

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
FEBRUARY 21, 2023**

- ITEM #1** **TRACTOR SUPPLY SITE PLAN 2023-** Request for a 3,696 sq ft covered seasonal retail addition to an existing retail store. Located at 29 Della Drive with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-1-26.12; Owner Brookvillage West Partnership; Applicant Tractor Supply; Engineer OnPoint Commercial Design **SKETCH PLAN REVIEW**
- ITEM #2** **MAKEN MOTEL SITE PLAN 2022-** Request to convert an existing vacant residence and garage to a motel and conference room with associated site improvements. Located at 37 Latour Ave. with public water and public sewer; Zoned SC; Tax Map Parcel #194.13-2-8.1; Owner/Applicant Nadeem Maken; Engineer Thomas LaBombard. **SKETCH PLAN REVIEW**
- ITEM #3** **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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4** **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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5** **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 AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6** **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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7** **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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #8** **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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #9** **AKEY PROPERTIES LLC SITE PLAN 2022-**Request to construct a new 3,815 sq. ft. commercial 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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #10** **UMS PROPERTIES LLC LAB PARKING LOT SITE PLAN 2023-** Request to construct a 39-space employee parking lot with related site improvements and crosswalk for an existing lab building. Located at 194 Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel #232.-3-18; Owner/Applicant UMS Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #11** **UMS PROPERTIES LLC PRODUCTION FACILITY SITE PLAN 2023-** Request to construct a 450,460 sq ft manufacturing facility with material silos, an accessory storage area and a gas tank farm. Located at 26 Irish Settlement Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-18; Owner/Applicant UMS Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**