

**TOWN OF PLATTSBURGH**  
**TOWN BOARD SEMI-MONTHLY MEETING**  
**March 21, 2024**

**Resolution No. 024-078**

**Setting a Public Hearing to Review Proposed  
Amendments to The Town Zoning 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 Route 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**, 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 Ordinance; 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; now therefore be it,

**RESOLVED**, the Town Board hereby declares itself as Lead Agency for the Revisions and Amendment to Zoning Ordinance and Map, and does hereby determine that the proposed Project is a TYPE I ACTION and a coordinated review under SEQRA shall be conducted; now be it further

**RESOLVED**, pursuant to Article XVII, Section 17.4 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law the Town Clerk shall transmit a full statement of the proposed amendment and map to the Clinton County Planning Board prior to the April 3, 2024 County Planning Board meeting deadline; and be it further

**RESOLVED** that the Town Board shall hold a public hearing in relation to the proposed amendment to the Zoning Ordinance at the Town Hall, at 151 Banker Road, Plattsburgh, New York 12901 on **April 4, 2024 at 6:05 P.M.**, [Eastern Daylight Savings Time]; and, be it further

**RESOLVED** that pursuant to the provisions of Article XVII, Section 17.4 of the Town Zoning Ordinance, the Town Clerk shall cause a notice of the time and place of said public hearing to be published in The Press Republican, a paper of general circulation in the Town of Plattsburgh, at least once, 10 days before **April 4, 2024** meeting with such notice also being posted in the Town Hall and given to necessary adjoining municipalities and the Clinton County Planning Board and such other agencies and parties as required by law; and, be it further

**RESOLVED**, that notice of said Public Hearing and a copy of full statement of the proposed zoning ordinance amendment shall also be posted on the Town's Website; and, be it further

**RESOLVED**, that a copy of this Resolution and attachments be given to the Town Clerk, Planning and Zoning Departments and the Clinton County Planning Board.

**Motion:**

**Seconded by:**

**Discussion:**

**Roll Call:**

**Yes**

**No**

**Absent**

**Carried**

**Tabled**

**Thomas E. Wood  
Barbara E. Hebert  
Charles A. Kostyk  
Dana M. Isabella  
Michael S. Cashman**