

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
FEBRUARY 20, 2024**

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, February 20, 2024, 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
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. **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. **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. **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. **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. **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. **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. **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. **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. **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. **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. **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. **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