

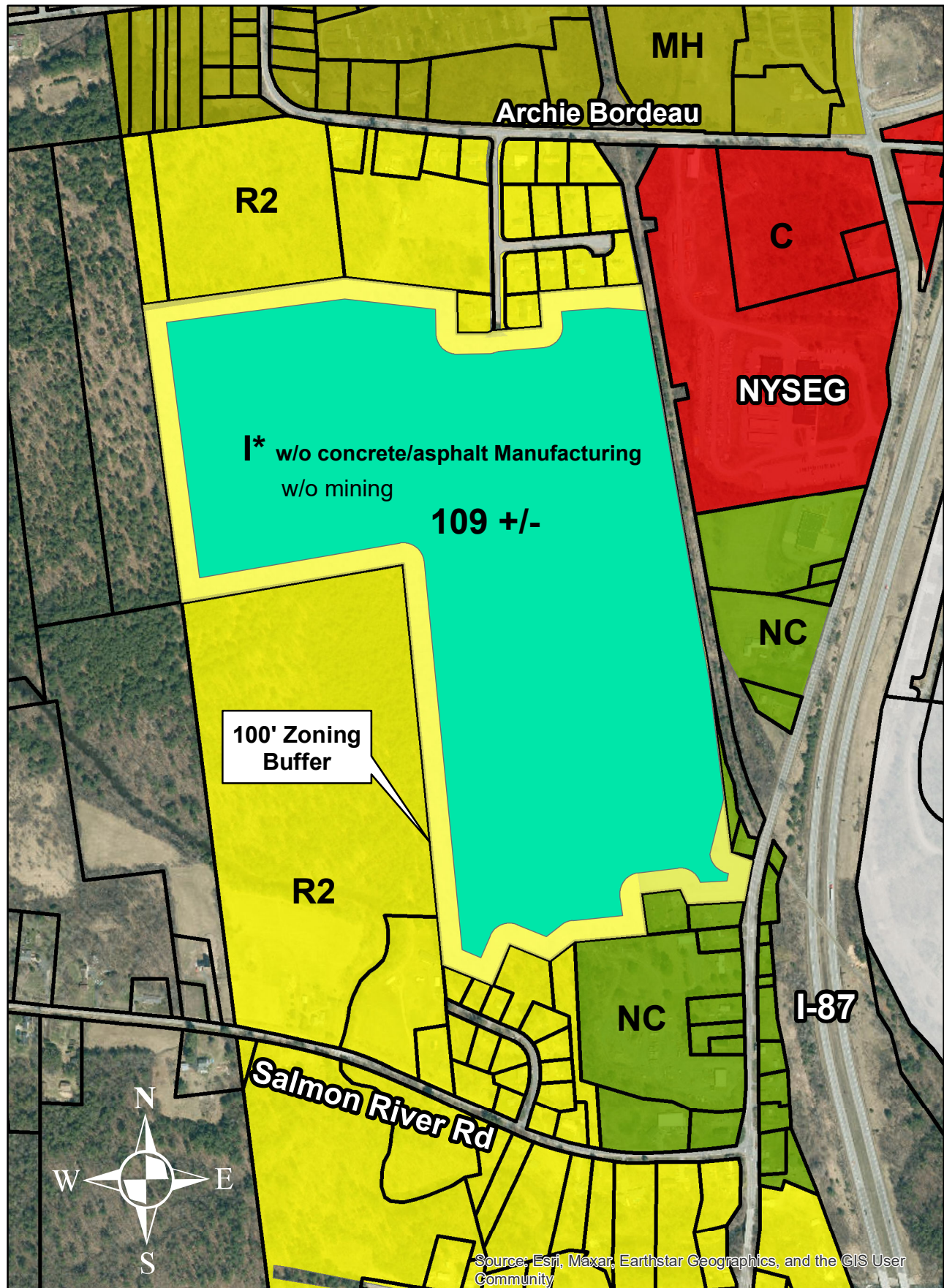
TOWN OF PLATTSBURGH PUBLIC NOTICE

In accordance with Section 264 and 265 of New York Town Law, the Town Board of the Town of Plattsburgh, by Resolution #024-113, dated May 2, 2024, adopted revisions to the Town Zoning Ordinance and Zoning Map as follows:

Zoning map amendment for *portions* of 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 zoning district of said parcels from Residential (R2) to I* as depicted on the draft map titles “Parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 To Be Considered for Zone Change From R2 to I*. Asphalt and concrete manufacturing and mining will not be listed as allowed uses in the I* district.

The effective date of this amendment shall be ten days after this publication. The revised full text of the amended Zoning Ordinance can be viewed on the Town of Plattsburgh website: www.townofplattsburgh.com. Copies of the Zoning Ordinance as amended may be reviewed or purchased for a fee at the Town Clerk’s Office, 151 Banker Road, Plattsburgh, NY, 12901 between the hours of 9:00 am and 4:00 pm Monday through Friday. **Dated: May 9, 2024**

Parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2
To be Considered for Zone Change from R2 to I*



**TOWN OF PLATTSBURGH
TOWN BOARD MONTHLY MEETING
May 2, 2024**

Resolution No. 024-113

Zoning Map Amendment 2024

WHEREAS, after thorough consideration and deliberation, the Town Board proposes to make the following amendment to the Town Zoning Map:

Zoning map amendment for portions of 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 zoning district of said parcels from Residential (R2) to I as depicted on the draft map titled "Parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 To Be Considered for Zone Change From R2 to I*";*

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 of the Town of Plattsburgh Zoning Ordinance, 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 considered the Zoning Amendment and the recommendations contained in the report of the Planning Board and found merit in the consideration of a zoning map amendment; and

WHEREAS, pursuant to Article XVII, Section 17.4 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law shall refer a full statement of the Zoning Amendment and map to the Clinton County Planning Board

WHEREAS, the Clinton County Planning Board was provided a copy of the proposed Zoning Map amendment and Findings and Recommendations Report of the Planning Board, and did, by a 7-0 vote on April 3, 2024, approve the General Municipal Law Section 239-m referral number 24-24 without comment; and

WHEREAS, the Town Board duly called for a public hearing for the consideration of the aforesaid amendment and gave due notice thereof as required by law; and

WHEREAS, said public hearing was held by this Town Board at the Town Hall at 151 Banker Road, Plattsburgh, New York, on the April 11th, 2024 at 6:05 P.M.; at which time the proposed Zoning Ordinance amendment and SEQRA materials were available;

WHEREAS, the Town Board has previously declared the zoning map amendments to be a Type I Action and a coordinated review was conducted; and

WHEREAS, the Town Board via Resolution Number 24-106 issued a negative declaration of environmental significance under SEQRA for the proposed zoning map amendment listed above; and

WHEREAS, after review and discussion of the following:

- Planning Board Report and Recommendations dated April 14, 2023
- The review of part 1 and the completion of parts 2 and 3 of the EAF Long Form (herein SEQRA documentation)
- Comments made at the public hearing on April 11th, 2024
- Written public comments submitted to the Town in absentia
- Staff Review and Recommendation dated April 16th, 2024
- Negative Declaration of Environmental Significance dated April 18, 2024
- Review of other related materials,

It is the opinion of the members of the Town Board that the best interests of the Town of Plattsburgh will be served by the adoption of certain said amendments; and

The proposed amendments are in conformance with the Town's "Master Plan" for the reasons set forth:

- Since the 2010 Comprehensive Plan recommended that the Town "should reduce industrially zoned land in selected areas and carefully review its other industrial areas for potential re-zoning"; the Town has reduced the number of I-Industrial zoned acres by approximately 600. These former Industrially zoned properties were primarily re-zoned to residential and commercial uses. It has further downzoned approximately 1900 acres of AP-Airport, AB-1 Airbase, and AB-2 Airbase to mixed use districts of SD, T6, MDR, and NC. Approximately 250 acres was re-zoned LC-Land Conservation District and another 40 to R1-Residential.
- The 2013 Economic Development Strategic Plan Goal 1 recommends that the Town "Develop a business-friendly environment to retain and expand the Town's tax base and provide existing and future residents with a wide range of business, employment, and career opportunities."

- Section 1.1 of the 2010 Town Comprehensive plan states “A Comprehensive Plan is a policy guide that sets forth directions for the future of a community. It is not a law or regulation. Rather, it is a blueprint to help guide the future.”
- Comprehensive plans are “living documents” intended to be updated over time as a community changes. The Town has accomplished goals within 19 of the 21 Comprehensive Plan recommendations from 2010 and intends to update the document in 2025 to reflect the changing goals, character, and needs of the Town of Plattsburgh.

For these reasons, the Town Board finds the consideration of these zoning amendments to reflect the purpose and intent of the collective Town “Master Plan.”

NOW THEREFORE BE IT, RESOLVED, that the Zoning Map of the Town of Plattsburgh be amended as follows:

Zoning map amendment for portions of 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 zoning district of said parcels from Residential (R2) to I as depicted on the draft map titled “Parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 To Be Considered for Zone Change From R2 to I*”; and*

A 100’ buffer of R2 zone shall remain along the north, south, and west boundaries as shown on the aforementioned map; and

This specific proposed area of I- Industrial will be described as I and will not include concrete, mining or asphalt manufacturing in the list of allowed uses; and be it further*

RESOLVED, that said amendments be entered in the minutes of the meeting of the Town Board of the Town of Plattsburgh, held on the 2nd day of May, 2024; and be it further

RESOLVED, in accordance with section 264 and 265 of Town Law, a copy, summary or abstract of the amendments (exclusive of any map) shall be published in the PRESS REPUBLICAN, a newspaper published in the town and that affidavits of publication thereof shall be later filed with the Town Clerk; and be it further

RESOLVED, that the amendments shall be effective as provided by and in accordance with section 265 of the Town Law; and be it further

RESOLVED, that a copy of this Resolution be given to the Town Clerk, Zoning Department and Planning Department.

Motion: Barbara E. Hebert

Seconded by: Dana M. Isabella

Discussion: Michael S. Cashman, Thomas E. Wood

Motion to Amend: Thomas E. Wood to add mining as a non-allowed use to the “ I* ”

Seconded by: Barbara E. Hebert

Discussion: none

Amendment Roll Call:	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
Thomas E. Wood	x				
Barbara E. Hebert	x				
Charles A. Kostyk	x				
Dana M. Isabella	x				
Michael S. Cashman	x				

Resolution Roll Call:	<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
				x	
Thomas E. Wood	x				
Barbara E. Hebert	x				
Charles A. Kostyk	Abstain				
Dana M. Isabella	x				
Michael S. Cashman	x				

Kelly G. Kall
5/9/2024