

**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION AGENDA
April 11, 2024**

The meeting was called to order at 6:00 PM by the presiding officer at the Town of Plattsburgh Town Hall, 151 Banker Road. Pledge.

	<u>Present</u>	<u>Absent</u>
MEMBERS: Michael S. Cashman, Supervisor	x	
Thomas E. Wood, Councilor	x	
Barbara E. Hebert, Councilor	x	
Charles A. Kostyk, Councilor	x	
Dana M. Isabella, Councilor	x	
Kathryn B. Kalluche, Town Clerk	x	
James J. Coffey, Town Attorney	x	

Also in attendance: Deborah Dowd, Thomas Vidulich, Cathy Labare, John G Edwards, Sandra Rezac, John Akin, Deanna Akin, Kendall Matott, Clinton County Legislators: David Bezio, Kevin Randall, and Wendell Hughes.

Public Comments: None

Supervisor's Report: Solor eclipse data coming in, many people came to region, very positive feedback and thank you to the community.

PUBLIC HEARING MINUTES

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**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION
PUBLIC HEARING
April 11, 2024**

The meeting was called to order at 6:00 p.m. by the presiding officer at the Town Hall on the Banker Road.

FURTHER NOTICE is hereby given that the Town Board of the Town of Plattsburgh will meet and hold public hearings thereon at the Town Hall located on the Banker Road, in the Town of Plattsburgh, Clinton County, New York on Thursday, April 11th, 2024 at 6:05 p.m. prevailing time in relation to Proposed Amendments to the Town Zoning Map.

Time: 6:06 PM

Motion to OPEN Public Hearing

Motion by: Thomas E. Wood

Seconded by: Barbara E. Hebert

Discussion: None

	<u>Yes</u>	<u>No</u>	<u>Absent</u>
Thomas E. Wood	x		
Barbara E. Hebert	x		
Charles A. Kostyk	x		
Dana M. Isabella	x		
Michael S. Cashman	x		

1. Open Public Hearing to the Floor for Public Comment:

The following individuals spoke in opposition: Ron Santor – 84 Salmon River Road (written material included below), Cathy Labare – 3990 State Route 22, Gail Santor – 84 Salmon River Road, Marsha – 31 Linda Lane, Wayne – Linda Lane, Sandra Rezac, Debra Dowd – Joushua Drive, Nichole – Linda Lane, Jill – Linda Lane.

2. Acceptance of Written Comments into the Record of the Hearing:

To: Town of Plattsburgh Planning and Zoning Commission, Plattsburgh Town Board
From: Residents of Linda Lane, Salmon River, Rt 22, Superior Drive and Archie Bordeaux Rd
Re: Rezoning of Residential Property to Industrial

In protest of the rezoning consideration of a Zoning Map Amendment for tax map parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 located on RT 22, Salmon River Road, and Superior Drive, amending the existing Zone Classification of said parcels from Residential (R2) to Industrial (I).

We, the residents of the neighborhoods adjacent to and near this area believe that rezoning will negatively impact our lives and homes.

NOISE POLLUTION

The noise from industrial property will directly impact the quality of life for the families living near this purposed zone change. Many of these residences have wood acreage directly behind them which would not exist with industrial zoning. The noise from truck movement at the site as well as entering and exiting will impact our privacy as well as our quality of life. New construction potentially spanning several years would put an undue burden on the residents.

LIGHT POLLUTION

Our neighborhoods are lined with trees and forest. Industrial zoning would create light pollution for most of the homes bordering this land. In some instances, residents already have noise and light pollution from the Burnell Paving business on RT 22. Additional industry will further prevent residents from enjoying their backyards. Many of us moved to this area for privacy, lack of through traffic, rural feel and dark skies.

WATER RUNOFF AND FLOODING

The water table in this region is very high. Additional structures and pavement brought about by rezoning will reduce the amount of natural land for water absorption, increasing run off directly onto the properties south. Many of these homes have sump-pumps now and would not be able to handle additional water on their properties now or in the future. There is extreme concern about the impact of rezoning on residential wells. There has

been discussion that industrial companies would pay for residents to switch to town water. Residents of Linda Lane have no interest in this. Flooding of our properties by increased run off, particularly during heavy rains is a valid issue as well.

TRAFFIC

A change to industrial zoning will create high traffic with heavy trucks, impacting noise and safety on Archie Bordeau, Salmon River, Rt 22 and onto Rt 87 via Exit 36. There is already a higher rate of accidents and speeding concerns in this area.

WETLANDS AND WILDLIFE

The mapped areas for rezoning consist of wetlands which need to be considered for protected status. The land is also home to wildlife that would be displaced.

DECREASE IN PROPERTY VALUES

We purchased our homes in this location to live in quiet neighborhoods. The intent to utilize this land for industrial purposes will decrease property values for the reasons noted above. There are already several businesses on Rt 22 which cause unsightly views, noise, dust and increase traffic.

In closing, while we are not opposed to the creation of new jobs in our region and increased revenue for our town, there are more suitable industrial sites in the town of Plattsburgh that are shovel ready and that would not put these neighborhoods in jeopardy in the all the ways addressed in this opposition letter.

Respectfully submitted by,

Signatures in protest of rezoning consideration by the Town of Plattsburgh Planning and Zoning Commission.

Name	Address	Email
Ken/Oral MATOTT	4095 RT 22 Plattsburgh NY	KENNETHS.MATOTT @Chanton.net
Janet Passero	12901 4091 Rte 22 Plattsburgh, NY 12901	jippasse@yahoo.com
Ron J. Santor	84 Salmon River road Plattsburgh, NY.	RONSANTOR@charter.net
Constance Santor Frank Santor	3974 State Route 22 Plattsburgh, NY	
Marsilea Penny Desorcie Stephen Ylang	31 Linda Lane Plattsburgh, NY 12901 31 LINDA LANE Plattsburgh NY 12901	mshdesorcie@ netscape.net BRANSON 2149@ Hotmail.com
Nicole Kntziotis	20 Linda Lane Plattsburgh NY 12901	NKntziotis@gmail.com
Taylor Scribner ANIKO VAGI	40 Salmon River Rd Plattsburgh NY, 12901 Aniko Vagi	tscribner19@gmail.com
HENRY F. BUSH Hya Bush	41 Salmon Rd PLATTSBURGH, NY 12901	518-563-3204

Signatures in protest of rezoning consideration by the Town of Plattsburgh Planning and Zoning Commission.

Name	Address	Email
[Signature]	3990 STATE RT 22 PLATTSBURGH	EDWARDS1986@ATTN:PER.NET
Cathy Labare	3990 State Rt 22 Plattsburgh	LabareC@yahoo.com
Nanette Remore	4007 RT 22 Plattsburgh	NanetteLynnP@gmail
Dennis Remore	4007 ST RT 22 Plattsburgh NY	
[Signature]	4592 State Rd Plattsburgh NY 12901	stormwatch.1999@yahoo.com
Wendy Robare	4031, State Rt. 22 Plattsburgh, NY 12901	Wendyrobare@gmail.com
Frank Lombardi	4025 Route 22 Plattsburgh NY 12901	
[Signature]	1 SUPERIOR PLATTSBURGH 12901	
Kent Emory	21 SALMON RIVER	
David Casey Harbeth Caser	6 Linda Lane Plattsburgh NY 12901 6 Linda Lane Plattsburgh NY 12901	

Signatures in protest of rezoning consideration by the Town of Plattsburgh Planning and Zoning Commission.

Name	Address	Email
Thomas Verdick	7 Joshua Dr	TJVPGAC@gmail.com
Deborah Dowd	7 Joshua Drive Plattsburgh	dadowd2020@gmail.com
Nicholas Stewart	8 Joshua Drive Plattsburgh	spewdoggl@yahoo.com
Elizabeth Dyre	8 Joshua Drive Plattsburgh	
Cynthia Cauffman	1 Joshua Dr. Plattsburgh	
John D. Cauffman	1 Joshua Dr Plattsburgh	
Paul J. Gans	37 Salmon River Rd. Plattsburgh NY 12901	
	60 Salmon River Rd Plattsburgh NY 12901	
	4067 Route 22, Plattsburgh, NY 12901	
Dele Santor	84 Salmon River Rd, Plattsburgh, NY 12901	
Gordy Santor	3978 State RT 22 Plattsburgh NY 12901	gordy.santor@verizon.net
Luan M. Santor	3978 State Route 22 Plattsburgh NY 12901	luann.santor@gmail.com
Sandra Rezza	16 Linda Lane	Sandra.rezza@gmail.com
Deanna Akin	12 Linda Ln.	jenpax4@gmail.com
Joan Akin	12 LINDA LANE	viperakin@hotmail.com
Donald Hastings	2 Joshua Dr.	Hastingsaljd@aol.com
Jill Pawan	15 Linda Ln.	Jillian1547@aol.com



April 2, 2024

Supervisor Michael Cashman
Town of Plattsburgh
151 Banker Road
Plattsburgh, NY 12901

APR - 4 2024

Dear Mr. Cashman,

I have been a Realtor in Clinton County for 24 years and have dealt with many commercial and industrial transactions. It has come to my attention that the Town is considering re-zoning 137 acres to Industrial. It is land located between Route 22 and Salmon River Road, behind the abandoned railroad tracks. I am familiar with this land and truly believe the Town is making a wise decision in considering this change.

Large, affordable industrial parcels are hard to find. This one is well off the public roads, near I-87 and has water available. With neighbors like NYSEG, the Brunell building, an Interstate and an airport, it is well suited for industrial use.

I applaud the Town on this vision in Planning and accommodating the large employers that we need.

Please consider the approval of this amendment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Holcombe'.

Patrick Holcombe
Century 21 The one
518 593-1111
pholcombe@theone21.com

CENTURY 21® THE ONE

518.563.7350 438 Route 3 Suite 200, Plattsburgh, NY 12901 www.theone21.com

Each Office is Independently Owned and Operated.



"We Don't Sell Homes"

APR - 4 2024

Town of Plattsburgh
Attn: Supervisor Michael Cashman
151 Banker Rd
Plattsburgh, NY 12901

Re: Zoning Change for Lands on Rte 22

Dear Supervisor Cashman,

It has come to my attention that the Town Board holding a public hearing on the rezoning of approximately 135 acres of vacant land near/adjacent to Rte 22 to Industrial. These subject lands run adjacent and westerly of what seems to be the abandoned CP rail line lying between Archie Bordeau Rd and south to Rt 22 which is just north of its intersection with Salmon River Road.

As a Commercial/Industrial real estate broker I regularly am interacting with companies looking for industrial space and/or land to build such. The available inventory of industrial space for lease over the last several years has been extremely tight. In many instances we have not been able to send a potential lead information on available spaces that fit their needs due to lack of inventory. Although it may seem like there is ample vacant land all around us the fact of the matter is that when you take into account the needs of industry (utilities, power, zoning, etc etc) there are, actuality, very few options. These subject parcels are well situated with water supply nearby as well as proximity to I-87 and other area manufacturing and warehousing.

I believe it is a good step for the Town Board to make and thank them for helping to remove this one big barrier to potential development. Having alternate lands properly zoned keeps spotlight in the Town.

Thank you again.

A handwritten signature in black ink, appearing to read "Matthew T. Boire", is written over a light blue horizontal line.

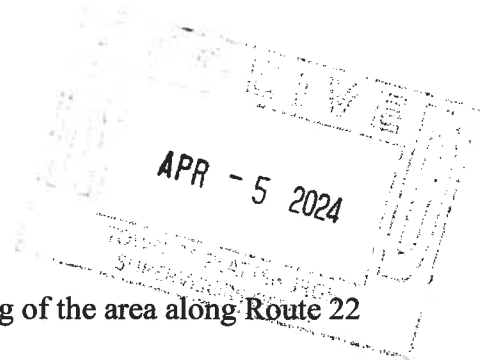
Matthew T. Boire
President

30 Bridge Road, Suite One, Rouses Point, New York 12979

(800) 545-8125 Tel: (518) 297-7741 Fax: (518) 297-3264

www.cdcrealestate.com Licensed Real Estate Brokers

Re: Zoning Amendment – Rezoning Route 22 to Industrial



Dear Supervisor Cashman and Members of the Zoning Board,

I am writing to express my support for the town's proposed rezoning of the area along Route 22 for Industrial use.

As a resident of the proposed project site and an employee of Schluter Systems, I am keenly aware of the potential benefits this rezoning could bring to our community.

The prospect of a new Schluter Systems Distribution Center on this land can bring tangible benefits to our community and strengthen the economic fabric of our area.

Furthermore, I appreciate Schluter's longstanding presence in our community. The company has proven itself to be a reliable source of quality jobs, thereby enhancing the livelihoods of countless families in our area. I am confident that their continued investment in our town will only serve to further boost our community.

In conclusion, I support the Town of Plattsburgh's rezoning proposal along Route 22.

Shawn Watson

Name



Signature

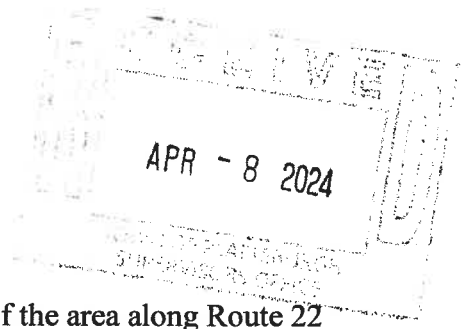
23 Ball St. Plattsburgh, NY 12901

Address

4-5-24

Date

Re: Zoning Amendment – Rezoning Route 22 to Industrial



Dear Supervisor Cashman and Members of the Zoning Board,

I am writing to express my support for the town's proposed rezoning of the area along Route 22 for Industrial use.

As a resident of the proposed project site and an employee of Schluter Systems, I am keenly aware of the potential benefits this rezoning could bring to our community.

The prospect of a new Schluter Systems Distribution Center on this land can bring tangible benefits to our community and strengthen the economic fabric of our area.

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In conclusion, I support the Town of Plattsburgh's rezoning proposal along Route 22.

Melissa Bala

Name

Melissa Boer

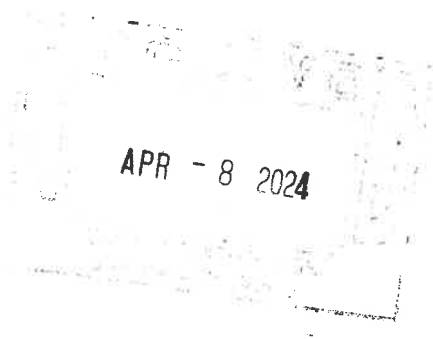
Signature

5209 Irish Settlement Rd Plattsburgh NY 12901

Address

4/4/24

Date



Re: Zoning Amendment – Rezoning Route 22 to Industrial

Dear Supervisor Cashman and Members of the Zoning Board,

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In conclusion, I support the Town of Plattsburgh’s rezoning proposal along Route 22.

Cindy Martineau

Name

Cindy Martineau

Signature

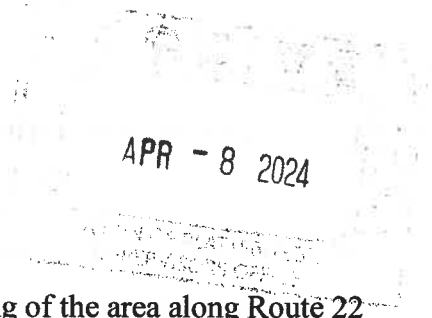
569 Irish Settlement PLATTSBURGH NY 12901

Address

4/5/24

Date

Re: Zoning Amendment – Rezoning Route 22 to Industrial



Dear Supervisor Cashman and Members of the Zoning Board,

I am writing to express my support for the town's proposed rezoning of the area along Route 22 for Industrial use.

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In conclusion, I support the Town of Plattsburgh's rezoning proposal along Route 22.

Veronica Saxton

Name

Veronica Saxton

Signature

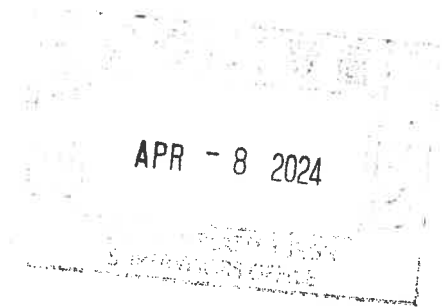
144 Salmon River road Plattsburgh NY 12901

Address

4-4-24

Date

Re: Zoning Amendment – Rezoning Route 22 to Industrial



Dear Supervisor Cashman and Members of the Zoning Board,

I am writing to express my support for the town's proposed rezoning of the area along Route 22 for Industrial use.

As a resident of the proposed project site and an employee of Schluter Systems, I am keenly aware of the potential benefits this rezoning could bring to our community.

The prospect of a new Schluter Systems Distribution Center on this land can bring tangible benefits to our community and strengthen the economic fabric of our area.

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In conclusion, I support the Town of Plattsburgh's rezoning proposal along Route 22.

Joseph Thomas

Name

Joseph Thomas

Signature

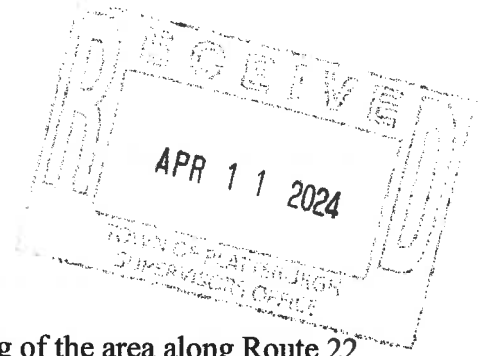
126 Archie Bordeau Rd Plattsburgh NY 12901

Address

4-5-24

Date

Re: Zoning Amendment – Rezoning Route 22 to Industrial



Dear Supervisor Cashman and Members of the Zoning Board,

I am writing to express my support for the town's proposed rezoning of the area along Route 22 for Industrial use.

As a resident of the proposed project site and an employee of Schluter Systems, I am keenly aware of the potential benefits this rezoning could bring to our community.

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Furthermore, I appreciate Schluter's longstanding presence in our community. The company has proven itself to be a reliable source of quality jobs, thereby enhancing the livelihoods of countless families in our area. I am confident that their continued investment in our town will only serve to further boost our community.

In conclusion, I support the Town of Plattsburgh's rezoning proposal along Route 22.

WILLIAM CADWAY

Name

William Cadway

Signature

361 SALMON RIVER RD PLATTSBURGH NY 12901

Address

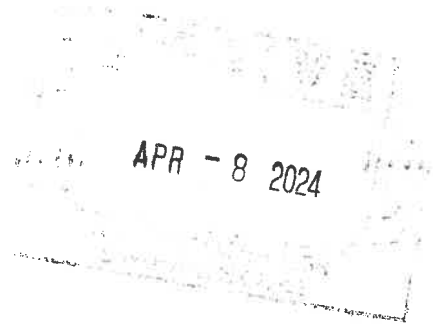
4-6-~~21~~ 24

Date

**Thomas M Le Clair
17 Superior Dr.
Plattsburgh, New York 12901
518-726-0812**

Memo

**To: Supervisor Cashman
From: Thomas Le Clair
Date: 4/3/24
Re: Lands under consideration to be re-zoned**



In regards to a public hearing notice for 4-11-24 on rezoning lands off and west of Rte.22 to an Industrial classification:

I understand this area is located adjacent to State Route 22 and lying westerly of the rail road tracks, south of Archie Bordeaux Rd and north of Salmon River Rd. consisting of about 137 acres.

This property is not suitable for a housing development expansion and more suitable for development as an Industrial area.

This due to the following:

- Limited access from Route 22 and or Archie Bordeaux Road
 - The lands south of Superior Drive is wet and could be construed as wet lands;
 - Town of Plattsburgh building statues require building lots without town sewer to be over size lot dimensions to accommodate septic systems;
 - Because of the oversize lot requirement, the installation of water, sewer, electrical and road construction makes developing this property residential financially impossible;
 - There already exists an industrial type entity on Route 22 just off exit 36, that being the New York State Electric and Gas facility and their surrounding
-

lands which are in close proximity to the land under consideration for a zoning change.

- Other commercial business in close proximity to the proposed zoning change are:
 1. The former LTS Homes Sales Center
 2. The Shell gas station and Duncan Donuts store off exit 36
 3. The Town of Plattsburgh Fire Station
 4. Brunell Asphalt and Paving Co.
 5. Mountain View Motors and RV Sales
 6. Ukie's grocery store

Although these commercial businesses are not of an industrial nature it proves that this mix of commercial and industrial entities can co-exist with no negative impact and this mix is acceptable to the general public.

For the reasons listed above I would be in favor of rezoning the properties south of Superior Drive to Industrial District.

Regards,


Thomas M. LeClair

Kathryn Kalluche

From: bobcatgb1@aol.com
Sent: Thursday, April 11, 2024 12:51 PM
To: Michael Cashman; Chuck Kostyk; Barbara Hebert; Dana Isabella; Tom Wood; Kathryn Kalluche
Cc: ronsantor@charter.net; george wagner; Roger Harwood; Michael Harrell; Mike Ryan; Kathy Giroux; dan@suncommunitynews.com; Andrea
Subject: Tonight's rezoning meeting Statement of Fact

To: Town of Plattsburgh Board, et al;

This statement is requested to be read into the record at tonight's Town Board meeting since I am unable to attend.

Subject is the proposed zoning change west of Route 22 and north of the Salmon River Road from Residential to Industrial use.

I implore the Town Board members to vote no on this zoning change for the following reasons:

1. The unchecked and unrestricted current commercial and industrial growth has led to the current local housing shortage. More industrial and commercial growth will exasperate this condition.
2. The residents in the immediate area are mostly against this proposal and it will add visual pollution, noise, and devaluation to the residential setting.
3. Industrial growth is suitable at the former county airport, and this is where the industrial growth is proper.
4. Such growth will overburden our power, water, and sewerage facilities. Eventually our pristine Plattsburgh Bay will have the funky greenish color of the Burlington area.
5. Once approved, developers and builders can apply for adverse area and use variances that that the Town favors for its unchecked cancerous "growth" ambitions.
6. The Supervisor, Codes Officers, and the Board of Appeals has a record of ignoring codes violations. To wit: at 40 S. Junction Road is the unsightly outside storage of building materials, in violation of that property's use variance. That, with the ignored parking lot expansion has adversely affected my adjacent property and is ignored by the Supervisor on down the town's chain of responsibility.

Thank you for your attention to these facts.

Geoffrey B. Barker
4079 State Route 9
Plattsburgh, NY 12901
(518) 563-0685

Kathryn Kalluche

From: Michael Harrell <michaelpharrell@gmail.com>
Sent: Thursday, April 11, 2024 5:31 PM
To: Michael Cashman; Dana Isabella; ronsantor@charter.net; Chuck Kostyk; bobcatgb1@aol.com; Mike; Barbara Hebert; Tom Wood; Roger Harwood; Kathryn Kalluche; Kathy Giroux; george wagner; Andrea; dan@suncommunitynews.com
Subject: Re: Tonight's rezoning meeting Statement of Fact

We join in strongly opposing rezoning of the mentioned area from residential to industrial or commercial. Rezoning in an area that has been residential for a century and on the edge of Lake Champlain and the Salmon River, and on the border of the Adirondack Park, is hard for these longtime taxpayers to understand, when there are many other places in the Town of Plattsburgh that are already zoned for commercial or industrial use and appear to have plenty of available space for industrial growth. The area in question is also a sensitive environmental spot.

Any rezoning in this specific area seems incredibly shortsighted, would damage the value of our homes and our quality of life, seems unnecessary for economic growth in the area since other non-residential land and/or less enviro sensitive is available for industrial expansion, and would adversely affect possible economic growth from tourism.

We respectfully request that you reject any rezoning of the area. Thank you.

Carol Fitzpatrick Harrell
Michael P Harrell
5 Witherill Drive
Plattsburgh, NY 12901

Sent from Michael's iPhone

Motion to CLOSE Public Hearings

Motion by: Dana M. Isabella

Seconded by: Barbara E. Hebert

Time: 6:44 PM

	<u>Yes</u>	<u>No</u>	<u>Absent</u>
Thomas E. Wood	x		
Barbara E. Hebert	x		
Charles A. Kostyk	x		
Dana M. Isabella	x		
Michael S. Cashman	x		

Draft Resolutions:

024-xxx Minutes

024-xxx Establishment of Standby/On-Call Compensation Model for Town of Plattsburgh Codes Officers

024-xxx Renewal of Shared Services Agreement between Towns of Plattsburgh and Ellenburg for Plattsburgh Community Mausoleum

024-xxx Services Agreement Between Mitchell Maggy and the Town of Plattsburgh

024-xxx Resignation of Greg Burnell as Motor Equipment Operator Mechanic (MEOM) in the Highway Department

Committee Reports:

- Thomas E. Wood: Town Clerk – mausoleum
- Barbara E. Hebert: Assessing
- Dana M. Isabella: Thank you for TOP-Notch staff at town for the Solar Eclipse event
- Michael S. Cashman: Charter Day – winter snowstorm/Top-Notch Team Member: Donna Primiano-Masten of the Codes and Zoning Department and our Water & Wastewater Department

Town Board meeting be adjourned at 6:52 PM.

Minutes Respectfully Submitted by:

Katie Kalluche, Town Clerk

