

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
NOVEMBER 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, November 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
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. **PUBLIC HEARING. 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. **PUBLIC HEARING. 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. **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. **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. **SEQRA 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