

**TOWN OF PLATTSBURGH  
NOTICE OF PUBLIC MEETING & PUBLIC HEARING  
APRIL 15, 2025**

**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, April 15, 2025, 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  
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. **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. **PUBLIC HEARING, 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. **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 **PUBLIC HEARING, 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 **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 **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 **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. Located on Benny Blake Rd. **PUBLIC HEARING, 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. **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. **PUBLIC HEARING, 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. **EIS REPORT TO RECEIVE AND PLACE ON FILE FOR REVIEW**

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