

**TOWN BOARD LIAISON COMMITTEE
MONTHLY REPORT
PLANNING & COMMUNITY DEVELOPMENT
JANUARY 6, 2023**

◆ **Planning Board Agenda:**

- December 20, 2022- see attached summary of Planning Board Actions
- January 17, 2023- Agenda- 4 items (Attached)

◆ **Town Board Items:**

- City CSO Issue
- RFP in January for new 2-year Engineering Contracts
- Contract with Laberge for subdivision regulation update
- New TVs!
- Storage Unit 12 mo. Moratorium – passed, future discussion about need/zoning, potentially include county services who heavily use these facilities
- Ampersand/Rugar Intersection –DONE!
- Rail Petition: Meeting today with NYSDOT, group call/meeting December 12.
- LED Streetlight Conversion- Project has started, approx. 800 installed
- Short Term Rentals- future meetings with HOA? To be scheduled?

◆ **Meetings attended by Planning staff:**

- December 1 – Behan Rec Visit
- December 2 – Meet with Chuck, Steve, and Scott on contract
- December 5 – Meet with City & DEC
- December 6 - Monthly Planning & Zoning Meeting
- December 7 – Meet with Matt about Violations
- December 8 – East Morrisonville Dog Park Meeting
- December 8 – Rec Plan Follow Up
- December 8 – Call with Laberge to discuss Town Subdivision Regs.
- December 9 - Liaison Meeting
- December 9 – Call with Melissa M.
- December 12 – NYSDOT/CP Rail/ Town Status
- December 13 - Whiteboard Meeting
- December 14 – Former Airport Rezoning Committee
- December 20 - Planning Board Meeting
- December 22 – Tom Miller Rd. Sidewalks
- December 22 – BMG Rail Crossing Petition
- December 28 – TOP & Delaware River Solar Conversation

◆ **Telecommunications Projects:**

- T-Mobile- Hammond Lane Tank Application

◆ **Solar Projects:**

- Delaware River Solar (Rte 22/Giroux Property): Bond Issue

- Caver Solar (Banker Road): Renewal December 2022
- Delaware River Solar (Benny Blake): Signed DPPs
- Solar Power Network (Turnpike/Wallace Hill): Amendment December 2022
- Solar Power Network (Benny Blake): Sketch December 2022

◆ **Freedom of Information (FOIL) Requests Completed:**

- Terracon for 25 DeGrandpre Way

◆ **Comprehensive Planning**

- Major Schluter Development Project- will require zoning petition etc.
- Lake Champlain Basin Program- Clean water program: GRANT NOT AWARDED
- Former County Airport zoning amendment- Will bring zoning into conformance with the associated smart growth plan. Next meeting December 14th with TDC stakeholder.
- Subdivision Regulations Update: Contracted with Laberge Group. \$15K-20K. Kick off in January/February
- Developer's Guide underway with LaBella using CCBR grants
- NYSERDA Just Transition planning program- Town is contracted with NYSERDA and Labella To develop a plan for the eventual (nothing planned or announced in the near future) closing or Transition of the Saranac Power Partners facility to a new use. This is a state program to help Communities plan for the transition away from fossil fuels and what to do with those sites.

◆ **Community Development**

- Hometown Heroes- Decommissioning for 2022, and new poles for 2023 if needed
- TOP Dog-planning starts February
- CHSC Grant- street trees installed, benches are waiting, signage installed
- Holiday Parade- successful collaboration between us and B&G
- Winter Banners- installed after Veterans Day, stay up until end of March
- Green Infrastructure Grant Program- CFA App submitted for NY Road in July- \$1,490,000
- \$68K awarded to Town from NYSDOS Waterfront Revitalization Initiative for Phase I/II engineering design for BMG (underway with ELAN) finalizing in the coming weeks.
- Recreation Master Plan- Planning assisting Rec

◆ **Local Waterfront Revitalization Program (LWRP) Grant (Comprehensive Plan Initiative):**

- SRTG- signs and benches secured with county funding. Signs installed late August, benches already delivered to be installed Fall 2022
- BMG- Finalizing LWRP funded construction docs/bid docs, kickoff for phase1 DOS funding today (12/8) Board will be receiving materials ASAP to authorize the project to proceed to bid process (probably mid-January)

◆ **Complete Streets/Trails:**

- Green Infrastructure Grant Program for complete street upgrades/ pavement reduction for New York Road. (waiting for award announcements)
- Bench installed Near Champy Sign

- New SRTG signs to be installed on Treadwells mills connector.

- ◆ **Violations**

- 11 Violations Issued
- 9 Responses/Remedied
- 2 Need further Action via OTR/Legal Counsel

- ◆ **Department, Staff & Planning Board Development:**

- One full member and 3 alternate vacancies and remain on Planning Board

- ◆ **Other**

- Next Town Board Liaison Committee Update Meeting: February 10, 2023 @ 9:30

Design Review/Subdivision and Site Plan Projects Approved and/or Under Construction:

Project Name	Status	Status Change	Date Updated	Notes
Cavern Solar Site Plan & SUP 2020	Signed DPP	N	1/26/2022	Renewal Dec 2022
Bluff Point Golf Resort Phase II Site Plan 20	Signed DPP	N	10/28/19	
Cedar Knoll Log Homes Site Plan & SUP 20	Signed DPP	N	10/27/22	
Studley Site Plan 2021	Signed DPP	N	3/22/2021	Violation issued, currently being remedied
Chick-fil-A Site Plan 2022	As-Builts Received	Y	11/22/2022	
Poirier Multi Family Housing Site Plan 2020	TCO, pending documentation	N	4/6/2021	
Delaware River Solar (Benny Blake Rd)	Signed DPP	N	5/16/2022	
Y Knot Storage Site Plan 2020	Signed DPP	N	2/19/2021	Coming back for expansion in 2023
Farrell North Properties Site Plan 2020	Signed DPP	N	1/29/2021	Violation issued, currently being remedied
UMS Properties Fire Suppression Loop SP 20	Signed DPP	N	2/16/2022	
Shenk Enterprises LLC Site Plan 2022	Signed DPP	N	10/11/2022	
TDC Site Plan 2021	Signed DPP	N	3/23/2022	
Two Brothers Recycling Site Plan & SUP	Signed DPP	N	5/31/2022	Violation Issued, Currently being remedied
O'Reilly Autoparts	Signed DPP	N	7/12/21	
Former County Airport Subdivision with Improvements	Signed DPP	N	5-18-22	
Plattsburgh Storage LLC Site Plan Modification	Signed DPP	N	8/2/2022	Violation Issued, Currently being remedied

Project Name	Status	Status Change	Date Updated	Notes
Nova Bus	As Builts	Y	11/14/22	
Bluff Point Final Phases of Cottages	Signed DPPs	Y	11/2/22	

**TOWN OF PLATTSBURGH
PLANNING BOARD ACTIONS
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 APPROVAL**
- 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 APPROVAL**
- 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 AEDA **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN RENEWAL APPROVAL**
- 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 APPROVAL**
- 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 APPROVAL**
- 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 APPROVAL**
- 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 **SKETCH PLAN APPROVAL**

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 APPROVAL**

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 APPROVAL**

ITEM # 10 **PLANNING BOARD 2023 CALENDAR APPROVAL**

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
JANUARY 17, 2023**

- ITEM #1 PROVOST SUBDIVISION 2023-** Request for a 6-lot subdivision of a 79.1-acre parcel resulting in 4 new buildable residential lots, a new public road, and remaining lands. Located at 296 Robinson Road with private water and private sewer; Zoned R2; Tax Map Parcel #191.-3-27.4; Owner/Applicant Gary Provost; Engineer AES Northeast **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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3 NORSE TITANIUM HVAC UPGRADE SITE PLAN 2023-** Request to install new HVAC equipment on concrete pads with related site improvements. Located at 44 Martina Circle with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-3.131; Owner Fort Schuyler Management Corporation; Applicant Norse Titanium; Engineer AEDA **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 ROUTE 9 STORAGE SITE PLAN 2022-** Request to construct a 46,800 sq. ft. 264-unit self-service storage facility with a 1,600 sq ft office space and related site improvements. Located on Route 9 with public water and public sewer; Zoned SC; Tax Map Parcel # 194.-2-47.1; High Peaks Property Management; Applicant Rick Quero; Engineer AEDA **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**