

**TOWN OF PLATTSBURGH**  
**TOWN BOARD SEMI- MONTHLY MEETING**  
**March 20, 2025**

**Resolution No. 025-096**

**Creating Housing Acceleration Measures  
for Plattsburgh (CHAMP) 2025**

**WHEREAS**, The Town of Plattsburgh has been designated as a Pro Housing Community by New York State; and

**WHEREAS**, the Town Board acknowledges the housing data provided by the Lake George-Lake Champlain Regional Planning Board indicating the need for over 4000 units of housing in the Plattsburgh region; and

**WHEREAS**, the Town of Plattsburgh intends to be a leader in the development of new, high quality, affordable housing; and

**WHEREAS**, the Town has studied national best practices and has audited the Town zoning ordinance to determine if unnecessary restrictions exist or if barriers to residential development are impeding the construction of residential units; and

**WHEREAS**, The Town Board has identified and asserts that the following specific changes to the Town Zoning Ordinance regulating residential development are likely to result in the increased development of housing:

- Multifamily housing development shall be permitted in the A2 zoning district, subject to site plan review by the Planning Board
- Multifamily housing development shall be permitted in the SC zoning district, subject to site plan review by the Planning Board
- The conversion of single-family homes to duplexes (two family dwelling) shall be permitted in the T4 & T5 districts (within the same footprint) via the building permit process
- Duplexes (two family dwellings) shall be permitted in the MDR district subject to the minimum lot density requirements proposed, with multiple duplexes on one lot considered as multifamily dwellings, requiring site plan review by the Planning Board
- The allowable density of multifamily residential development in the MDR district shall be a minimum of 1 Unit/5000sf of lot/plot/parcel area; and

**WHEREAS**, the same has been placed on the desk of the all the members of the Town Board this date, together with a Full Environmental Assessment Form (“EAF”) Part I, as having been prepared for such a public hearing on such proposed Local Law is necessary;

**NOW, THEREFORE, BE IT RESOLVED**, the Town Board acknowledging receipt of the proposed Local Law No. 2 the Year 2025 entitled, Creating Housing Acceleration Measures for Plattsburgh (CHAMP), the accompanying Full EAF part 1, and after review of same finds

that the effect of such regulation would be town wide and finds that such action be a Type 1 action and hereby does declare itself as Lead Agency in connection with the proposed Local Law and having further found that no other agency is involved in the adoption of such regulation; and be it further

**RESOLVED**, that the Town Clerk is hereby authorized and directed to cause notice of a public hearing on the proposed CHAMP Law to be published in the Press Republican, in accordance with Town Law; and it is further

**RESOLVED**, that a public hearing be held on April 3rd, 2025 at 6:05 p.m. for the purpose of hearing all persons for and against this proposed Local Law to be held at Town of Plattsburgh Town Hall Offices, 151 Banker Road, Plattsburgh, New York 12901; and be it further

**RESOLVED**, that the Town Clerk is hereby directed to post, publish and mail notice of the public hearing as required, to adjacent municipalities, any involved or interested agencies, and the Clinton County Planning Board pursuant to NYS GML 239M.

**Motion:**

**Seconded by:**

**Discussion:**

Yes   No   Absent   Carried   Tabled

**Thomas E. Wood**  
**Charles A. Kostyk**  
**Dana M. Isabella**  
**Daniel A. Bosley**  
**Michael S. Cashman**