

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
MAY 17, 2022**

- ITEM #1**      **PAGE DRIVE PHASE IV SUBDIVISION AMENDMENT 2022-** Request for a lot line adjustment between Lots 9 and 11 of a previously approved subdivision. No new buildable parcels will be created. Located on Page Drive with private water and private sewer; Zoned R5; Tax Map Parcel # 203.-2-47.1; Owner/Applicant: Thomas Maggy; Surveyor: Dean Lashway **SEQRA RE-AFFIRMATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2**      **BESAW SUBDIVISION 2022-** Request for a lot line adjustment. No new buildable lots created. Located on Honey Dr. with public water and public sewer; Zoned R5; Tax Map Parcel # 192.4-4-22, 192.-4-4-28, 194.4-4-21; Owner/Applicant: Gail Besaw; Surveyor: Marc Machabee **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3**      **VAPOR STONE RAIL SYSTEMS SITE PLAN 2022-** Request to construct a new 3,024 sq. ft. fabric storage shelter with related site improvements. Located on Arizona Ave. with public water and public sewer; Zoned A1; Tax Map Parcel # 233.-1-20.11; Owner: Clinton County; Applicant Vapor Stone Rail Systems; Engineer C & S Engineering **SKETCH PLAN REVIEW**
- ITEM #4**      **COHEN & HIGGINS SUBDIVISION 2021-** Request to separate 1.715-acre parcel from Tax Map Parcel # 209.3-1-36.2 to be merged with Tax Map Parcel # 209.3-1-34. Located on Layman Lane with public water and private sewer; Zoned R4; Tax Map Parcel #209.3-1-36.2; Owners Mark Cohen & Patricia Higgins; Applicants Katherine Lewis & Paul Raccuglia; Engineer AES Northeast **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5**      **LIGHTHOUSE APARTMENTS LLC SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision resulting in lot 2, with an existing single-family dwelling, being merged with tax map parcel 246.-1-27 for a total acreage of 3 acres and lot 1 being the remaining lands with a total acreage of 4.45 acres. No new buildable lots will be created. **USE VARIANCE REQUIRED.** Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-28.1 & 246.-1-27; Owner/Applicant: Lighthouse Apartments LLC; Engineer: RMS **SKETCH PLAN REVIEW**
- ITEM #6**      **SOUTH JUNCTION ENTERPRISES LLC SITE PLAN 2022-** Request to construct a third rail car spur at an existing transload facility. Located on South Junction Rd. with private water and private sewer; Zoned I & A1; Tax Map Parcel # 246.1-32; Owner/Applicant: Tanner & Troy Baraby; Engineer: RMS **SKETCH PLAN REVIEW**
- ITEM #7**      **AKEY PROPERTIES LLC SITE PLAN 2022-**Request to construct a new 3,815 sq. ft. light manufacturing and warehouse building with related site improvements. Located on Latour Ave. with public water and public sewer; Zoned SC; Tax Map Parcel # 194.13-2-6; Owner Angela Nephew; Applicant Akey Properties, LLC; Engineer RMS **SKETCH PLAN REVIEW**

- ITEM #8**      **SHENK ENTERPRISES LLC SITE PLAN 2022-** Request to construct 5 new storage units totaling 46,700 sq. ft. with a 1,200 sq ft office space and related site improvements. Located on Route 9 with public water and public sewer; Zoned C; Tax Map Parcel # 194.-1-21.1; Owner Gerald & Norma Menard; Applicant David Shenk; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #9**      **JAN PROPERTIES LLC SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision of a 14.12-acre commercial lot resulting in 1.45-acres to be merged with tax map parcel #233.-1-24. Located on State Route 9 with public water and private sewer; Zoned SC; Tax Map Parcel # 233-1-24 & 24.1; Owner/Applicant Jan Properties LLC; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #10**     **JAN PROPERTIES LLC SITE PLAN 2022-** Request to continue using an existing gravel area on a parcel with an existing auto dealership. A related subdivision request revealed that the gravel area never received site plan approval. A condition of subdivision approval is site plan approval for the existing gravel area. Located on Route 9 with public water and private sewer; Zoned SC; Tax Map Parcel # 233.-1-24.1 & 24; Owner/Applicant Jan Properties LLC; Engineer RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #11**     **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #12**     **ADAMS GLASS SITE PLAN 2021-** Request to construct a 1,440 sq. ft. storage building with related site improvements. Located at 5 Trade Rd. with public water and public sewer; Zoned I; Tax Map Parcel #193.-2-22; Owner/Applicant Demers Properties LLC; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**