

TOWN OF PLATTSBURGH
TOWN BOARD SEMI-MONTHLY MEETING
February 15, 2021

Resolution No. 024-052

Setting a Public Hearing to Review
Proposed Amendments to the Town
Zoning Ordinance & Map

TOWN ZONING MAP AMENDMENT- Consideration of a zoning amendment for parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 located on Rte 22, Salmon River Road, and Superior Drive, changing the existing zone classification of said parcels from Residential (R2) to Industrial (I); and

WHEREAS, at its regularly scheduled meeting on March 16, 2023 the Town Board of the Town of Plattsburgh (the “Town Board”) received and placed on file a zoning map amendment petition from Schluter Systems Inc. requesting an amendment of the existing zone classification of the previously said parcels from Residential (R2) to Industrial (I) (the “Zoning Amendment”); and

WHEREAS, pursuant to Article XIII, Section 13.3, all proposed zoning amendments originating by petition or by motion shall be referred to the Town of Plattsburgh Planning Board (the “Planning Board”) for a report and recommendation thereon; and

WHEREAS, the Planning Board did submit its report to the Town Board within forty five (45) days of receipt of such referral in accordance with the provisions of said Zoning Ordinance; and

WHEREAS, the Town board has considered the Zoning Amendment and the recommendations contained in the report of the Planning Board; and

WHEREAS, the Town Board finds merit in the consideration of a zoning map amendment; and

WHEREAS, pursuant to the New York State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and the regulations promulgated thereto at 6 NYCRR Part 617 (collectively referred to as “SEQRA”), the Town Board is required to conduct a review of the Zoning Amendment in order to determine if it presents a potential significant adverse environmental impact; and

WHEREAS, the Town Board has received a Part 1 of a Full Environmental Assessment Form (“EAF”) for the Zoning Amendment as required by SEQRA; and

WHEREAS, the Town Board, upon receipt of the EAF, declared intent to act as Lead Agency for the purpose of conducting a review of the Zoning Amendment pursuant to SEQRA; and

WHEREAS, the Zoning Amendment proposes to affect more than 25 acres of land and is therefore considered a Type I action pursuant to Section 617.4 of the SEQRA regulations requiring that a coordinated review with all involved agencies be conducted; and

WHEREAS, the Town Board will coordinate with involved and interested agencies as appropriate and necessary for the review of potential adverse environmental impacts posed by the Zoning Amendment; and

WHEREAS, after review and discussion of the proposed draft amendments the Town Board desires to distribute the proposed draft 2024 zoning map amendment as described in Town Board Resolution 023-185 to the appropriate agencies in accordance with Article XVII, Section 17.3 and 17.4 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law as follows:

1. Clinton County Planning Board; and
2. Town of Schuyler Falls; and
3. Town of Beekmantown; and
4. Town of Peru; and
5. Town of Saranac; and
6. City of Plattsburgh; and

WHEREAS, New York State Law and the Town's Zoning Ordinance requires that a public hearing on proposed amendments be held to consider the advisability of amendment to the Town of Plattsburgh Zoning Map; and

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act", Section 8-0113 (SEQRA herein) provides for the review of any "ACTION" to determine the effect of said Action on the environment, along with any related administrative procedures for the implementation, authorization or approval of said Action; and

WHEREAS, determination of the effect of said action on the environment will be necessary to determine whether a Draft Environmental Impact Statement (DEIS) is required; and

WHEREAS, the Town of Plattsburgh Town Board is identified as an involved agency in accordance with SEQRA for the purpose of assessing the effect of this Zoning Ordinance Amendment on the environment and whether or not said effect is significant enough to warrant the preparation of a Draft Environmental Impact Statement (DEIS); and

WHEREAS, the Town Board has made a determination that they intend to act as Lead Agency and there are no other involved agencies under SEQRA for the purposes of the amendments to zoning ordinance and map and have prepared the required long Environmental Assessment Form (EAF); and

