

**TOWN OF PLATTSBURGH  
NOTICE OF PUBLIC MEETING & PUBLIC HEARING  
SEPTEMBER 17, 2024**

**PLEASE TAKE NOTICE** that a Public Meeting of the Town of Plattsburgh Planning Board will be held at the Town Hall, 151 Banker Road, Plattsburgh, New York, on Tuesday, September 17, 2024, beginning at 5:00 p.m. and a work session at 4:30 p.m. prevailing time for the purpose of reviewing the following agenda items, and hearing all those for and against the following proposals. Public hearings will be held for those agenda items as noted.

**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. **PUBLIC HEARING, 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. **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. **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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING ON THE DRAFT SCOPING DOCUMENT FOR THE PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT**

In compliance with the American with Disabilities Act, special accommodations, within reason and upon request at least 48 hours in advance of the meeting will be provided to persons with disabilities in accordance with Section 276 of Town Law. Requests shall be made to the Planning & Community Development Office at (518) 562-6850.

/s/ Tim Palmer, Chairperson of the Planning Board