

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
DECEMBER 20, 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, December 20, 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
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. **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. **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. **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. **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. **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. **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. **PUBLIC HEARING, 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. **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. **SKETCH PLAN REVIEW**
- ITEM # 10 PLANNING BOARD 2023 CALENDAR**

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