

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
MAY 17, 2022**

PLEASE TAKE NOTICE that a Public Meeting of the Town of Plattsburgh Planning Board will be held at the Town Hall, 151 Banker Road, Plattsburgh, New York, on Tuesday, May 17, 2022, beginning at 5:00 p.m. and a work session at 4:30 p.m. prevailing time for the purpose of reviewing the following agenda items, and hearing all those for and against the following proposals. Public hearings will be held for those agenda items as noted.

**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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **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. **PUBLIC HEARING, 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. **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. **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. **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. **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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

In compliance with the American with Disabilities Act, special accommodations, within reason and upon request at least 48 hours in advance of the meeting will be provided to persons with disabilities in accordance with Section 276 of Town Law. Requests shall be made to the Planning & Community Development Office at (518) 562-6850.

/s/ Tim Palmer, Chairperson of the Planning Board