

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
APRIL 19, 2022**

- ITEM #1** **DROLLETTE SUBDIVISION 2022-** Request for a 3-lot split/merge subdivision of a 2.116-acre residential lot resulting in 0.974 acres to be merged with tax map parcel #204.3-1-7 and 0.087 acres to be merged with tax map parcel #204.3-2-23 and 1.055 acres as remaining lands. No new buildable parcels will be created. Located on Park Row with public water and private sewer; Zoned R2; Tax Map Parcel # 204.3-2-21; Owner: Gary & Marie Drollette; Applicant: Kim Martin; Surveyor: Mark Petrashune **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2** **PP ENTERPRISES SUBDIVISION 2022-** Request for a 2-lot subdivision of a 3.27-acre commercial lot resulting in lot 1 being 1.14-acres with an existing restaurant and lot 2 being 2.13 acres with an existing ice cream stand. **AREA VARIANCE REQUIRED** Located on Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel # 206.-1-18.4; Owner/Applicant PP Enterprises of Plattsburgh LLC; Surveyor Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #3** **JDNY BUNDLE LLC SITE PLAN 2022-** Request to construct a 256,811+/- sq. ft. warehouse/distribution building with associated site improvements. **AREA VARIANCE REQUIRED.** Located on Airport Rd. with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-3.1-1; Owner Clinton County; Applicant JDNY Bundle LLC; Engineer AEDA **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4** **CLINTON COUNTY ARC SUBDIVISION 2022-** Request for a 2-lot subdivision with Lot 2 being a 2-acre residential lot and Lot 1 being the remaining lands. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel # 206.-1-15.23-1; Owner/Applicant: Advocacy and Resource Center; Engineer: AEDA **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5** **FORMER CLINTON COUNTY AIRPORT SUBDIVISION MODIFICATION 2022-**Request to phase a previously approved 8 lot subdivision allowing for the legal filing of proposed Lot D. Subsequent phases to be completed concurrent with development of a proposed new road. Located on Airport Road with public water and public sewer; Zoned AD-TB, AD-RC, AD-MU, SD; Tax Map Parcel #220.-1-3.1-1. Owner/Applicant Clinton County; Engineer AEDA **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6** **MORLEY SUBDIVISION 2022-** Request for a 2-lot subdivision creating a new tax parcel with an existing single-family dwelling (Lot 2) and remaining lands (Lot 1). Located on Wallace Hill Rd. with public water and private sewer; Zoned R5; Tax Map Parcel #192.4-2-5. Owner/Applicant Glory & Gregory Morley; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7** **SOLAR POWER NETWORK SITE PLAN & SPECIAL USE PERMIT 2022-** Request to construct an approximately 5-megawatt solar farm on a 23.3-acre parcel. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Military Turnpike with public water and private sewer; Zoned R2; Tax Map Parcel # 206.-1-1.17; Owner Leona Renadette; Applicant Solar Power Network LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #8** **CARPENTER SELF STORAGE SITE PLAN 2022-** Request to construct 3 new storage units totaling 8,550 sq. ft. **USE VARIANCE REQUIRED** Located on Rugar Street with public water and public sewer; Zoned T3C; Tax Map Parcel # 220.-4-6; Owner/Applicant Steve & Carol Carpenter; Engineer RMS **SKETCH PLAN REVIEW**