton County Airport. The 500+/- acre parcel spans multiple zones including AD-TB, AD-MU, AD-RC & LC, but is currently vacant. The lot is comprised mostly of open grassland associated with the former airport, but does contain numerous wetlands and tracts of forest along the Saranac river. The lot is bordered by residential uses to the west and south. The northeast corner of the lot abuts an existing Industrial park and commercial areas. The Northwest part of the property abuts the Clinton County Fairgrounds and residential uses along Rte 22. The balance of the lands lack public services and utilities, though a new public road with water and sewer is planned (funded) for construction in 2022 that will extend 1/3+/- mile into the site. An aerial view of the subject lands has been provided. (**Exhibit B**)

The subject parcel is located in the following Special Districts:

- Saranac Central School District
- Plattsburgh Consolidated Ambulance District
- District 3 Fire
- Plattsburgh Consolidated Lighting District
- Plattsburgh Special Lighting District
- Plattsburgh Consolidated Water District
- Plattsburgh Special Water District

# CURRENT ZONING



### III. REPORT OF THE PLANNING BOARD

The following are the Planning Board responses to *Zoning Ordinance* Article XVII Section 17.3 paragraphs A-E for Town Board review and consideration:

***A. Whether such amendment is consistent with the purposes embodied in this ordinance as applied to the particular districts concerned;***

The current zoning designations of the proposed subject parcels are AD-TB & AD-MU. AD-TB district encourages tech manufacturing, education, professional offices, and public institutions. The AD-MU district allows for more mixed use development including hotels, restaurants, recreation facilities, and residential development. The petitioner's proposed uses for the property, Manufacturing, and Warehouse/Distribution Facility, are not allowed uses in the specific locations proposed within the AD-TB & AD-MU districts.

The Special District (SD) is in many ways similar to the Industrial Park (IP) designation within the Town but allows for a greater mix of uses. The SD district also employs a higher standard of site design and aesthetics. The Industrial Park district adjacent to the northeast of the former airport was recently rezoned to SD.

Re-zoning of the subject parcels from AD-TB & AD-MU to SD (or SD-1) would allow for the development of both manufacturing and warehousing/distribution.

The Town Planning Board finds that such amendment is consistent with the purposes embodied in this ordinance as applied to the particular districts concerned.

***B. Which area and establishments in the Town will be directly affected by such amendment and in what way will they be affected;***

The subject parcel is centrally located in the Town. It has remained mostly undeveloped since the closure and relocation of the Clinton County Airport. The property is accessed via Industrial Blvd which connects Rte 3 from the north, to Military Turnpike at the east. Recent partnerships between the County, Town, and The Development Corporation have resulted in the acquisition of federal grant funds to construct approximately 2000ft of new road and utilities from Industrial Blvd, south into the interior of the property, thus expanding its development potential. It is from these improvements that the pending site plans will be served.

The overall development potential (density) difference between the existing AD-TB/AD-MU and the proposed SD (SD-1) district is minimal. The AD-TB/AD-MU districts allow for 20,000sf of building coverage per acre with a 10-25% greenspace requirement. The SD district requires minimum 40,000sf lots and 20% minimum greenspace. Though max building coverage is not specified, the front/side/rear setbacks, combined with parking requirements render the functional lot development very comparable to the AD-TB &

AD-MU districts. The SD district does allow for some additional uses, such as the proposed warehousing and manufacturing, but it would not result in significant over-all increase in development density for the property. Additionally, the isolated nature of the property minimizes the impacts on other zones and neighborhoods in the Town. With access restricted to Industrial Blvd from either Rte 3 or Military Turnpike, the change in the type of proposed uses is only visible from the existing Industrial Park, now zoned SD.

The Town of Plattsburgh is divided into twenty five (25) zoning districts, each with a specified array of allowed uses, uses subject to site plan review, and uses subject to special permit. Town of Plattsburgh Zoning Ordinance requires site plan review for most activities over 1000 sf. The Planning Board conducts individualized, circumspect site plan reviews and conducts environmental analysis in accordance with 6NYCRR Part 617 SEQRA. Such review is concerned with and applied to the range of permitted uses within the given district. Regardless of the zoning designation, review of the project and promulgation of the Town's land use regulations will apply.

In consideration of the range and density of allowed uses in the AD-MU & AD-TB districts as compared to those of the Special District, the Planning Board contends that there is potential for minor changes, though such impacts should be mitigated through careful and deliberate site plan review as required by and described in Article VII of the Town Zoning Ordinance.

***C. Whether adequate public services and other support facilities exist or can be created to serve the needs of any additional development that may occur as the result of such amendment;***

***Water and Wastewater:*** The Town Water and Wastewater Superintendent has confirmed that sufficient capacity exists to serve the ***existing*** development without negative impacts on the Town's water supply and distribution system. Development of the subject parcel as proposed however, may require the design, installation, relocation, and maintenance of new water mains and sewer infrastructure to serve the development depending on intensity of use. Design and installation of new infrastructure would be at the cost of the developer. The extent and design of any new infrastructure will be determined during the Town's site plan review process.

***Highway:*** The Town Highway Superintendant has confirmed that sufficient equipment and personnel exist to serve the development area without negative impact to the Highway Department's ability to serve the Town's residents.

***Emergency Services:*** The District 3 Fire Chief has confirmed that the fire department has no objections to the proposed zone change and sketch plan as provided, and that adequate services exist to serve the development.

The Planning Board finds that adequate public services and other support facilities exist or can be created to serve the needs of any additional development that may occur as the

result of such amendment. This determination is contingent upon thorough site plan review, which may identify future needs or necessary mitigations.

***D. The indirect implications of such amendment in its effect on other regulations;***

As per the Town Center Zoning Code; “The Special Development district (SD) is intended to be the hub of new, clean technology and light industrial activity within the Town of Plattsburgh. Here, manufacturing and research facilities are arranged together, with some supporting commercial uses to serve the nearby businesses and cater to local employees. This district is designed for function and utility, with simple but attractive warehouse buildings and easy vehicle egress for commuters and truck traffic. The one and two story metal and masonry buildings are often accentuated by their administrative office areas and entrances which provide enhanced architectural design with canopies, windows, and more interesting exterior materials than the rest of the building. The otherwise utilitarian facades of these buildings are softened by landscaping and buffers. Although not as pedestrian-oriented as other districts, the neighborhood still provides safe pedestrian routes with sidewalks and walking paths to and from workplaces and to small nearby pocket parks where lunch breaks can be enjoyed.”

**A. General Design Principles**

1. Attractive Front Yard Buffers. Recognizing that larger industrial / technology buildings often have large areas of blank facade, care should be taken to leave natural vegetation along the roadway where it would screen or buffer these more utilitarian building surfaces from the main road, while providing openings for visibility as needed to identify the building and see the main entry or administrative areas.

2. Design Emphasis on Entries / Offices. Recognizing that the utilitarian function of industrial/warehouse buildings does not lend itself easily to attractive architectural design, special design emphasis should be focused on the primary entry and administrative office sections of the buildings, where an enhanced design and use of materials should be used.

3. Showcase Technology. The buildings of the Special Development district are encouraged to showcase their industrial and technological character with design elements—placing solar panels on display, or using clerestory windows which harken back to the days of old industrial buildings—that celebrate their function.

4. Technology in the Park. The SD District should try to maintain a park-like feel, with attractive wooded areas, trails and paths in between the development pods.

In a letter dated October 18, 2021, the petitioner submitted a supplemental request to the petition asking for relief from certain requirements of the SD district that would otherwise result in the need for variances in order to construct the pending development projects (**Exhibit C**). In brief, the request was to alter the SD district or create a new SD-1 district with the following changes:

- Modify building height maximum from 40 to 60ft
- Allow front yard parking at the Planning Board's discretion with adequate landscaping/screening
- Amend front yard landscaping requirements to allow parking, not exclusively landscaped areas
- Amend to allow loading dock in the façade/front yard of buildings
- Allow height for lighting fixtures in parking areas up to 35ft

The Town's Comprehensive Plan(s) encourage a very measured approach to the expansion of new industrial (I) areas. The 2020 Smart Growth Plan recommended the conversion of a large portion of the Industrial Park (IP) zone to be designated as Special District (SD). Compared with traditional Industrial and Industrial Park, SD puts an increased emphasis on design, appearance and allows for several non-industrial uses. This recommendation was adopted with the 2021 zoning ordinance & map amendments. The Industrialized area adjacent to the north of the subject lands is now zoned SD.

The proposed zoning amendment petition was submitted concurrent to the development of a Smart Growth Plan for the former airport. This process had begun in May of 2021 with a committee consisting Town staff, County staff, TDC staff, and community members. A draft final version of the plan was received by the Planning & Community Department on October 29, 2021. Using the recommendations of the Committee, site observations and analysis of topography, utilities, and site opportunities/constraints; the plan identifies a mix of proposed development zones. Using smart growth principles employed in the development of the Town Center Plan, the former airport site is envisioned to host a mix of light industrial/manufacturing, commercial, and residential uses that complement each other. The intention is for the 500 +/- acre site to develop intentionally, with a range of uses that results in a cohesive neighborhood with a distinctive sense of place. The streets will be well designed with the pedestrian and non-motorized transport in mind. (See Exhibit D)

The Planning Board finds that *some* of the proposed amendments are in conflict with other regulations of the Zoning Ordinance.

Specifically, the request to allow loading docks at the front of a building is in direct conflict with the General Design Principles of the Special District wherein a focus on attractive building facades and landscaping are prioritized. Front yard loading docks are also in conflict with the SD's emphasis on pedestrian oriented front yards. Unlike parking, loading docks and overhead doors on the façade of a building, along with the trucks utilizing them, are difficult if not impossible to effectively screen from view. Further, the placement of loading docks at the front of the building, locates one of the least attractive aspects of the business at the front, which is in conflict with the SD design principles.

Although there may be circumstances and site specific considerations that may merit the placement of front yard loading docks, it is recommended that this be handled through the variance process with the Zoning Board of Appeals to consider impacts and necessity, not specifically allowed by right in the Special District.

The Planning Board also finds that the request to increase the maximum allowable height in the SD or SD-1 District from 40 to 60 feet is in conflict with the Purposes of the Town Zoning Ordinance Comprehensive Plan(s) and the Former County Airport Smart Growth Plan. Although the petitioner compares the allowable height in the T5 Town Center District (60 feet) with the Special District (40 feet) using lot size as the factor, we do not find the comparison applicable. The intent of the T5 zoning regulation is purposeful in its goal to increase density at the heart of the commercial core where services and utilities exist and property values are high. Perhaps a more applicable comparison is the Town's Industrial (I) & Industrial Park (IP) districts wherein the maximum allowable height is 40 feet. Since the proposed SD district comprises most of the adjacent industrialized lands wherein the vast majority of buildings are height compliant, the Planning Board does not find it reasonable to change the height requirement for 3 individual lots. Further, the Former County Airport Smart Growth Plan identifies important view sheds to the south which should be considered during review of future development plans.

Although there may be circumstances and site specific considerations that may merit the construction of building over 40 feet, it is recommended that this be handled through the variance process with the Zoning Board of Appeals to consider impacts and necessity, not specifically allowed by right in the Special District.

The petitioner's additional requests to allow parking in the front yard with adequate screening and landscaping, allow certain uses other than landscaping in the front yard with adequate screening, and allow parking lot site lighting with a pole height up to 35 feet are not directly in conflict with the Town zoning ordinance or Comprehensive Plans(s). Their impacts can be mitigated through good design during the site plan review process. The Planning Board acknowledges that although it may be ideal and preferred to forego parking in the front of buildings, it is common to have some amount of parking at the front of industrial building, certainly those existing in Town already. However, the aesthetic impacts of front yard parking can be greatly mitigated through robust landscaping and site design.

The petitioner accurately identifies that in other districts of the Town, the zoning ordinance allows for pole mounted site lighting to be up to 35 feet for sites with over 60,000 sf of development. The Planning Board acknowledges that projects within the Special District are likely to exceed 60,000 sf and therefore finds the request to allow a light pole height of 35 feet to be reasonable. Again, any potential conflicts should be mitigated through careful and deliberate site plan review as required by and described in Article VII of the Town Zoning Ordinance.

***E. Whether such proposed amendment is consistent with the underlying objectives of the Town Master Plan;***

The Town's 2020 Smart Growth Plan provides zoning recommendations for several new districts in the Town of Plattsburgh. One recommendation was for the transition of certain Industrial (I) zones to Special District (SD). The Town followed this

recommendation and in 2021 changes a large area of the Town's IP district to SD and adopted the robust design guidelines to accompany the new range of uses allowed therein. On October 29, 2021 the Town received the draft final version of the Former County Airport Smart Growth Plan which identifies proposed future land use patterns for the property. The plan describes the future of the property as follows:

*Future Vision for the Successful Re-Use of the Former Airport Property*

As discussed with the project advisory group, this large property will be thoughtfully envisioned into a successful economic development project as an extension of the community's built environment. It will feature unique, mixed-use amenities and complete streets while protecting the town's natural resources, quality of life, and providing significant employment opportunities and tax revenue benefits. The vision includes:

- Guiding future land use and zoning actions compatible with current infrastructure plans.
- Providing a sense of place using place-making principals to create enticing public spaces.
- Responding to natural resources including the Saranac River corridor and associated habitats.
- Fostering use of renewable resources and transportation alternatives.
- Supporting an economically successful development pattern that will serve the town for the long term.

Upon review of the Comprehensive Plan(s), Town Zoning Ordinance, and Zoning Amendment Petition, the Planning Board finds that certain elements of the proposed amendment are inconsistent with the underlying objectives of the Town Master Plan. However, there are several requests made in the petition that are consistent with the objectives of the Town Master Plan and are well reasoned. Further, the Town Zoning Ordinance is a "living document" that is expected to be periodically revised to reflect the changing needs, observations, and values of the community.

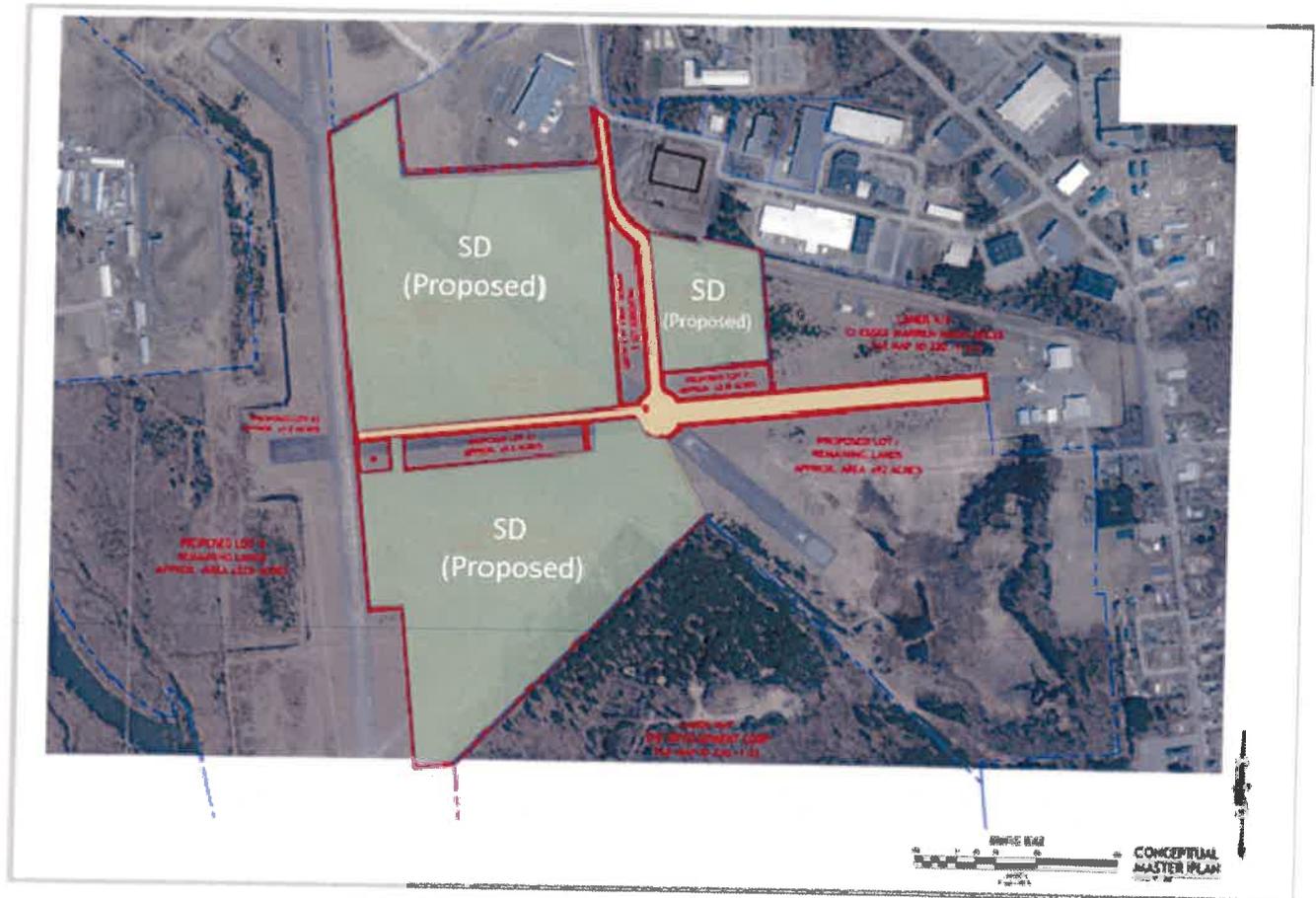
#### **IV. PLANNING BOARD RECOMMENDATION TO THE TOWN BOARD**

The Planning Board respectfully offers Town Board the following recommendations regarding the Petitioner's zoning amendment request:

1. The Planning Board recommends 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".
2. The Planning Board recommends that 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.
3. The Planning Board recommends that 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.
4. The Planning Board recommends that the Town Board decline to amend the Special District to allow front yard loading docks/service areas.
5. The Planning Board recommends that the Town Board decline to amend the Special District, increasing the maximum building height from 40 to 60ft.



# PLANNING BOARD MAP AMENDMENT RECOMMENDATION



**THEREFORE, IT IS THE FINDINGS AND RECOMMENDATION REPORT** of the Town Planning Board in their capacity as an advisory agent to the Town Board and in accordance with Article XVII - Section 17.3 of the *Zoning Ordinance* that the petitioners zoning request be considered by the Town Board as follows:

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.

# **EXHIBIT A**

**TOWN OF PLATTSBURGH  
TOWN BOARD MEETING  
September 2, 2021**

**Resolution No. 021-156**

**Petition For Zoning Map Amendment  
Former County Airport Properties**

**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

**RESOLVED**, that the Town Board does hereby refer 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, be it further

**RESOLVED**, that the Planning Board shall submit its report to the Town Board within forty five (45) days of receipt of such referral in accordance with the provisions of said Zoning Ordinance; and, be it further

**RESOLVED**, that a copy of this Resolution, be given to the Planning Department, Planning Board Chairperson and Finance Manager.

**Motion: Charles A. Kostyk**

**Seconded by: Meg E. Bobbin**

**Discussion: none**

<b>Roll Call:</b>	<b><u>Yes</u></b>	<b><u>No</u></b>	<b><u>Absent</u></b>	<b><u>Carried</u></b>	<b><u>Tabled</u></b>
				<b>x</b>	
<b>Thomas E. Wood</b>	<b>x</b>				
<b>Meg E. LeFevre</b>	<b>x</b>				
<b>Barbara E. Hebert</b>			<b>x</b>		
<b>Charles A. Kostyk</b>	<b>x</b>				
<b>Michael S. Cashman</b>	<b>x</b>				



August 31, 2021

Office of the Town Board  
c/o Town Clerk  
Town of Plattsburgh  
151 Banker Road  
Plattsburgh, NY 12901

RE: Petition for Zoning Map Amendment  
Portions of Tax Map ID 220.-1-3.1-1

Town Board Members:

On behalf of Clinton County, property owner of Tax Map ID 220.-1-3.1-1 being the former Clinton County Airport, please consider this letter and accompanying exhibits as a formal request to amend the zoning designations for portions of the subject parcel. Pursuant to Section 17.2.C of the Zoning Ordinance, the County has prepared the enclosed duly signed petition. As identified in the Official Town of Plattsburgh Zoning Map, effective June 17<sup>th</sup>, 2021, the vacant ±477 acre parcel is situated within five (5) zoning districts.

- AD-MU, Airport District – Mixed Use
- AD-TB, Airport District – Technology/Business
- AD-RC, Airport District – Riverfront Conservation
- LC, Land Conservation District
- NC, Neighborhood Commercial District

The petition to amend zoning designations for portions of the subject parcel is made with consideration of an associated subdivision request and extension of the public road system. Concurrent with the collaborative project by the Town of Plattsburgh, Clinton County, and The Development Corp. to construct a new public road off Industrial Blvd. West, an associated subdivision will include nine (9) parcels in all, seven (7) new developable parcels, one (1) right-of-way to be deeded to the Town, and the remaining lands. As further substantiated by the exhibits included herein, three (3) of the proposed parcels are subject to this request for amendment of the zoning designation.

- Proposed Lot B, ±62.5 acres
  - Presently Zoned: AD-TB (majority) / AD-MU (minority)
  - Requested Zone: SD, Special Development District
- Proposed Lot D, ±61.5 acres
  - Presently Zoned: AD-MU (majority) / AD-TB (minority)
  - Requested Zone: SD, Special Development District
- Proposed Lot G, ±12.0 acres
  - Presently Zoned: AD-TB
  - Requested Zone: SD, Special Development District

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Please accept this letter and two (2) copies of the following exhibits in consideration of the requested zoning map amendment per Section 17.2 of the Zoning Ordinance.

- Exhibit A..... Petition for Zoning Map Amendment
- Exhibit B..... SEQR Long Form EAF
- Exhibit C..... Zoning Amendment Master Plan, dated 08/24/2021
- Exhibit D..... Subdivision Master Plan, dated 08/24/2021

Should you require anything further, please don't hesitate to contact us. Thank you.

Sincerely,



James Abdallah, P.E.  
Vice President

cc: M. Zurlo, Clinton County

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# **EXHIBIT A**

## **Petition for Zoning Map Amendment**

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**PETITION FOR ZONING MAP AMENDMENT**

1. Petitioner, Clinton County, hereby submits this petition for Zoning Map Amendment pursuant to Section 17.2.C of the July 2021 Zoning Ordinance of the Town of Plattsburgh (the "Code") and Sections 264 and 265 of Town Law of the New York Consolidated Laws.
2. Petitioner is owner of approximately 477 acres, consisting of the former Clinton County Airport in the Town of Plattsburgh, NY identified as Tax Map ID 220.-1-3.1-1. The parcel is currently zoned in multiple zoning districts per the Official Town of Plattsburgh Zoning Map, effective 6/17/2021.
  - a. Airport District – Mixed Use (AD-MU)
  - b. Airport District – Technology/Business (AD-TB)
  - c. Airport District – Riverfront Conservation (AD-RC)
  - d. Land Conservation District (LC)
  - e. Neighborhood Commercial District (NC)
3. Petitioner requests that the areas identified on the Subdivision Master Plan, Tax Map ID 220.-1-3.1-1, as prepared by AEDA, P.C. and dated August 24, 2021, as Proposed Lot B, Proposed Lot D, and Proposed Lot G, comprising a total area of approximately 136 acres (the "Property"), be rezoned from the respective zoning districts of AD-MU and AD-TB to the Special Development District (SD). Existing and proposed zoning designations of the proposed three (3) lots are identified on the Zoning Amendment Master Plan, Tax Map ID 220.-1-3.1-1, as prepared by AEDA, P.C. and dated August 24, 2021.
4. Petitioner requests that the Property for rezoning be given the following considerations as part of the rezoning.
  - a. The AD-MU zone does not allow for uses of Manufacturing, Technology Manufacturing, or Warehouse/Distribution Facility, which are highly sought after uses of vacant lands.
  - b. The adjacent industrial/warehouse corridor along Industrial Blvd. West was formerly zoned Industrial Park (IP) and recently re-zoned to SD as part of the Zoning Ordinance and Map Amendment for the Town of Plattsburgh 2021.
  - c. The requested zone of SD allows the uses of Technology Manufacturing, or Warehouse/Distribution Facility, and Manufacturing, the latter of which requires a Special Use Permit.
  - d. The requested zone of SD brings the Property into the portion of the Code by which Plattsburgh Town Board adopted Comprehensive Plan (Town Center Smart Growth Plan) aimed to "develop a consensus vision for a more sustainable future for the core commercial area of the Town".
5. Petitioner respectfully requests that the Petition be approved for the following reasons:
  - a. The proposed zone change from AD-MU and AD-TB to SD is consistent with the adjacent parcels along the Industrial Blvd. West corridor.
  - b. Petitioner seeks to market the Property, proposed Lot B, Lot D, and Lot G to prospective buyers pursuing vacant land, of which is being made accessible by the joint venture

between the Town of Plattsburgh, Clinton County, and The Development Corp., which is intended to be a hub of new, clean technology and light industrial activity within the Town of Plattsburgh being in concert with the objectives of the Special Development District.

- 6. Petitioner respectfully requests, therefore, that this matter be referred to the Town of Plattsburgh Planning Board for an advisory opinion of the July 2021 Zoning Ordinance, and thereafter, that the matter be set for a public hearing and a vote to change the zoning map designation of the Property from AD-MU and AD-TB to SD as requested above.

Date: 8/31/21

Petitioner Signature: Michael E. Zurro

STATE OF NEW YORK)  
COUNTY OF CLINTON)

On the 31<sup>st</sup> day of August, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Michael E. Zurro, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their capacity(~~ies~~), and that by his/~~her~~/their signature(~~s~~) on the instrument, the individual(~~s~~), or the person upon behalf of which the individual(~~s~~) acted, executed the instrument.

Toni M. Moffat  
Notary Public

TONI M. MOFFAT  
Notary Public, State of New York  
No. 01MO06370345  
Qualified in CLINTON County  
Commission Expires 1/29/22

**EXHIBIT B**

**SEQR Long Form EAF**

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

<b>Name of Action or Project:</b> Former Clinton County Airport - Petition for Zoning Map Amendment		
<b>Project Location (describe, and attach a general location map):</b> Former Clinton County Airport along NYS Route 3 in Town of Plattsburgh		
<b>Brief Description of Proposed Action (include purpose or need):</b> Proposed rezoning of a portion of the former Clinton County Airport concurrent with a nine (9) lot subdivision. Of the new parcels, three (3) parcels are subject to the rezoning action. As identified on the proposed subdivision plan, the three (3) parcels subject to rezoning include Lot B being 63.1 acres, Lot D being 62.7 acres, and Lot G being 12.0 acres.		
<b>Name of Applicant/Sponsor:</b> Clinton County Legislature - Michael Zurlo - County Administrator		<b>Telephone:</b> 518-565-4600
		<b>E-Mail:</b> Mike.Zurlo@clintoncountygov.com
<b>Address:</b> 137 Margaret Street, Suite 208		
<b>City/PO:</b> Plattsburgh	<b>State:</b> NY	<b>Zip Code:</b> 12901
<b>Project Contact (if not same as sponsor; give name and title/role):</b> N/A		<b>Telephone:</b>
		<b>E-Mail:</b>
<b>Address:</b>		
<b>City/PO:</b>	<b>State:</b>	<b>Zip Code:</b>
<b>Property Owner (if not same as sponsor):</b> N/A		<b>Telephone:</b>
		<b>E-Mail:</b>
<b>Address:</b>		
<b>City/PO:</b>	<b>State:</b>	<b>Zip Code:</b>

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board approval	August 2021
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission	Town Planning Board advisory review only	
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	County Planning Board advisory review only	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): Town of Plattsburgh 2010 Comprehensive Plan, Town of Plattsburgh Economic Development Strategic Plan (2013), Infrastructure Evaluation and Concept Development Planning for Redevelopment of the Former Clinton County Airport (2016)	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
Portions of the action are within AD-TB Airport District, Tech/Business Zone and portions are within AD-MU Airport District, Mixed Use Zone

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
If Yes,

i. What is the proposed new zoning for the site? SD - Special Development Zone

**C.4. Existing community services.**

a. In what school district is the project site located? Beekmantown Central School District

b. What police or other public protection forces serve the project site?  
Clinton County Sheriff's Office & New York State Police

c. Which fire protection and emergency medical services serve the project site?  
Morrisonville Fire Department & Plattsburgh Consolidated Ambulance District

d. What parks serve the project site?  
Trembly Park, Trinity Park, Samuel Champlain Monument Park, Rotary Club Park, Clinton County Fairgrounds

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will the proposed action be constructed in multiple phases?  Yes  No  
i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_  
• Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: \_\_\_\_\_

ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_

iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_

iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres

v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:

i. What is the purpose of the excavation or dredging? \_\_\_\_\_

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): \_\_\_\_\_
- Over what duration of time? \_\_\_\_\_

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_

iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres

vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres

vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet

viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

Yes  No  
 Yes  No

• Do existing sewer lines serve the project site?  
 • Will a line extension within an existing district be necessary to serve the project?  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
 \_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)  
 ii. Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
 \_\_\_\_\_  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_  
 \_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend

Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

ii. During Operations:

- Monday - Friday: \_\_\_\_\_
- Saturday: \_\_\_\_\_
- Sunday: \_\_\_\_\_
- Holidays: \_\_\_\_\_

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe: \_\_\_\_\_

\_\_\_\_\_

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

\_\_\_\_\_

\_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe: \_\_\_\_\_

\_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No

If Yes:

i. Product(s) to be stored \_\_\_\_\_

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: \_\_\_\_\_

\_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)
- Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: \_\_\_\_\_
- \_\_\_\_\_
- Operation: \_\_\_\_\_
- \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: \_\_\_\_\_
- \_\_\_\_\_
- Operation: \_\_\_\_\_
- \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

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t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)

Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

---

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities: \_\_\_\_\_  
\_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): 510024  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No  
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 830-63, 830-55 Classification D, C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) MV-17

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No  
 If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 \_\_\_\_\_

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_  
 \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: \_\_\_\_\_

iii. Brief description of attributes on which listing is based: \_\_\_\_\_

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

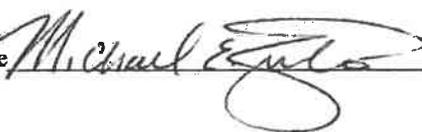
Attach any additional information which may be needed to clarify your project.

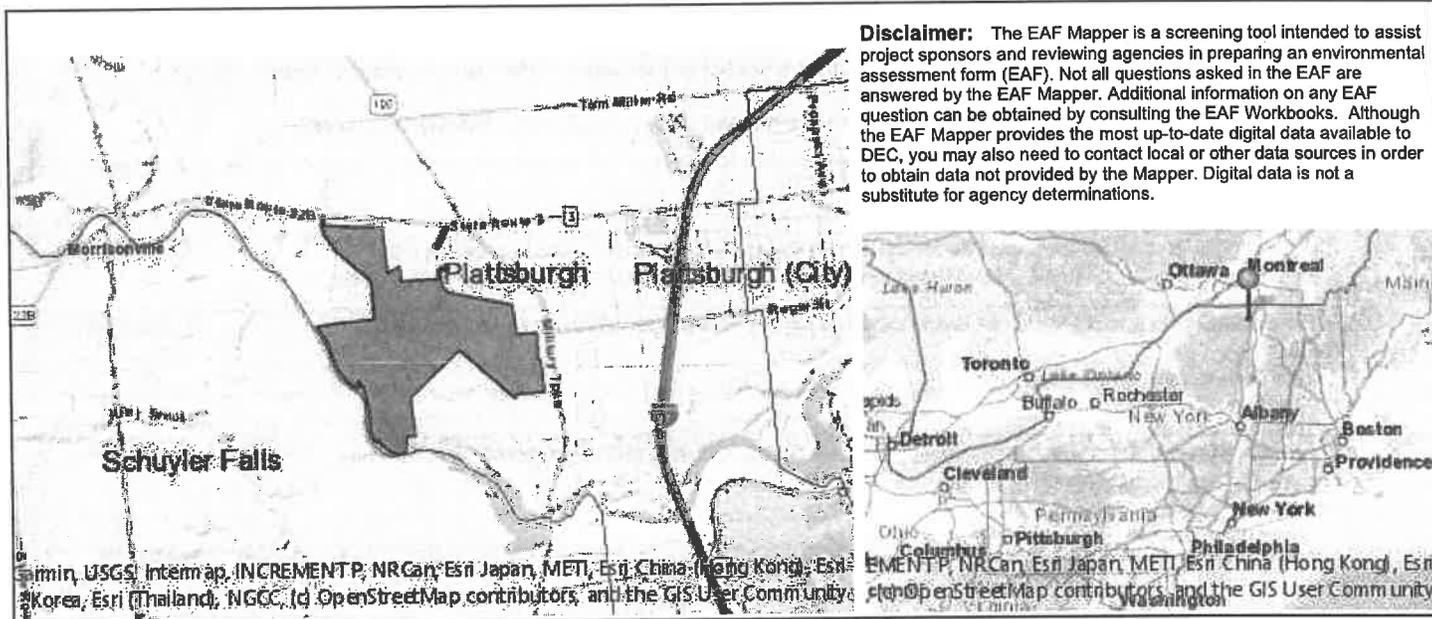
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Michael E. Zurlo Date 5/31/21

Signature  Title County Administrator



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	510024
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	830-63, 830-55
E.2.h.iv [Surface Water Features - Stream Classification]	D, C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):98.6

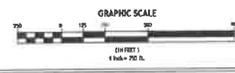
E.2.f.iv [Surface Water Features - DEC Wetlands Number]	MV-17
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

## **EXHIBITS C & D**

**24"x36" drawing sheets as attached:**

- **Zoning Amendment Master Plan**
- **Subdivision Master Plan**





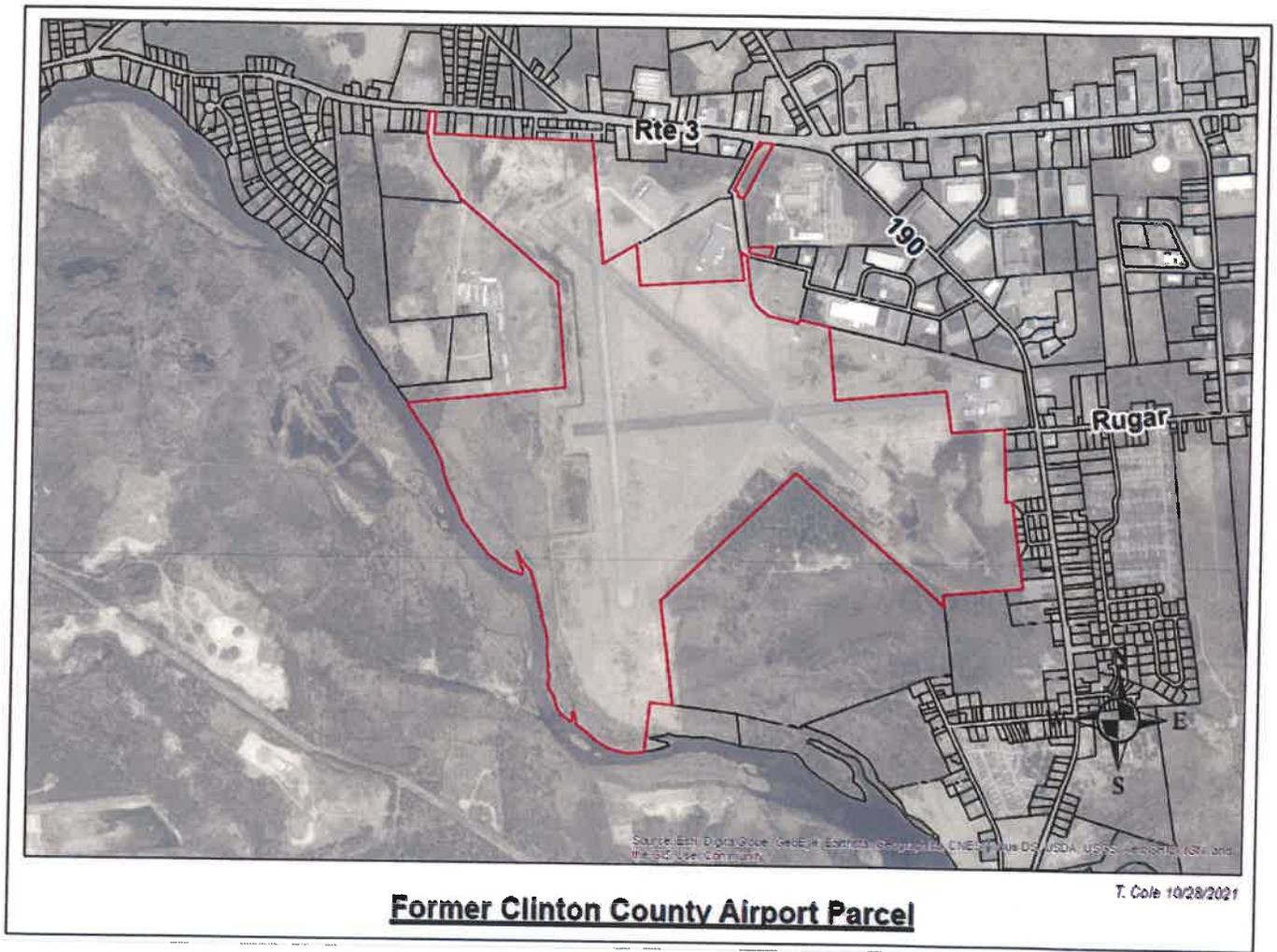
**CONCEPTUAL  
MASTER PLAN**  
PROJECT # 220-1-3.1-1



**SUBDIVISION MASTER PLAN  
TAX MAP ID 220.-1-3.1-1**

## **EXHIBIT B**

# PARCEL LOCATION



# **EXHIBIT C**



October 18, 2021

Mr. Trevor Cole, Senior Planner  
Town of Plattsburgh  
151 Banker Road  
Plattsburgh, NY 12901

RE: Petition for Zoning Map Amendment  
Portions of Tax Map ID 220.-1-3.1-1

Mr. Cole:

In regards to the previously submitted Petition for Zoning Map Amendment of portions of Tax Map ID 220.-1-3.1-1 intended for consideration by both the Town of Plattsburgh Planning Board and Town Board, we respectfully offer a modification to the initial request as summarized herein. The modification request is in response to recent discussions with Town Staff and on behalf of the property Owner, Clinton County, and three prospective purchasers of proposed Lot B, Lot D and Lot G. In these discussions it was determined that as it presently exists in the 2021 Zoning Ordinance adopted by the Town Board by Resolution 21-104 on June 17, 2021, the Special Development District (SD) is not entirely inclusive of zoning attributes typically associated with a scale of development consistent with the available lands as part of the former Clinton County Airport. We therefore request the following modifications to the previously requested SD zone designation for Lots B, D, and G perhaps to be designated as an SD1 zone.

- Referenced section: *Building Form – Height of Principal building*. Modify from 40 feet maximum to 60 feet maximum
  - Justification: Town Center (T5) zone allows 60 feet maximum building height on lots as small as 10,000 sq.ft., Town Center Commercial District (T4) zone allows 50 feet maximum height on lots as small as 20,000 sq.ft., while Special Development District (SD) zone limits building height to 40 feet maximum on lots as small as 40,000 sq.ft. With parcel areas of roughly 60 acres for the proposed Lots B and D, the appropriate scale of development would optimally be allowed to build up to a 60 foot maximum height.
- Referenced section: *B. Site Planning, 5. Front Yard Parking*. Modify from “shall” to “should” in regards to parking permitted in the front yard.
  - Justification: Located in Article X, Airport Development District, Section 10.4.G, the Zoning Ordinance allows for landscaping and/or berms when parking is placed in the front of buildings to minimize the negative visual impacts of parking facilities. Given the nature of buildings prioritized within the SD zone including manufacturing, research facilities, and warehouse buildings; truck and employee parking areas are often required

---

on multiple sides of the buildings to facilitate and support the diverse uses throughout the building facades including loading docks, building entry overhead doors, and exterior parking for shipping and receiving logistics. Therefore flexibility to locate parking on all sides of the buildings regardless of frontage, and or multiple frontages, will allow for site layout flexibility when combined with landscaping and screening measures to ensure compatibility with adjacent land uses.

- Referenced section: *C. Landscaping, 1. Front Yard Design*. Modify to allow parking areas in front yard with adequate landscape screening.
  - Justification: Consistent with section B. Site Planning, 5. Front Yard Parking outlined above.
- Referenced section: *H. Equipment Screening, 1. Off-street loading*. Modify to allow off-street loading areas on all facades of the building with adequate landscape screening.
  - Justification: Consistent with section B. Site Planning, 5. Front Yard Parking outlined above.
- Reference section: *N. Exterior Lighting, 4. Parking Lot Lighting*. Modify to allow light fixtures with a height not to exceed 35 feet.
  - Justification: The scale of the subject lots will provide potential developments with greater than 60,000 square foot facilities, which as outlined in Section 5.15 Lighting Requirements of the 2021 Zoning Ordinance allows for a pole-mounted light fixture height of 35 feet.

Please accept this letter for consideration of the above by yourself, the Planning Board and Town Board. Included for your reference is an attached Analysis of Zoning Suitability spreadsheet which was utilized in the preparation of this modification request. While the spreadsheet was prepared for the conceptual development of Lot D, it is generally believed that the attribute analysis is pertinent to Lots B and G similarly. Should you require anything further please don't hesitate to contact us. Thank you.

Sincerely,



James Abdallah, P.E.  
Vice President

cc: M. Zurlo, Clinton County

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**TOWN OF PLATTSBURGH, NY - TOWN CENTER ZONING  
 SPECIAL DEVELOPMENT DISTRICT (SD) - ANALYSIS OF ZONING SUITABILITY**

**STANDARDS FOR REVIEW:**

ITEM	REQUIREMENT	LOT D - CONCEPT SITE SKETCH PLAN (CLB DATED 10/18/21)	COMPLIANCE
B.5-FRONT YARD PARKING	NO PARKING SHALL BE LOCATED AT FRONT SIDE OF BUILDING	SUBJECT TO INTERPRETATION OF FRONT YARD PARKING SETBACK	PENDING - REQUEST MODIFICATION SD1
B.8-POCKET PARKS & PICNIC AREAS	PROVIDE ON-SITE LUNCH BREAK / PICNIC AREAS	ACHIEVABLE, PROVIDE & DESIGN EXTERIOR SPACE FOR LUNCH BREAKS	ADDRESS IN DESIGN
C.1-FRONT YARD DESIGN	ACCEPTABLE LANDSCAPING, PEDESTRIAN WALKWAYS, AMMENITIES, & OUTDOOR PLAZAS WITHIN FRONT YARD	SUBJECT TO INTERPRETATION OF FRONT YARD PARKING SETBACK	PENDING - REQUEST MODIFICATION SD1
C.3-BUILDING PERIMETER LANDSCAPING	LANDSCAPING W/ NON-STONE MULCH ALONG ENTIRE PERIMETER OF BUILDING	ACHIEVABLE, LANDSCAPING TO BE PROVIDED ALONG PERIMETER OF BUILDING IN AREAS OF GREENSPACE	ADDRESS IN DESIGN
D.1-CORNER BULB-OUT	LANDSCAPE BULB-OUTS AT PARKING LOT CORNERS & TRAVEL LANE ENDS W/ MIN. 1 TREE AND 50% MAX. MULCH COVER EACH	SPACE PROVIDED AT DRIVEWAY AND PARKING EDGES TO IMPLIMENT BULB-OUT LANDSCAPING	YES
D.2-INTERNAL LANDSCAPED ISLANDS	INTERNAL LANDSCAPED PARKING ISLANDS AT MIN. EVERY 25 SPACES W/ MIN. 2 TREES AND 50% MAX. MULCH COVER EACH	INTERNAL LANDSCAPED ISLANDS LOCATED AT MAX. EVERY 18 PARKING SPACES	YES
D.3-SIDE & REAR YARD SCREENING	NATURAL VEGETATIVE SCREEN AT MIN. 30 FT FROM RESIDENTIAL USE PROPERTY ABUTTING PARKING, LOADING, OR SERVICE AREAS	N/A	--
D.4-PARKING BUFFERS	ALL PARKING, LOADING, OR SERVICE AREAS ADJACENT TO RESIDENTIAL AREAS SCREENED W/ MIN. 6 FT OPAQUE FENCE & PLANTINGS	N/A	--
E.1-INTERNAL PEDESTRIAN SIDEWALKS	CONNECT BUILDING TO PUBLIC MULTI-USE PATHS & PARKING AREAS W/ PEDESTRIAN PATHS	PEDESTRIAN PATH PROVIDED FROM BUILDING ENTRANCE TO PUBLIC MULTI-USE PATH	YES
E.2-INTERNAL CROSSWALKS	PROVIDE CROSSWALK MARKINGS THROUGH PARKING LOT BETWEEN PEDESTRIAN CONNECTIONS	CROSSWALK MARKINGS PROVIDED THROUGH PARKING LOT & BETWEEN PEDESTRIAN CONNECTIONS	YES
F.1-DRIVEWAY CURBCUTS	MIN. 24 FT WIDE DRIVEWAY WIDTH UNLESS WIDENING REQUIRED FOR TRUCK TURNING RADIUS	33 FT DRIVEWAY WIDTH PROVIDED TO ATTAIN TRUCK TURNING RADIUS	SUBJECT TO PLANNING BOARD REVIEW
H.1-EQUIPMENT SCREENING	LOCATE OFF-STREET LOADING TO REAR OR SIDE OF BUILDING W/ SCREENING	LOADING AREAS LOCATED ALONG BUILDING FRONTAGE	PENDING - REQUEST MODIFICATION SD1
H.2-EQUIPMENT SCREENING	SCREEN DUMPSTER AREAS & MECHANICAL EQUIPMENT W/ LANDSCAPING OR SCREENING WALLS	ACHIEVABLE, TO BE INCORPORATED INTO DESIGN	ADDRESS IN DESIGN
N.4-PARKING LOT LIGHTING	MAX. 30 FT HIGH LIGHT FIXTURES	APPLICANT TYP. LIGHT POLE FIXTURE SPECIFICATIONS REFERENCE A 33 FT MOUNTING HEIGHT	PENDING - REQUEST MODIFICATION SD1
N.5- PEDESTRIAN WALKWAY LIGHTING	MAX. 15 FT HIGH LIGHT FIXTURES	ANTICIPATE PEDESTRIAN WALKWAYS TO BE ILLUMINATED BY PARKING LOT LIGHTING	YES
O.1-GENERAL SITE AMENITIES	PROVIDE COMMON SITE AMENITIES COMMENSURATE WITH DEVELOPMENT	BICYCLE RACKS TO BE PROVIDED WITHIN SITE	YES
O.2-BICYCLE RACKS	1 BICYCLE SPACE FOR EACH PRIMARY BUILDING & 1 BICYCLE SPACE PER 20 VEHICLE PARKING SPACES	ACHIEVABLE, 26 BICYCLE SPACES TO BE PROVIDED BASED ON 1 PRIMARY BUILDING & 517 PARKING SPACES	ADDRESS IN DESIGN
LOT DEPTH	100 FT MINIMUM	544 FT	YES
LOT SIZE	40,000 S.F. MINIMUM	2,570,172 S.F.	YES
LOT WIDTH	100 FT MINIMUM	1,890 FT	YES
PRINCIPAL BUILDING HEIGHT	40 FT MAXIMUM	BUILDING HEIGHT APPROX. 50 FT	PENDING - REQUEST MODIFICATION SD1
GREENSPACE	20 % MINIMUM	62% GREENSPACE	YES
FRONT YARD BUILDING SETBACK	50 FT MINIMUM	432 FT	YES
FRONT YARD PARKING SETBACK	50 FT MINIMUM	360 FT	YES
REAR YARD BUILDING SETBACK	50 FT MINIMUM	547 FT	YES
REAR YARD PARKING SETBACK	10 FT MINIMUM	243 FT	YES
SIDE STREET BUILDING SETBACK	20 FT MINIMUM	335 FT	YES
SIDE STREET PARKING SETBACK	20 FT MINIMUM	229 FT	YES
SIDE YARD BUILDING SETBACK	10 FT MIN. ONE SIDE / 25 FT MIN. TOTAL	232 FT ONE SIDE / 531 FT TOTAL	YES
SIDE YARD PARKING SETBACK	10 FT MINIMUM	76 FT	YES

**KEY:**

	FLEXIBILITY FROM ATTRIBUTE SUBJECT TO PLANNING BOARD CONSIDERATION
	REQUEST MODIFICATION FROM CONVENTIONAL SD ZONE ATTRIBUTES
	ITEMS TO BE INCORPORATED INTO PROGRESSION OF DESIGN

# **EXHIBIT D**

# Town of Plattsburgh, New York

## SMART GROWTH PLAN

FOR THE FORMER CLINTON COUNTY AIRPORT SITE:  
A CONCEPTUAL FRAMEWORK FOR THE FUTURE



OCTOBER 28, 2021

PREPARED FOR



THE TOWN OF PLATTSBURGH

PREPARED BY



Upstate GIS

# SMART GROWTH PLAN TEAM

## TOWN OF PLATTSBURGH

TOWN BOARD  
MICHAEL S. CASHMAN, SUPERVISOR  
BARBARA E. HEBERT  
CHARLES A. KOSTYK  
MEG LEFEVRE  
TOM WOOD

PLANNING STAFF  
TREVOR COLE  
JESSICA KOGUT

PROJECT ADVISORY GROUP  
AUSTIN SENEAL  
DANIELLE KING  
ANDREW CASTINE  
STEVE IMHOFF  
ALLEN W REECE  
DREW ARTHUR  
TERRY SENEAL  
MICHELE BUCKMINSTER  
MICHAEL ZURLO  
TOM WOOD  
BARBARA E. HEBERT

BEHAN PLANNING AND DESIGN  
JOHN BEHAN  
AMY FITZGERALD  
DANA BRADY  
CARY ENGLE

REGROWTH PLANNING  
MICHAEL ALLEN

UPSTATE GIS  
RICK LEDERER-BARNES

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# INTRODUCTION

The Town of Plattsburgh has secured grant funding from the National Association of Realtors to develop a smart growth plan to help guide the redevelopment of the former Clinton County Airport. Behan Planning and Design with Regrowth Planning and Upstate GIS have been engaged by the town to assist in the preparation of the plan. This plan provides a future land use vision that identifies appropriate smart growth principles targeted toward the specific characteristics and community goals for the area, including land conservation opportunities along the Saranac River. As the county currently looks to secure subdivision plat approval for the property and project sponsors seek approval of individual site development plans, the preparation of this smart growth document is very timely. The goal of this plan is to guide the transformation of the existing area into a useful asset that will serve the economic needs of community members while also coordinating with adjacent transportation facilities and existing land uses and highlighting the nearby natural resources. In order to address these needs, the town invited local stakeholders to participate in the development of the plan and to discuss potential zoning and land use management recommendations.



Figure 1 - Aerial view of former Clinton County Airport site. Image by Google.

## *Overview of Current State*

The plan advisory group described the current state of the former Clinton County Airport property as fallow and vacant, but full of potential with its panoramic views and wildlife habitat. Both the site's proximity to the town center area and somewhat tucked away location as a previously developed site make it a shovel ready opportunity for a whole new development.

## *Future Vision for the Successful Re-Use of the Former Airport Property*

As discussed with the project advisory group, this large property will be thoughtfully envisioned into a successful economic development project as an extension of the community's built environment. It will feature unique, mixed-use amenities and complete streets while protecting the town's natural resources, quality of life, and providing significant employment opportunities and tax revenue benefits. The vision includes:

- Guiding future land use and zoning actions compatible with current infrastructure plans.
- Providing a sense of place using placemaking principals to create enticing public spaces.
- Responding to natural resources including the Saranac River corridor and associated habitats.
- Fostering use of renewable resources and transportation alternatives.
- Supporting an economically successful development pattern that will serve the town for the long term.

# SITE ANALYSIS

Behan Planning and Design, with ReGrowth Planning and Upstate GIS, conducted site analysis on the approximately 500 acres of land that is planned for redevelopment at the former Clinton County Airport. The site is couched within several unique natural resources, including the Saranac River corridor to the south and wetlands to the north, west, and southeast. Green infrastructure design concepts will help to accentuate these features in order to maintain the natural beauty and achieve functionality.

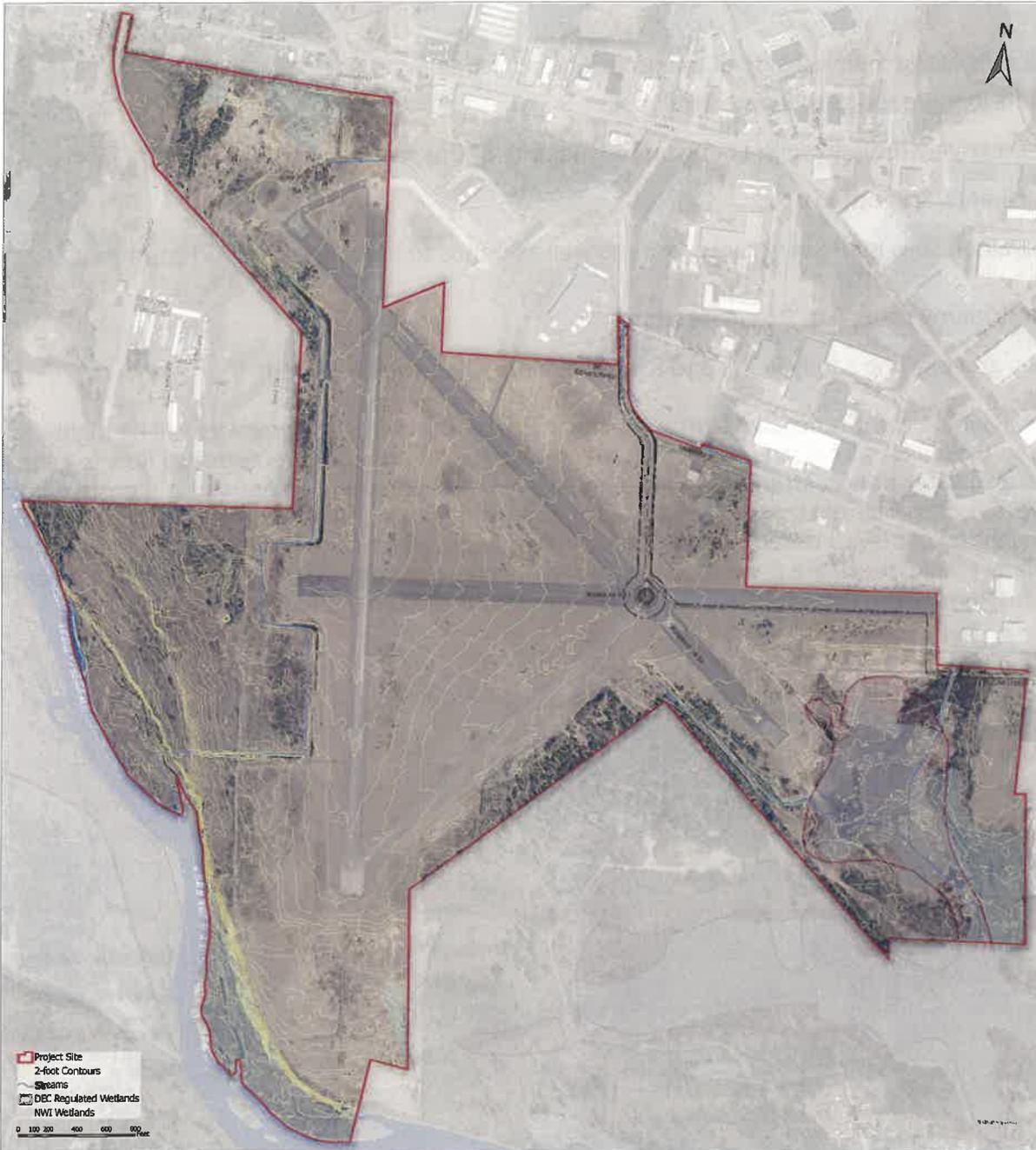


Figure 2 - Site Map of Former Clinton County Airport

# SITE ANALYSIS

## Topography

As a former airport, the site consists of previously disturbed, flat land that is well-suited for redevelopment and will provide a blank slate for future design plans, as seen in figure 2. Drainage tends to move to the south towards the surrounding wetlands and nearby Saranac River. Soil maps (see figure 3) show predominantly well-drained, somewhat excessively-drained, and excessively-drained soil in the central project area where two large storage facilities are planned. These conditions offer few constraints to overall development. Additionally, these soils will allow stormwater to be managed through infiltration techniques.

Well-drained soils along the west side of the project area include:

- Adams loamy sand, 3 to 8 percent slopes

Somewhat excessively-drained soils, taking up the majority of the central area:

- Udorthents, smoothed

Excessively-drained soils in the very center area as well as bands to the southwest and southeast ends:

- Adams loamy sand, 0 to 3 percent slopes
- Fahey gravelly fine sandy loam, 3 to 8 percent slopes, loamy substratum

Planning ahead with a comprehensive stormwater management plan for the property will be highly advantageous. Bioswales along streets will help to mitigate runoff and can direct surface flow to central, naturalized stormwater ponds, streams, and wetlands. The redevelopment design will be consistent with nearby properties of similar design on Area Development Drive and Industrial Boulevard. (Note: All mapping and conceptual plans are based on geographic information system and related data. While developed to a relative scale, these are presented for illustrative purposes only for the purpose of conducting land use discussion for the client and with representatives of the Town of Plattsburgh.)



Figure 3 - Soils Map

# SITE ANALYSIS

## Wetlands

Wetlands to the north, west and southeast of the site (see figure 4) are expected to remain undisturbed – or, if activities prove unavoidable, to minimize disruption to wetlands. Permits are likely required by New York State Department of Conservation (NYSDEC) and Army Corps of Engineers (ACOE) if disturbance to southeastern wetland occurs by way of the proposed access road to Military Turnpike. It might be possible to mitigate this activity with the creation of replacement wetland areas, perhaps as part of a comprehensive stormwater management system.



Figure 4 - Wetlands Map, south end of site

## Traffic Access

The site is accessed primarily through NYS Route 3 to the north, a major state highway, that connects to Industrial Boulevard and Military Turnpike. The site is also accessible from Rugar Street to the east and a potential access point near Fairground Road and NYS Route 22B to the west.

# SITE ANALYSIS

## Current Land Use & Zoning

Operations at the Clinton County Airport ceased in the early 2000s and the current land use is still shown as public services, see figure 5.

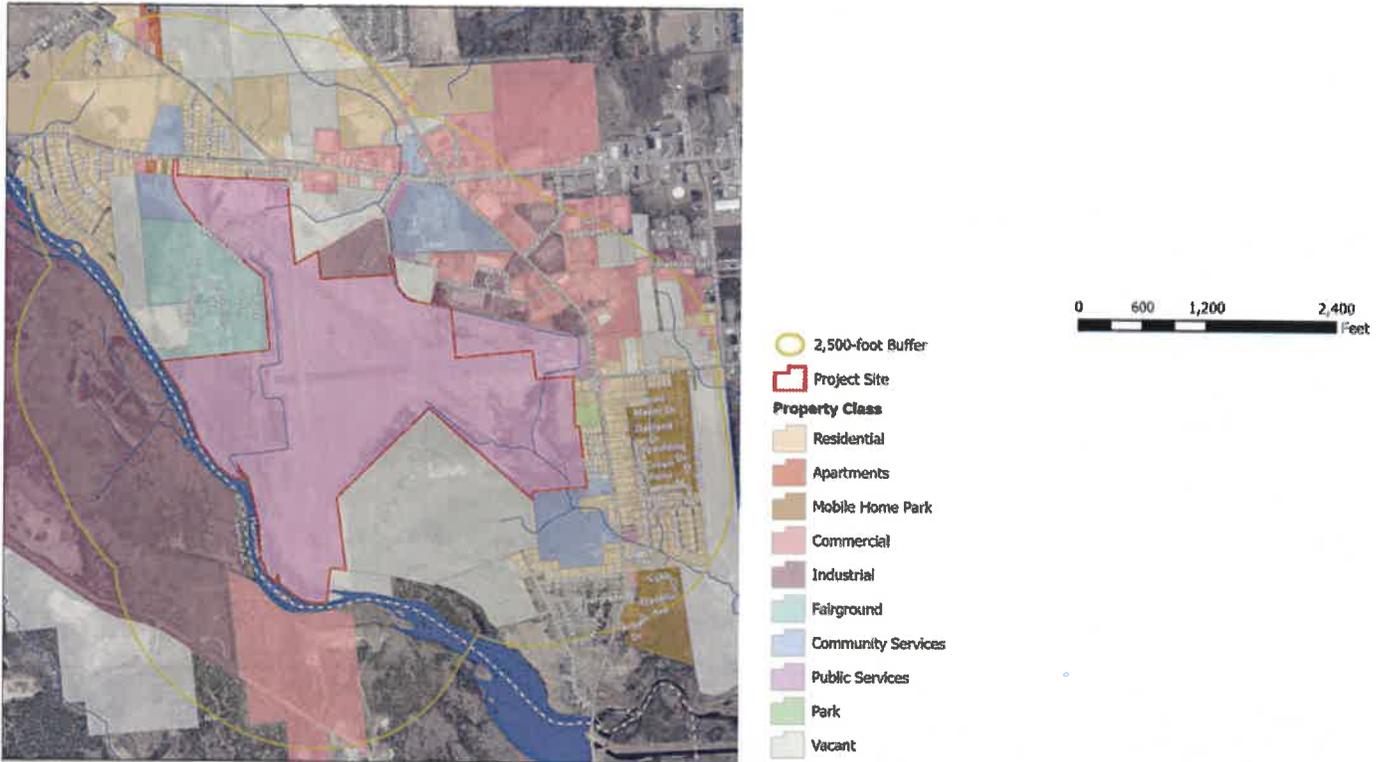
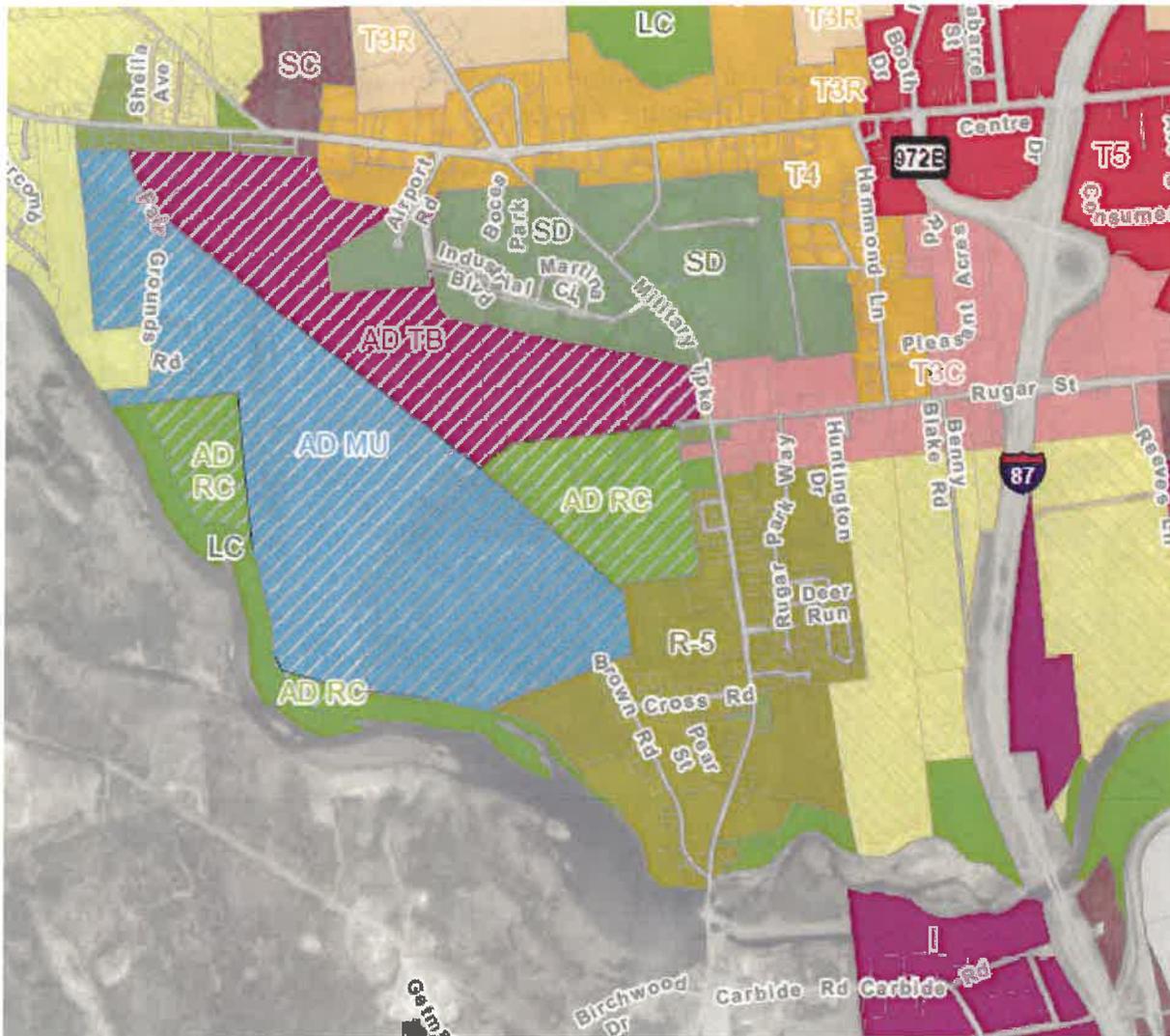


Figure 5 - Site Land Use Map

Zoning for the site area previously included commercial business, technology, and mixed-use zoning with some land conservation along the Saranac River. The official Town of Plattsburgh Zoning Map, effective on June 17, 2021, shows the former Clinton County Airport site broken up into a few different development zones, see figure 6. Roughly half the site is zoned Airport Development District – Mixed-Use Sub-District (AD-MU), running from the northwest corner down to the southwest corner in a triangular shape. Most of the north side of the site is zoned Airport Development District – Technology/Business Sub-District (AD-IND) and the remainder is zoned Airport Development District – Riverfront Conservation Sub-District (AD-RC). It will be important to consider the extent to which any modification to the zoning code may be advantageous considering the results of this smart growth planning process.

# SITE ANALYSIS



## Zoning (06/11)

 A1	 R-4
 A2	 R-5
 AD MU	 MDR
 AD RC	 C
 AD TB	 SC
 I	 SD
 IP	 T3C
 NC	 T3R
 PDD	 T4
 R-1	 T5
 R-2	 LC/OS
 R-3	 Wellhead Protection Overlay
	 PDD Overlay

Figure 6 - Town of Plattsburgh Zoning Map, cropped to site area

# SMART GROWTH PLAN

## Initial Design Concepts

Early design concepts incorporate areas for renewable forms of energy, housing along nearby green space, and central parking, as seen in Figure 7 below.

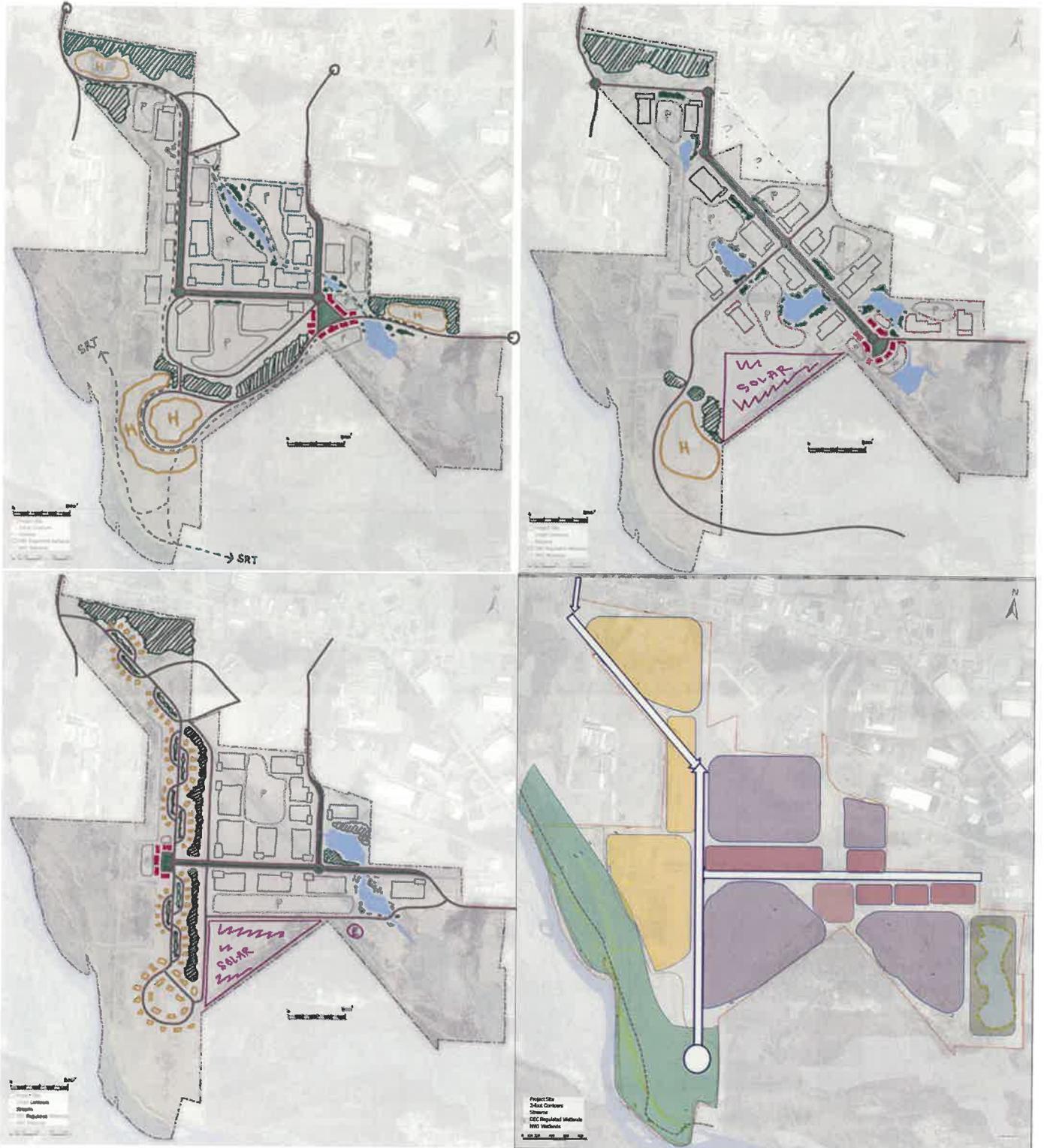


Figure 7 - Initial Concept Plans

# SMART GROWTH PLAN

## *Smart Growth Concepts*

The plan incorporates the following:

- Designing **accessible and complete streets that will help create a unique sense of place** for this area of the Town.
- Providing **development design guidelines** so project sponsors can address site plan and design features that are compatible with the existing and planned community character of the area.
- **Highlighting nearby natural resources** such as the Saranac River corridor, surrounding wetlands, and green spaces and, where possible, **permanently set aside these resources for conservation, recreation, and public access** purposes including the Saranac River Trail.
- Building a **shared stormwater infrastructure** to improve stormwater quality, create enhanced habitats, and reduce construction costs to provide more efficient maintenance opportunities.
- Creating additional attractive and affordable **housing opportunities for the local workforce population** – specifically, multi-family and townhouses would be appropriate.
- Making space for supportive **mixed-use services and amenities** in the area to help create economically successful redevelopment that will serve the town and county over the long term.
- Promoting the use of **renewable resources, public transportation and alternative transportation** infrastructure.
- Reserving areas in development plans to **allow for future infill of the area** that will build off current infrastructure investments and provide additional tax base and housing as well as employment opportunities.

These concepts were developed specifically for this location in the town. In addition to input from the town and the consulting team, the following documents were considered: Town of Plattsburgh Town Center Smart Growth Plan, National Association of Realtors Smart Growth Principles.

## *Smart Growth Plan Specifics*

The concept plan in figure 8 shows the proposed smart growth land use for the former Clinton County Airport site. With the Town's desire to promote economic development while preserving green space and creating housing opportunities, the plan depicts a robust mix of land uses, configured to allow for the maximum compatibility. In addition to large areas planned for warehouse/transshipment/light industry, some of the additional land use opportunities that will benefit this area and enhance the potential of the property are:

- Single-family homes to the south end
- Multi-family homes to the northwest of the parcel and along the west side
- Supporting commercial resources (gym, daycare, café, etc.) to create a neighborhood feel
- Supporting amenities (open space, multi-use path near or along homes)

The purpose of the Smart Growth concept plan is to illustrate the smart growth principles mentioned above and show possible locations of uses.

# SMART GROWTH PLAN

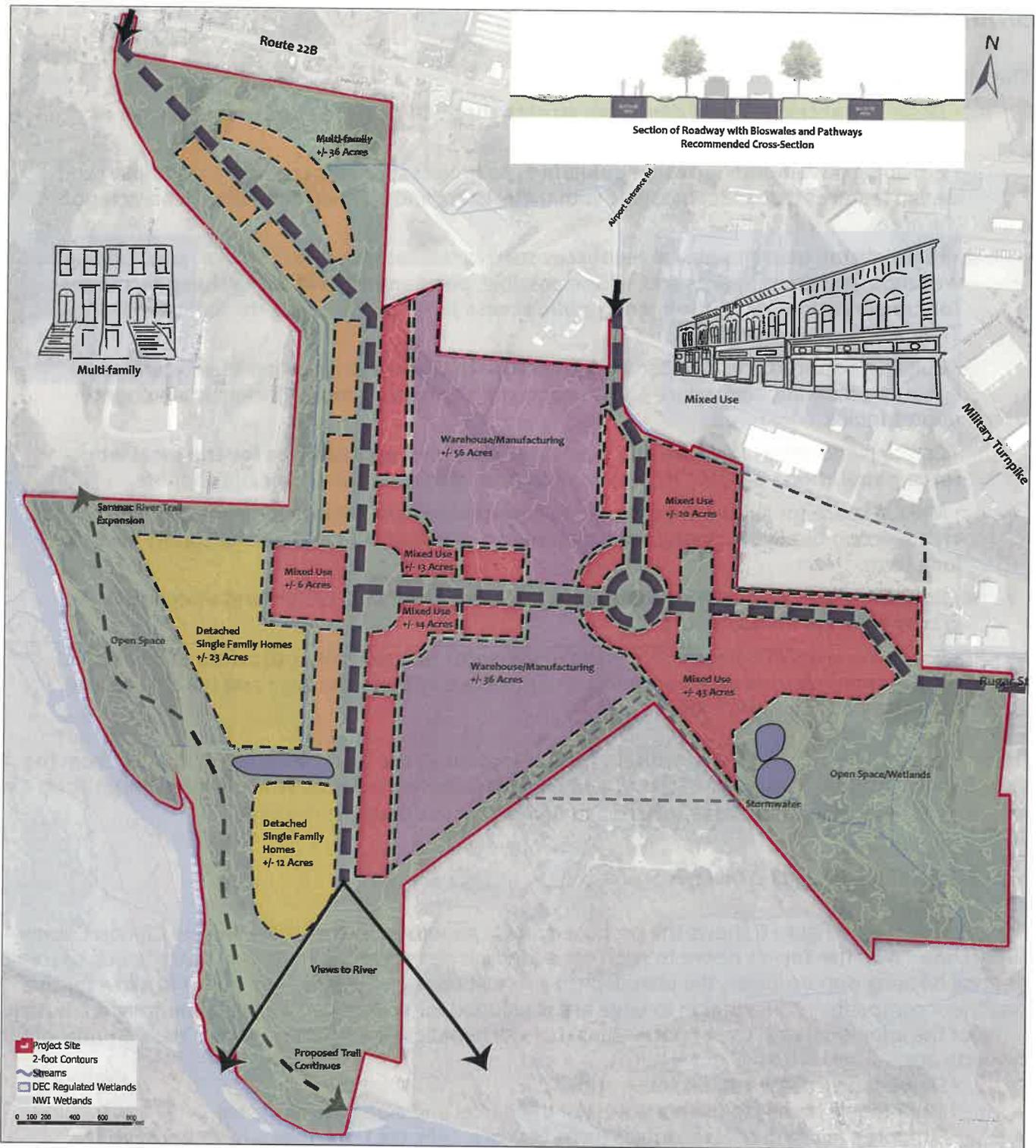


Figure 8 - Smart Growth Concept Plan

# SMART GROWTH PLAN

## *Light Industrial/Warehouse/Transshipment*

The industrial lots in the center of the proposed smart growth concept plan are based on real world interest from business and can accommodate large building and parking footprints. The edges of the lots should include buffers towards other uses, like mixed use and green space, see the rendering shown in figure 9. This buffering addresses the environmental and quality of life issues that can support successfully blending of light industrial and residential uses.

## *Mixed Use*

Mixed use development is shown in the center of the plan, running from west to east, and running north to south on the west side of the plan. This can mean both mixed uses within a building (commercial on ground floor with housing above) and adjacent buildings with a mix of uses (apartment building next to drugstore). Both larger and smaller neighborhood commercial uses, such as daycare services, gyms, cafes and restaurants, etc., could be developed. Smaller scale commercial space is also surrounding the traffic circle on the southeast of the site. This area will have a small downtown feel with the inclusion of



*Figure 9 - Smart growth rendering of mixed use development with a view of bioswales and multi-use path.*

a town park near the circle. The mixed housing and commercial uses will serve the needs of the local workforce population and create a sense of place and identity.

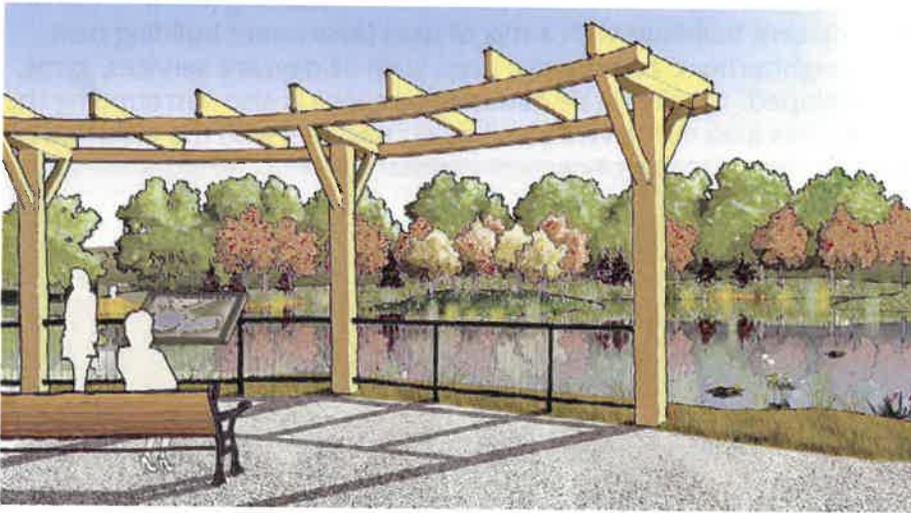
## *Housing*

The site has the opportunity to boast multiple types of housing for the community. Multi-family housing in the form of townhomes, condominiums or apartments, are shown to the west and northwest of the site. Mixed use housing the form of apartments or condominiums runs through the center of the site, and there is roughly 30 to 40 acres of land available for single-family detached homes to be developed in the southern end overlooking undisturbed green space. These neighborhoods will bring a scenic and desirable quality of life to residents.

# SMART GROWTH PLAN

## *Open Space*

Roughly half of the site plan can be reserved as open space, both usable green space and wetlands creating a unique natural setting. The existing wetlands, floodplains, and steep slopes will be protected and minimally disturbed. This open space can accommodate both passive recreation uses such as trails, and active recreation uses including open fields for sports. The Saranac River frontage is a resource that cannot be replaced and is imperative to preserve. A path around the curve of the river would allow public use and appreciation of nature, increasing quality of life for the community and expanding on the existing Saranac River Trail. Figure 10 shows an example of a scenic river overlook that could be added as an open space amenity for the community.



*Figure 10 - Sample of a scenic river overlook open space amenity. The open space network envisioned will help create a sense of place.*

## *Traffic Patterns*

The former runways leave a wide-open canvas and opportunity to create complete streets. Figure 11 shows a cross section of the proposed roadway as a “green street”. Two lanes of traffic are shown on the two-way street. Turning pockets can be added to the lanes at intersections where it is warranted. The travel lanes are flanked by trees and green infrastructure in the form of bioswales. These create a buffer so that a multi-use path located on the other side will be comfortable, safe, and inviting for the community. The bioswales would serve as a stormwater treatment and conveyance system.



*Figure 11- Boulevard Cross Section*

# SMART GROWTH PLAN

## *Green Infrastructure*

Site-wide green infrastructure to address stormwater needs is shown through the use of bioswales along roadways and by the stormwater retention areas shown in the southwest corners of the site. These stormwater retention areas would capture the runoff from the large industrial site and, therefore, replace the need for individual stormwater infrastructure on this most valuable part of the property. The pools abut existing wetlands and are not using buildable land. Figure 12 shows a sample configuration of stormwater retention pools alongside natural streams and open space.



*Figure 12 - Rendering of constructed stormwater treatment wetland-pond system. This green infrastructure practice of constructed wetland-shallow pond system that could be developed near an existing wetland or drainage corridor. Constructed wetlands are shallow marsh systems planted with emergent vegetation that are designed to treat stormwater runoff. They are extremely effective for pollutant removal and can mitigate flooding and reduce runoff volume. <https://efc.ny.gov/green-stormwater-infrastructure#eligible-practices>*

## *Branding and Wayfinding*

A branding and wayfinding program would be advantageous in terms of marketing the site and helping create a sense of place. Currently, the property is referred to as “the former Clinton County Airport property”. As a working title, Behan Planning and Design is suggesting Riverbend at Plattsburgh Town Center. This working title recognizes the site’s setting at a bend on the Saranac River and its adjacency to the town center area. Folks may simply prefer to call the area Riverbend—or whatever nomenclature is ultimately created.

Using landscape architectural elements such as decorative lighting, landscaping and an attractive signage program, visitors to the site could be guided intuitively from the heart of the town center and the local highways to the Riverbend area of the town center. Incorporation of local arts and culture into the wayfinding system would be a nice way to include local history and artists into the creation of the sense of place of this new neighborhood.

# CONCLUSION

Thoughtfully redeveloping this large property of the former Clinton County Airport into a successful economic development project as an extension of the Town of Plattsburgh's built environment is a wise course of action. Incorporating the smart growth concepts and the specifics of the proposed plan will create a sense of place and community with development that can serve the town for the long term. It will feature unique, mixed-use amenities and complete streets while protecting the town's natural resources, quality of life, and providing significant employment opportunities and tax revenue benefits.

## *Future Opportunities*

Next steps could include the following opportunities for the future:

- A green infrastructure grant, such as the Water Quality Improvement Project (WQIP) Program grant from New York State (NYS) Department of Environmental Conservation (DEC) Division of Water, or the Green Innovation Grant Program from the NYS Environmental Facilities Corporation.
- An affordable housing grant, such as those United States Department of Housing and Urban Development.
- Build out the Saranac River Trail to be part of the regional network of the Saranac River Trail Greenway with Clinton County.