



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

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PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

August 7, 2024

UMS Properties LLC
194 Pleasant Ridge Rd.
Plattsburgh, NY 12901

RE: UMS Properties LLC Distribution Center Site Plan 2024
SEQRA Review & Draft Scoping

Dear UMS Properties LLC:

Transmitted herewith is a copy of Resolution No. 24-45 dated August 6, 2024, wherein your Project was reviewed by the Town of Plattsburgh's Planning Board in accordance with the State of New York's State Environmental Quality Review Act (SEQRA). The Planning Board has prepared, executed, and filed accordingly, the attached "Notice of Positive Declaration of Environmental Impact" (POSITIVE DECLARATION) for this "Project".

If you have any questions relative to the above, please contact the Planning & Community Development Department at the Town of Plattsburgh.

Sincerely yours,

Tim Palmer, Chairperson of the Planning Board

Trevor Cole, AICP
Senior Planner

Pc: RMS, Project Engineer
Steve Imhoff, Codes Enforcement Officer

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AUGUST 6, 2024**

Resolution No. 24-45

Motioned by: Debbie Blake

UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024- Request to construct a 774,750. sq. ft. warehouse and distribution facility with an office area and related site improvements. **AREA VARIANCES REQUIRED** Located on Salmon River Rd and Route 22 with public water and private sewer; Zoned I*; Tax Map Parcels 245.-4-16.2, 22.11, 40.1, & 41. Owners Iona Brand Revocable Living Trust, Thomas LeClair Living Trust and Robert & Rita Brunell; Applicant UMS Properties LLC; Engineer RMS

SEQRA DETERMINATION OF SIGNIFICANCE AND DRAFT SCOPING

WHEREAS, UMS Property, LLC (“UMS”) wishes to develop approximately 50 acres of a 139acre real property located on the west side of State Route 22, between Salmon River Road and Archie Bourdeau Road in the Town of Plattsburgh, County of Clinton, for the purpose of constructing a new warehouse and distribution facility along with associated parking, stormwater, energy, utility, and transportation improvements (the “Project”); and

WHEREAS, UMS has prepared Part 1 of a Full Environmental Assessment Form ("FEAF") in compliance with Article 8 of the Environmental Conservation Law and 6 N.Y.C.R.R. Part 617 (collectively referred to as "SEQRA") with respect to the Project; and

WHEREAS, the Town of Plattsburgh Planning Board (the “Planning Board”) has notified all involved agencies, and provided the same with Part 1 of the FEAF, on at least thirty (30) days' notice that the Planning Board intends to act as Lead Agency pursuant to SEQRA, and no objection to the Planning Board assuming such status has been made; and

WHEREAS, the Planning Board has caused the preparation of Part 2 and Part 3 of the FEAF which identified potential adverse environmental impacts resulting from the implementation of the Project; and

WHEREAS, as required by the SEQRA regulations, the Planning Board has reviewed the FEAF, identified the relevant areas of environmental concern and has taken a hard look at those concerns, considering both the magnitude and importance of each impact; and

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE TOWN OF PLATTSBURGH PLANNING BOARD AS FOLLOWS:

Section 1. The Planning Board hereby ratifies and confirms all actions taken, to date, by the Planning Board staff with respect to SEQRA compliance as so related to the Project.

Section 2. The Planning Board classifies the Project as a Type “I” action pursuant to 6 N.Y.C.R.R. § 617.4 of the SEQRA regulations.

Section 3. Pursuant to 6 N.Y.C.R.R. § 617.4 of the SEQRA regulations, the Planning Board hereby accepts and assumes the responsibility to act as Lead Agency for the coordinated review of the Project.

Section 4. The Planning Board hereby approves Parts 1, 2 and 3 of the FEAF and determines that the implementation of the Project may result in one or more large impacts that may have a significant impact on the environment.

Section 5. The Planning Board hereby determines: (i) that a Positive Declaration, as that term is defined by the SEQRA regulations, is required for the Project, and (ii) that a draft environmental impact statement (“DEIS”) be prepared as applicable.

Section 6. The Planning Board accepts the Draft Scoping Document for the preparation of the DIES, directs that the Draft Scoping Document for the DEIS be sent to all applicable involved agencies and interested agencies, and that copies of the Draft Scoping Document be made available for the general public to review at locations determined to be appropriate by the Planning Board.

Section 7. The Planning Board further directs that a public comment period be established wherein written comments on the Draft Scoping Document can be submitted by the general public to The Town Planning & Community Development Department, technical reviewer of the project on behalf of the Planning Board, for the purpose of receiving and considering public comment on the Draft Scoping Document in order to prepare a Final Scoping Document

Section 8. The Planning Board shall cause a notice of public hearing to be posted and advertised for September 17, 2024, at the regularly scheduled Planning Board meeting for the purposes of receiving public comment on the Draft Scoping Document and discussing any written comments received during the public comment period.

Section 9. The Planning Board directs that a notice of this resolution shall be filed and circulated to the extent required by any applicable ordinance, statute or regulation.

Section 10. The Planning Board hereby authorizes and directs that Planning & Community Development staff, agents, employees, and consultants undertake any such other and further action as may be necessary to meet the Planning Board’s obligations as Lead Agency or as otherwise might be appropriate in its role as Lead Agency.

Section 11. This Resolution shall take effect immediately.

The following vote was taken and recorded in the public or open session of said meeting:

Seconded By: Anne Brandell

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary outlining the project’s components. Project Engineer, Aaron Ovios reiterated some of the project’s components and then answered some Planning Board member questions. Planning Board Chair, Tim Palmer then read the Resolution into the record and the Planning Board members unanimously confirmed their concurrence with the SEQRA EAF Parts I, II, and III responses.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Anne Brandell	X	
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	Excused	
Jay White	X	
Tim Palmer, Chairman	X	

Carried: 5-0

Dated: August 6, 2024
Plattsburgh, New York



A handwritten signature in black ink, followed by the date "8/8/24" written in a similar cursive style.