

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
SEPTEMBER 17, 2024**

- ITEM #1**      **Y-KNOT STORAGE SUBDIVISION 2024-** Request for a 2-lot subdivision of a 30.4-acre lot resulting in Lot 1 being 23.42-acres of remaining lands and Lot 2 being a 6.98-acre lot with existing self-storage unit buildings. Located on Wallace Hill Rd. with public water and private sewer. Zoned NC; Tax Map Parcel #192.-1-30.22; Owner/Applicant Christopher Lefevre; Surveyor Dean Lashway **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2**      **CVES SUBDIVISION 2024-** Request for a 3-lot subdivision of the former Clinton County Airport property resulting in Lot 1 being 80.22-acres, Lot 2 being 17.04-acres, and Lot 3 being an extension of a public road to be conveyed to the Town. **AREA VARIANCE REQUIRED** Located on Industrial Blvd. with public water and public sewer. Zoned T6 & SD; Tax Map Parcel #220.-1-3.1-1; Owner Clinton County Airport; Applicant CIDC Plattsburgh, LLC; Engineer RMS **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3**      **CVES SITE PLAN 2024-** Request to construct a 155,000. sq ft education facility with an accessory structure, parking, bus and fire circulation, site lighting and stormwater management. **AREA VARIANCES REQUIRED.** Located on Industrial Blvd. with public water and public sewer. Zoned T6 & SD; Tax Map Parcel #220.-1-3.1-1; Owner Clinton County Airport; Applicant CIDC Plattsburgh; Engineer RMS **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4**      **SOLAR POWER NETWORK SUBDIVISION 2022- -** Request for a 2-lot subdivision of a 23.30-acre lot resulting in lot 1 being a 4.633-acre solar farm and lot 2 being an 18.67-acre solar farm. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Military Turnpike with public water and private sewer; Zoned R2; Tax Map Parcel # 206.-1-1.17; Owner/Applicant Leona Renadette; Engineer RMS **SEQRA REAFFIRMATION AND DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #5**      **SOLAR POWER NETWORK SITE PLAN & SPECIAL USE PERMIT MODIFICATION 2022-** Request to modify the layout and type of solar array from a fixed racking array to a single axle tracker for a previously approved site plan. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Military Turnpike with public water and private sewer; Zoned R2; Tax Map Parcel # 206.-1-1.17; Owner Leona Renadette; Applicant Solar Power Network LLC; Engineer RMS **SEQRA REAFFIRMATION AND DETAILED PRELIMINARY PLAN REAPPROVAL**

- ITEM #6**      **SOLAR POWER NETWORK SITE PLAN & SPECIAL USE PERMIT MILITARY TURNPIKE 2023-** Request to construct an approximately 0.5-megawatt micro community solar farm. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Military Turnpike with public water and private sewer; Zoned R2; Tax Map Parcel # 206.-1-1.17; Owner Leona Renadette; Applicant Solar Power Network; Engineer RMS **SEQRA REAFFIRMATION AND DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #7**      **ROUTE 3 SUNOCO BUS STOP SITE PLAN & SPECIAL USE PERMIT 2024-** Request for an additional use of a bus terminal to an existing neighborhood convenience store and gas station. Located on Route 3 with public water and public sewer, Zoned T5; Tax Map Parcel 206.4-4-6. Owner/Applicant RA Group Holdings, LLC; Engineer AEDA **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #8**      **ARKW LLC PDD 2024-** Request to establish a Planned Development District (PDD) for property behind 1243 Rte 3 (Harrigans's Ice Cream), Tax Map ID 205.-3-2.1; Receipt of application from Town Board with request for Planning Board report and recommendation thereon; Engineer AEDA **PUBLIC HEARING & REVIEW OF PLANNING BOARD REPORT**
- ITEM #9**      **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 **PUBLIC HEARING ON THE DRAFT SCOPING DOCUMENT FOR THE PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT**