

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
APRIL 15, 2025**

- ITEM #1** **GARVEY HYUNDAI PARKING EXPANSION SITE PLAN 2025-** Request to construct a 92,000 sq. ft. automobile sales vehicle storage space providing 285 additional spaces to an existing automobile sales facility. Located on Tom Miller Rd. with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-6-4.4 & 206.6-6-4.7; Owner/Applicant Magua LLC; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #2** **NEW YORK ROAD CONTRACTOR’S STORAGE SITE PLAN 2025-** Request to utilize 3 existing structures for contractor’s storage of materials and equipment. Located on New York Rd. with public water and public sewer; Zoned A2; Tax Map Parcel # 233.-5-65; Owner/Applicant Meho LLC; Engineer AEDA **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **ROUTE 9 APARTMENTS SITE PLAN 2025-** Request to construct two (2) 4,537 sq ft, five-unit apartment buildings with related site improvements. Located on Route 9. with public water and private sewer; Zoned C; Tax Map Parcel # 194.-1-9.2; Owner/Applicant Chad & Tammy Poirier; Engineer AEDA **SKETCH 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** **GIROUX PLATTSBURGH COMMUNITY SOLAR SUBDIVISION 2024 -** Request for a split merge of 3 parcels into 3 newly configured parcels resulting in lot 1 being 12.4-acres of remaining lands, lot 2 being a 22.6-acre solar farm and lot 3 being a 27.8-acre solar farm. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux’s Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **SEQRA DETERMINATION**
- ITEM #6** **GIROUX PLATTSBURGH COMMUNITY 6.5 MW SOLAR SITE PLAN & SPECIAL USE PERMIT 2024-** Request to construct a 22.6-acre 6.5 MW-DC solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH**

SOLAR LOCAL LAW. Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux's Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **SEQRA DETERMINATION**

- ITEM #7** **GIROUX PLATTSBURGH COMMUNITY 5.4 MW SOLAR SITE PLAN & SPECIAL USE PERMIT 2024-** Request to construct a 27.8-acre 5.4 MW-DC solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux's Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **SEQRA DETERMINATION**
- ITEM #8** **DELAWARE RIVER SOLAR (BENNY BLAKE RD) SITE PLAN & SPECIAL USE PERMIT 2021-** Request to construct a solar farm on approximately 26.5 acres **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Benny Blake Rd. with public water and public sewer; Zoned R2/PDD; Tax Map Parcel # 220.-4-36; Owner David Merkel; Applicant Delaware River Solar; Engineer RMS **SEQRA REAFFIRMATION AND DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #9** **HAMPTON INN AND SUITES SITE PLAN 2025-** Request to construct 7 double parking spaces to accommodate vehicles with trailers including additional sidewalk for access, a new concrete pad for a gazebo and new storage and dumpster enclosure. Located on Route 3 with public water and public sewer; Zoned T4; Tax Map Parcel # 206.4-1-16; Owner/Applicant Diane Akey; Engineer Ivan Zdrahal **SKETCH PLAN REVIEW**
- ITEM #10** **RAYMALEY SUBDIVISION 2025-** Request for a lot line adjustment. No new buildable lots will be created. **AREA VARIANCES REQUIRED** Located on Firehouse Lane with public water and private sewer; Zoned R4; Tax Map Parcel #194.15-1-15 and 194.15-1-16; Owner/Applicant Susan Raymaley; Engineer AES Northeast **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #11** **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 **EIS REPORT TO RECEIVE AND PLACE ON FILE FOR REVIEW**