

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
DECEMBER 20, 2022**

- ITEM #1** **CLINTON COMMONS SITE PLAN 2022-** Request to construct six two story apartment buildings with a total of 120 dwelling units on a new public road with a community center, maintenance garage and related site improvements. Located at 384 Tom Miller Rd. with public water & public sewer; Zoned T3R & T3C; Tax Map Parcel #206.-1-17.1; Owner Ambrose J Kipp Irrevocable Trust; Applicant Housing Visions Consultants; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #2** **PLATTSBURGH FAMILY DENTISTRY SITE PLAN 2022-** Request for a parking lot expansion from 20 to 38 spaces with associated minor site improvements. Located at 326 Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel # 206.-1-18.2; Owner/Applicant 326 Tom Miller Rd. LLC; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #3** **CAVERN SOLAR LLC SITE PLAN & SPECIAL USE PERMIT 2020-** Request to develop a 2-megawatt, 16-acre Tier 3 solar energy facility on a 40-acre leased portion of Tax Map Parcel # 205.-2-5.1. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located at 247 Banker Rd. with public water and public sewer; Zoned R2; Tax Map Parcel # 205.-2-5.1; Owner Rebecca Banker; Applicant Hexagon Energy LLC; Engineer Hexagon Energy **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN RENEWAL**
- ITEM #4** **POLSINELLO FUELS SITE PLAN 2022-** Request to construct a 5,000 sq. ft. asphalt truck and material storage area to the rear of an existing building. Located at 31 Emergency Services Dr. with public water and public sewer; Zoned A2; Tax Map Parcel # 233.-5-38; Owner/Applicant Buren Properties, LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #5** **UMS PROPERTIES LLC RTO SITE PLAN 2022-** Request to construct an 1,800 sq. ft. concrete pad for a Regenerative Thermal Oxidizer to be installed in the southeast corner of an existing manufacturing facility. Located on Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-10.1, 10.2, 10.3, & 10.4; Owner/Applicant UMS Properties, LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #6** **SOLAR POWER NETWORK SUBDIVISION 2022-** - Request for a 2-lot subdivision of a 23.30-acre lot resulting in lot 1 being 4.633-acres of remaining land and lot 2 being 18.67-acres of solar farm. **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/Applicant Leona Renadette; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #7** **SOLAR POWER NETWORK SITE PLAN & SPECIAL USE PERMIT MODIFICATION 2022-** Request to modify the layout and type of solar array from a fixed racking array to a single axle tracker for a previously approved site plan. **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 & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #8** **SUPERIOR PLUS PROPANE SITE PLAN & SPECIAL USE PERMIT 2022-** Request to utilize site as a transfer station by installing one 30,000-gallon and one 18,000-gallon propane storage tanks with related site improvements. Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-34; Owner/Applicant Scott Sullivan; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #9** **SOLAR POWER NETWORK SITE PLAN & SPECIAL USE PERMIT BENNY BLAKE RD 2022-** Request to construct an approximately 3.5-megawatt solar farm on a 21.9-acre parcel. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Benny Blake Rd. with public water and public sewer; Zoned R2; Tax Map Parcel # 220.-4-37 & 13; Owner Linda Sullivan; Applicant Solar Power Network LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM # 10** **PLANNING BOARD 2023 CALENDAR**