

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
FEBRUARY 20, 2024**

- ITEM #1** **LANDRY SUBDIVISION 2023-** Request for a 4-lot subdivision of a 5.8-acre parcel resulting in Lot 1 being 1.85-acres with an existing residential home. Lot 2 being 1.84-acres with an existing residential home, Lot 3 being 0.92-acres with an existing residential home, and Lot 4 being 1.21-acres of buildable residential land. Located at 1245 Cumberland Head Rd. with public water and private sewer: Zoned R4; Tax Map Parcel #195.-1-1; Owner/Applicant Esther Landry; Surveyor Dean Lashway **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2** **BRUNELL SUBDIVISION 2024-** Request for a 2-lot subdivision of an 11.9-acre lot resulting in Lot 1 being 0.868-acres with an existing home and Lot 2 being 11.03-acres of remaining lands. Located at 4003 Route 22 with private water and private sewer. Zoned NC; Tax Map Parcel #245.-4-29; Owner Robert & Rita Brunell; Applicant GR8 Courier, Inc.; Engineer AEDA. **SKETCH PLAN REVIEW**
- ITEM #3** **GR8 COURIER INC SITE PLAN & SPECIAL USE PERMIT 2024-** Request for a change in use from a pre-existing non-conforming use to an automobile fuel station for fleet vehicles with existing buildings for automobile storage and maintenance. **USE VARIANCES REQUIRED** Located at 4003 Route 22 with private water and private sewer: Zoned NC; Tax Map Parcel # 245.-4-29; Owner Robert & Rita Brunell; Applicant GR8 Courier, Inc.; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #4** **TURNPIKE WESLEYAN CHURCH SITE PLAN & SPECIAL USE PERMIT 2024-** Request to construct a 3,000 sq ft accessory pavilion to an existing church facility. Located on Military Turnpike with private water and private sewer: Zoned R2; Tax Map Parcel # 191.-3-2.2; Owner/Applicant The First Wesleyan Methodist; Engineer AEDA **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5** **YMCA SITE PLAN 2024-** Request to construct a 13,255 sq ft addition to an existing facility with a parking lot extension and associated site improvements. **USE VARIANCES REQUIRED** Located at 295 New York Rd. with public water and public sewer: Zoned NC; Tax Map Parcel #233.-5-29. Owner/Applicant; YMCA of Plattsburgh NY; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6** **NEW YORK ROAD APARTMENTS SITE PLAN 2023-** Request to construct 28 units of multi-family housing with associated improvements. **USE VARIANCE REQUIRED.** Located on Kansas Ave and New York Road. with public water and public sewer. Zoned A2; Tax Map Parcel 233.-5-16. Owner/Applicant Matthew

Taylor; Engineer RMS. **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #7 SOUTH JUNCTION ROAD GRAIN ELEVATOR AND SILO SITE PLAN & SPECIAL USE PERMIT 2024-** Request to install a 140' grain elevator and up to six 38,000 cu. ft. grain bins over multiple phases to an existing rail car facility. **AREA VARIANCES REQUIRED** Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-1-32; Owner/Applicant Tanner & Troy Baraby; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #8 SOUTH JUNCTION ROAD OFFICE BUILDING SITE PLAN 2024-** Request to construct a 644 sq. ft. office building for an existing rail car facility with 11 parking spaces for employees and clients. Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-1-32; Owner/Applicant Tanner & Troy Baraby; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #9 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. **AREA VARIANCES REQUIRED** 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 **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #10 SOLAR POWER NETWORK 5-MEGAWATT SITE PLAN & SPECIAL USE PERMIT 2024-** Request to construct a 5-megawatt Community Solar Farm with a 16 ft. wide gravel access road and related site improvements **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW**. Located on Route 3 with public water and private sewer; Zoned R2; Tax Map Parcel # 205.4-3-38; Owner Rose Phaneuf; Applicant Solar Power Network; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #11 SOLAR POWER NETWORK 0.5-MEGAWATT SITE PLAN & SPECIAL USE PERMIT 2024-** Request to construct a 0.5-megawatt Non-Residential Solar Farm with a 16 ft. wide gravel access road and related site improvements **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW**. Located on Route 3 with public water and private sewer; Zoned R2; Tax Map Parcel # 205.4-3-38; Owner Rose Phaneuf; Applicant Solar Power Network; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #12 P.M. LEARY SITE PLAN 2024-** Request to utilize a portion of a parcel as a contractor's storage yard. Located on Route 22 with public water and private sewer; Zoned SC; Tax Map Parcel # 232.-3-7.24; Owner/Applicant Patrick Leary; Engineer RMS **SKETCH PLAN REVIEW**