

**TOWN OF PLATTSBURGH  
NOTICE OF PUBLIC MEETING & PUBLIC HEARING  
FEBRUARY 21, 2023**

**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, February 21, 2023, 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  
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 **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. **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 **PUBLIC HEARING, 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 **PUBLIC HEARING, 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 **PUBLIC HEARING, 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. **PUBLIC HEARING, 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.

**PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **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. **SKETCH 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