

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

- ITEM #1** **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. **AREA VARIANCES REQUIRED** Located on NYS Route 22 with public water and public sewer; Zoned I; Tax Map Parcel #193.-2-24; Owner/Applicant Bryan and Teresa Yanulavich; Surveyor Mark Petrashune **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2** **BRENNAN BUICK GMC SITE PLAN 2023-**Request to expand vehicle storage areas at an existing vehicle dealership with new access drive and associated improvements. Located at 383 Route 3 and Sorrell Ave with public water and public sewer, Zoned T5; Tax Map Parcels 220.2-2-27, 220.2-2-1, 220.2-2-26; Owner/Applicant Brennan Plattsburgh Realty LLC; Engineer: AEDA. **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **IRISH SETTLEMENT EXPRESS MART SITE PLAN 2023-** Request to use an existing building as a convenience store, smoke shop and barber shop. Located on Irish Settlement Rd. with public water and private sewer; Zoned NC; Tax Map Parcel # 232.-3-40.2; Owner/Applicant Nathaniel Hyde; Engineer James Moser **SKETCH PLAN REVIEW**
- ITEM #4** **MERKEL SUBDIVISION 2023-** Request for a 2-lot subdivision of a 48.71-acre parcel resulting in Lot 1 being 7.91-acres with an existing self-storage facility, and Lot 2 being 40.79-acres of remaining lands leased for a solar farm. **REQUIRES GENERAL MUNICIPAL LAW 280A VARIANCE** for no public road frontage. Located at 12 Benny Blake Rd. with public water and public sewer; Zoned R2; Tax Map Parcel #220.-4-36; Owner/Applicant David Merkel; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #5** **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. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-18; Owner/Applicant UMS Properties LLC; Engineer RMS **SEQRA REVIEW**