

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
OCTOBER 17, 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, October 17, 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
OCTOBER 17, 2023**

- ITEM #1 DUQUETTE SUBDIVISION 2023-** Request for a 2-lot split merge subdivision to re-establish the location of a previous boundary. **AREA VARIANCES REQUIRED** No new lots created. Located at 1109 Route 3. **PUBLIC HEARING, SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2 JEFFORDS STEEL & ENGINEERING SITE PLAN 2023-** Request to enclose 21,250 sq. ft. of existing roof canopies and cold storage area to additional manufacturing space with related site improvements. Located on Route 22. **PUBLIC HEARING, SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3 YANULAVICH SUBDIVISION 2023-** Request for a 2-lot subdivision of a 74.9-acre parcel resulting in Lot 1 being 4.2-acres with existing retail structures, and Lot 2 being 70.7-acres of remaining lands. Located on NYS Route 22. **PUBLIC HEARING, SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 UMS PROPERTIES LLC PRODUCTION FACILITY SITE PLAN 2023-** Request to construct a 417,000. sq ft manufacturing facility with material silos, an accessory storage area and a gas tank farm. Located at 26 Irish Settlement Rd. **PUBLIC HEARING, SEQRA REVIEW**
- ITEM #5 ROUTE 374 GAS STATION SITE PLAN & SPECIAL USE PERMIT 2023-** Request to construct a 5,000 sq ft gas station/convenience store/drive-thru restaurant, gas fuel pumps, a 5,000 sq ft drive-thru restaurant and related site improvements. Located at the corner of NYS Route 374 and 190. **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