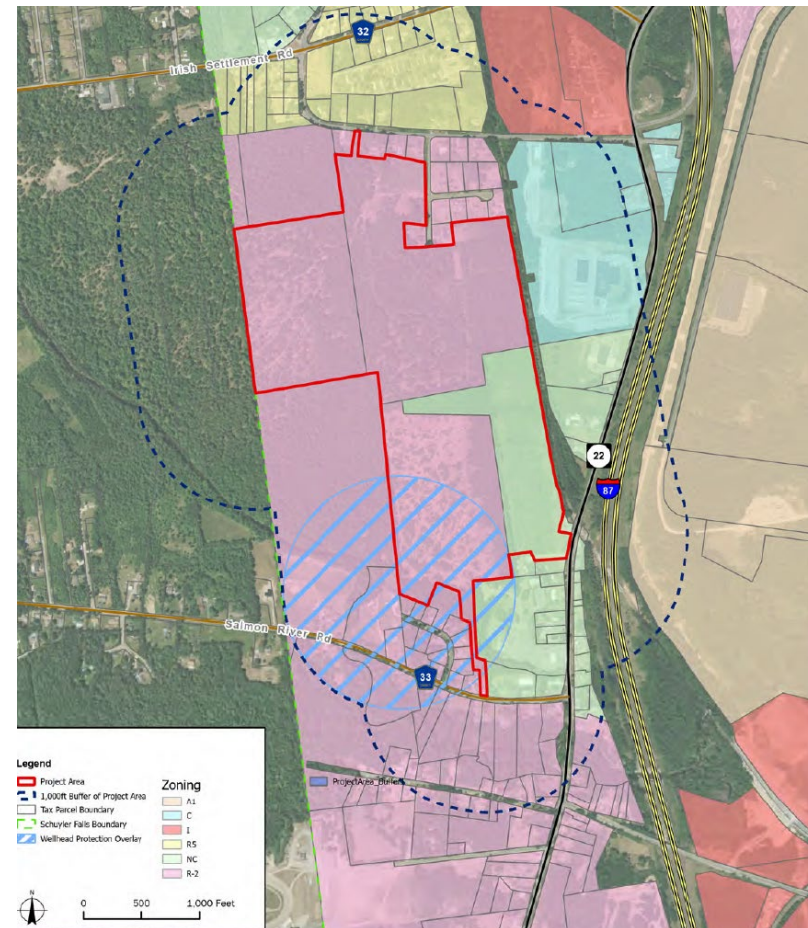
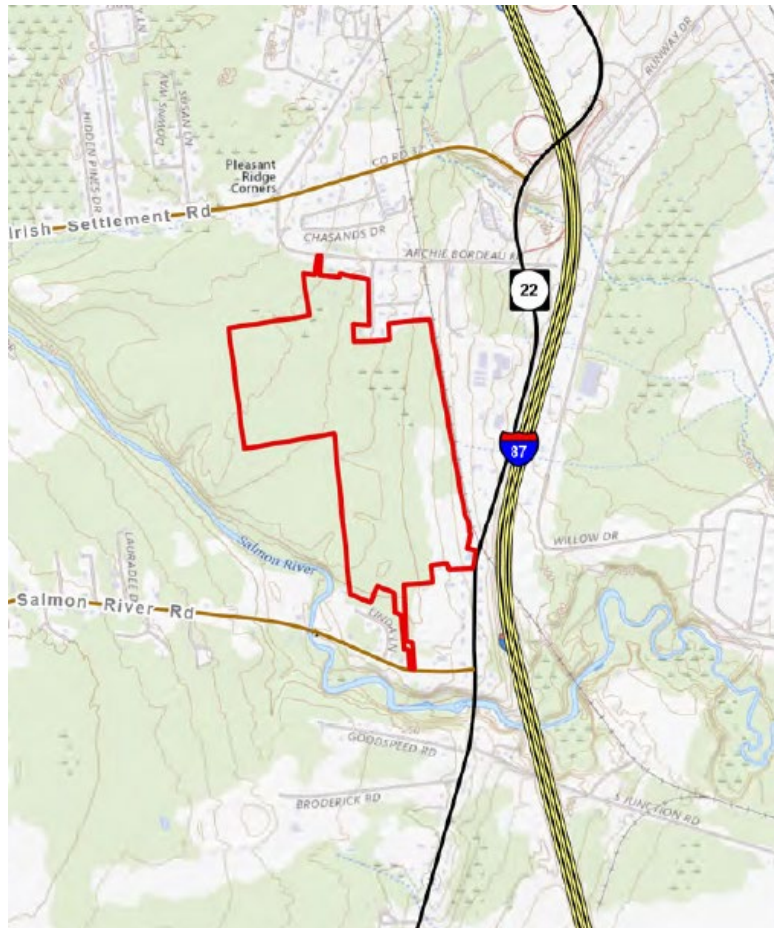


ROUTE 22 REZONING

TOWN OF PLATTSBURGH
TOWN BOARD MARCH 14, 2024

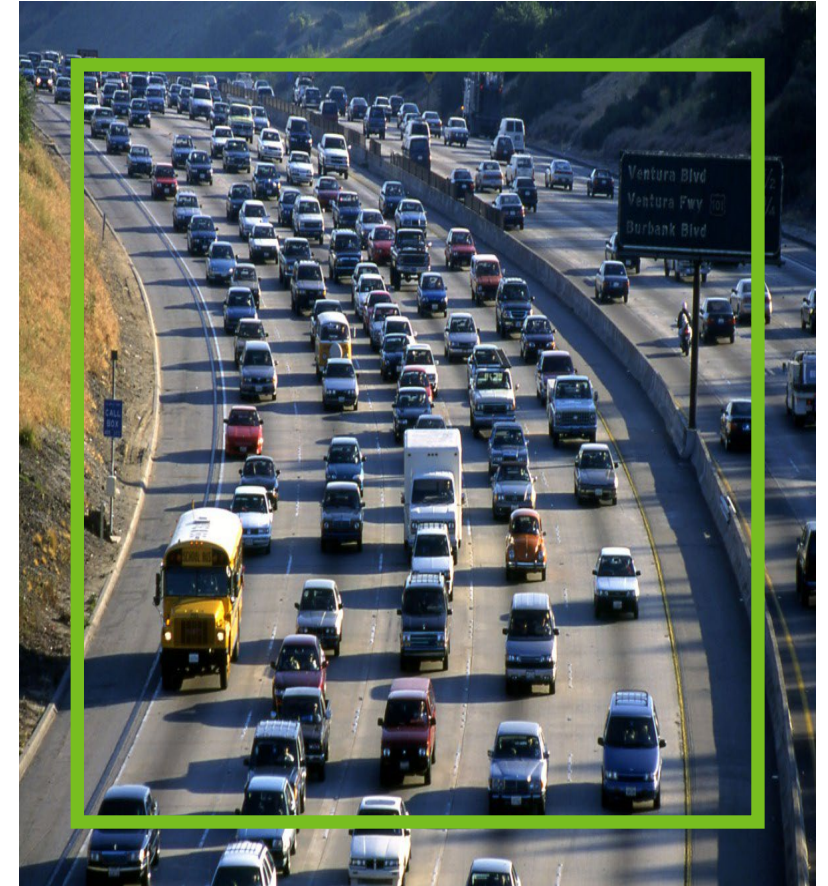




Tax parcel	Area (Acres)	Land Owner	Zoning
245.-4-22.11	24	Iona G Brand Revocable Trust	NC
245.-4-40.1	37.7	Robert Brunell and Rita Brunell	R-2
245.-4-41	32.2	LeClair Living Trust	R-2
245.-4-16.2	43.5	LeClair Living Trust	R-2

**Proposed Rezoning lands from
R2 & NC to Industrial (I)**

SEQRA Environmental Assessment



**B R O A D I M P A C T S V S
P R O J E C T S P E C I F I C**



COMPARATIVE



ANALYSIS



EXISTING VS PROPOSED ZONING



USE NAME	TOWN DISTRICTS		
	R-2	NC	I
Assisted Living Facility	<input type="radio"/>		
Condominium	<input type="radio"/>	<input checked="" type="radio"/>	
Dwelling Above Commercial Use ¹		<input checked="" type="radio"/>	
Dwelling, Multi-Family	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Dwelling, Single Family	<input checked="" type="radio"/>	<input checked="" type="radio"/>	
Dwelling, Two Family	<input checked="" type="radio"/>	<input checked="" type="radio"/>	
Townhouse	<input checked="" type="radio"/>	<input checked="" type="radio"/>	
Accessory Use	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Adult Day Care Center	<input type="radio"/>		
Adult Use			<input type="radio"/>
Agricultural Structure	<input checked="" type="radio"/>	<input checked="" type="radio"/>	<input checked="" type="radio"/>
Agricultural Use	<input checked="" type="radio"/>		<input checked="" type="radio"/>
Airport Allied Uses			<input checked="" type="radio"/>
Animal Hospital	<input type="radio"/>		<input checked="" type="radio"/>
Automobile Fuel Station		<input type="radio"/>	<input type="radio"/>
Automobile Repair and Service			<input checked="" type="radio"/>
Automobile Sales			<input checked="" type="radio"/>
Automobile Detailing/Carwash			<input type="radio"/>
Bed & Breakfast	<input type="radio"/>		
Bulk Storage			<input type="radio"/>
Business/Professional Office			<input checked="" type="radio"/>
Cemetery	<input checked="" type="radio"/>	<input checked="" type="radio"/>	
Child Day Care Center	<input type="radio"/>	<input type="radio"/>	
Child Day Care Center, In-Home	<input checked="" type="radio"/>	<input checked="" type="radio"/>	
Clinic			<input checked="" type="radio"/>
Community Center	<input checked="" type="radio"/>	<input checked="" type="radio"/>	
Concrete/Asphalt Manufacturing and Mixing Plant			<input type="radio"/>
Contractors Storage Yard			<input checked="" type="radio"/>

Page 1

R2: Single/Multi Family, Assisted Living, Child Care

NC: add Bank, Hospital, Convenience, support/complementary

I: Manufacturing, Industrial, Retail Sales, Storage, Technology, Warehouse

Evaluated Development Potential of Site Theoretical Buildout 319 Homes

Table 5: Illustrative Development Options

Use	Area of Use (sq ft)	Area Per Capita (sq ft)¹	Employees
Warehouse	800,000	1500	533
Fulfillment Center	600,000	450	1,333
Manufacturing/Warehouse/Office Combination			
Light Industry/ Manufacturing	300,000	1500	200
Warehouse	500,000	1500	333
Office Space ²	100,000	350	285

Land Development will include physical disturbance to site:

Generally equal potential to Impact

Wetlands

Vegetation & Wildlife

Historic/Cultural Resources

Stormwater

Evaluated

Traffic

Water/Wastewater

WATER & WASTEWATER NEEDS

Table 6: Daily Water/Wastewater Use Estimates

Use	Employees	Flow Rate ² (gpd)	Water/ Wastewater demand (gpd)
Residential	957 (bedrooms)	110	79,310
Warehouse	533	15	7,995
Fulfillment Center	1,333	15	19,995
Light Industrial/ Manufacturing	200	15	3,000
Warehouse	333	15	4,995
Office	285	15	4,275

1..319 homes x 3 bedrooms (ave) 957 bedrooms

2. Flow rates per DEC Design Standards for Wastewater Treatment Works, Intermediate Sized Sewage Facilities, 1998.

TRAFFIC

A Residential Subdivision
could generate 223-300
Vehicle Trips

Table 7 – Peak Hour Trip Generation								
(Using Square Footage)								
Land Use	AM Peak Hour				PM Peak Hour			
	Rate	Enter	Exit	Total	Rate	Enter	Exit	Total
Warehouse ¹	0.17	105	31	136	0.18	40	104	144
Fulfillment Center ² (non-sort)	0.15	73	17	90	0.16	37	59	96
Fulfillment Center ² (sort)	0.87	423	99	522	1.2	281	439	720
Manufacturing/Warehouse/Office ³								
Manufacturing	0.68	155	49	204	0.74	69	153	222
Warehouse	0.17	65	20	85	0.18	25	65	90
Office	1.52	134	18	152	1.44	24	120	144
Total	--	354	87	441	--	119	338	456

NEXT STEPS

Town Board Set PH March 21
Conduct Public Hearing April 4
SEQRA Determination April 18
Action on Rezoning

Any Development Subject to
Project Specific
SEQRA Evaluation

