

**TOWN OF PLATTSBURGH  
TOWN BOARD MONTHLY MEETING  
June 1, 2023**

**Resolution No. 023-xxx**

**Zoning Map & Ordinance  
Amendment & SEQRA Review  
2023**

**WHEREAS**, after thorough consideration and deliberation, the Town Board proposes to make the following amendment to the Town Zoning Map & Ordinance:

**Re-zoning of the former Clinton County Airport and adjacent properties in conformance with the Smart Growth Plan for the Former Clinton County Airport Site, dated October 28, 2021, being a part of the Town's cumulative Comprehensive Plan. Together with other minor map & text amendments to the zoning ordinance, for the purposes of correcting omissions, errors, and oversights of the previous amendment. The proposed amendments are further and more specifically detailed by tax parcel, acreage, zone and description in the exhibits titled Town of Plattsburgh Proposed Zoning Ordinance and Map Amendments, May 25, 2023.**

**WHEREAS**, in October 2021 the Town of Plattsburgh completed a Smart Growth Plan for the former Clinton County Airport which included recommendations for land use practices and development strategies; and

**WHEREAS**, the Town zoning ordinance and map must be revised from time to time to be in conformance with the Town's comprehensive planning initiatives and to correct errors and omissions; and

**WHEREAS**, a committee consisting of Town codes and Planning staff has been directed by the Town Board to make recommendations and proposed map amendments that will bring the ordinance and map into conformance with the Town's comprehensive planning objectives; and

**WHEREAS**, the committee has prepared a draft of recommended map amendments for the Former Clinton County Airport Property and adjoining lands; and

**WHEREAS**, the committee has also prepared a list of proposed minor zoning map amendments and zoning ordinance text and use table amendments to address errors, omissions, and to improve document functionality; and

**WHEREAS**, the Town Board is now in receipt of the committee's recommended zoning map and ordinance amendments; and

**WHEREAS**, the Clinton County Planning Board was provided a copy of the proposed Zoning Map amendment and Findings and Recommendations Report of the Planning Board, and

did, by a 7-0 vote on May 3, 2023, Approve the General Municipal Law Section 239-m referral without comment; and

**WHEREAS**, the Town Board duly called for a public hearing for the consideration of the aforesaid amendment and gave due notice thereof as required by law; and

**WHEREAS**, said public hearing was held by this Town Board at the Town Hall at 151 Banker Road, Plattsburgh, New York, on the 1<sup>st</sup> day of June, 2023 at 6:05 P.M. of said day; at which time the proposed Zoning Ordinance amendment and SEQRA materials were available; and

**WHEREAS**, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of said action on the environment; and

**WHEREAS**, said determination of the effect of said action on the environment will be necessary to determine whether a Draft Environmental Impact Statement (DEIS) is required; and

**WHEREAS**, the Town Board is considered an involved agency in accordance with State Laws for the purpose of assessing the effect of these zoning ordinance and map amendments on the environment and whether or not said effect is significant enough to warrant the preparation of a Draft Environmental Impact Statement (DEIS); and

**WHEREAS**, the Town Board has previously declared the zoning map amendments to be a Type I Action and a coordinated review was conducted; and

**WHEREAS**, the Town Board has identified the relevant areas of environmental concern, has taken a hard look at these areas, and has made a reasoned elaboration of the basis for its determination; and

**WHEREAS**, after review and discussion of the Planning Board's Findings and Recommendations Report, it is the opinion of the members of the Town Board that the best interests of the Town of Plattsburgh will be served by the adoption of certain said amendments;

**NOW THEREFORE BE IT, RESOLVED**, that the Town Board, in consideration of the Planning Board report and recommendations, comments made at the public hearing on the Zoning Ordinance amendments, the review of part 1 and the completion of parts 2 and 3 of the EAF Long Form (herein SEQRA documentation), and the review of related materials, accordingly issues a negative declaration under SEQRA for the proposed zoning ordinance and map amendments, determining that said amendments will NOT have a significant effect on the environment, and the preparation of a DEIS is NOT required; and said declaration is hereby referenced and incorporated herein and shown as the attached SEQRA documentation; and, be it further

**RESOLVED**, that the Town Board of the Town of Plattsburgh does hereby authorize and direct the Supervisor to complete and have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this zoning ordinance map amendment and, be it further

**RESOLVED**, that the “Notice of No Significant Environmental Impact” (NEGATIVE DECLARATION), and all related material shall be maintained on file at the Town Offices of the Town Board and available for Public Inspection, and, the reasons for the decision are stated in the attached negative declaration, and be it further

**RESOLVED**, that the Zoning Ordinance and Zoning Map of the Town of Plattsburgh be amended as follows:

**Re-zoning of the former Clinton County Airport and adjacent properties in conformance with the Smart Growth Plan for the Former Clinton County Airport Site, dated October 28, 2021, being a part of the Town’s cumulative Comprehensive Plan. Together with other minor map & text amendments to the zoning ordinance, for the purposes of correcting omissions, errors, and oversights of the previous amendment. The proposed amendments are further and more specifically detailed by tax parcel, acreage, zone and description in the exhibits titled Town of Plattsburgh Proposed Zoning Ordinance and Map Amendments, May 25, 2023.**

**RESOLVED**, that said amendments be entered in the minutes of the meeting of the Town Board of the Town of Plattsburgh, held on the 1st day of June, 2023; and be it further

**RESOLVED**, in accordance with section 264 and 265 of Town Law, a copy, summary or abstract of the amendments (exclusive of any map) shall be published in the PRESS REPUBLICAN, a newspaper published in the town and that affidavits of publication thereof shall be later filed with the Town Clerk; and be it further

**RESOLVED**, that the amendments shall be effective as provided by and in accordance with section 265 of the Town Law; and be it further

**RESOLVED**, that a copy of this Resolution be given to the Town Clerk, Zoning Department and Planning Department.

**Motion:**

**Seconded by:**

**Discussion:**

**Yes**    **No**    **Absent**    **Carried**    **Tabled**

**Thomas E. Wood  
Barbara E. Hebert  
Charles A. Kostyk  
Dana M. Isabella  
Michael S. Cashman**