

TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
August 17, 2023

Resolution No. 023-185

Zoning Map Amendment 2023

TOWN ZONING MAP AMENDMENT- Consideration of a zoning amendment for parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 located on Route 22, Salmon River Road, and Superior Drive, changing the existing zone classification of said parcels from Residential (R2) to Industrial (I); and

WHEREAS, at its regularly scheduled meeting on March 16, 2023 the Town Board of the Town of Plattsburgh (the “Town Board”) received and placed on file a zoning map amendment petition from Schluter Systems Inc. requesting an amendment of the existing zone classification of the previously said parcels from Residential (R2) to Industrial (I) (the “Zoning Amendment”); and

WHEREAS, pursuant to Article XIII, Section 13.3, all proposed zoning amendments originating by petition or by motion shall be referred to the Town of Plattsburgh Planning Board (the “Planning Board”) for a report and recommendation thereon; and

WHEREAS, the Planning Board did submit its report to the Town Board within forty five (45) days of receipt of such referral in accordance with the provisions of said Zoning Ordinance; and

WHEREAS, the Town board has considered the Zoning Amendment and the recommendations contained in the report of the Planning Board; and

WHEREAS, the Town Board finds merit in the consideration of a zoning map amendment; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations promulgated thereto at 6 NYCRR Part 617 (collectively referred to as “SEQRA”), the Town Board is required to conduct a review of the Zoning Amendment in order to determine if it presents a potential significant adverse environmental impact; and

WHEREAS, the Town Board has received a Part 1 of a Full Environmental Assessment Form (“EAF”) for the Zoning Amendment as required by SEQRA; and

WHEREAS, the Town Board, upon receipt of the EAF, desires to act as Lead Agency for the purpose of conducting a review of the Zoning Amendment pursuant to SEQRA; and

WHEREAS, the Zoning Amendment proposes to affect more than 25 acres of land and is therefore considered a Type I action pursuant to Section 617.4 of the SEQRA regulations requiring that a coordinated review with all involved agencies be conducted; and

WHEREAS, the Town Board will coordinate with involved and interested agencies as appropriate and necessary for the review of potential adverse environmental impacts posed by the Zoning Amendment.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board declares its intent to act as Lead Agency for purposes of conducting a coordinated review of the Zoning Amendment pursuant to SEQRA and authorizes all steps necessary to distribute the Part 1 of the EAF to all involved and interested agencies commencing the requisite thirty (30) day time period set forth in Section 617.6(b)(3)(i) of the SEQRA regulations during which any such agencies may object to the Town Board acting as Lead Agency; and be it further

RESOLVED, that upon the conclusion of research satisfactory to the Town Board, the Town Board shall, pursuant to Article XVII, Section 17.4 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law shall refer a full statement of the Zoning Amendment and map to the Clinton County Planning Board; and be it further

RESOLVED that pursuant to the provisions of Article XVII, Section 17.4 of the Town Zoning Ordinance, the Town Clerk shall cause a notice of the time and place of a public hearing to be published in The Press Republican, a paper of general circulation in the Town of Plattsburgh, at least once, 10 days before the hearing date with such notice also being posted in the Town Hall and given to necessary adjoining municipalities and the Clinton County Planning Board and such other agencies and parties as required by law; and, be it further

RESOLVED, that notice of said Public Hearing and a copy of the full statement of the Zoning Amendment shall also be posted on the Town's Website; and, be it further

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

Motion:

Seconded by:

Discussion:

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

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