

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOVEMBER 16, 2021**

Resolution No. 21-52

Motion by:

WHEREAS, the Town Planning Board has received a copy of a petition for a zoning ordinance and map amendment under Article XVII Section 17.3 of the Town Zoning Ordinance:

CLINTON COUNTY ZONING AMENDMENT PETITION 2021- Request to amend the zoning ordinance and map for portions of the former Clinton County Airport from AD-MU & AD-TB to Special District (SD). Located on Industrial Blvd. with public water and public sewer; Zoned AD-TM & AD-MU; Tax Map Parcel # 220.-1-3.1-1; Owner/Applicant Clinton County; Consultant, AEDA. **REPORT OF THE PLANNING BOARD**; and

WHEREAS, the Town Board received a petition for a zoning ordinance & map amendment from the applicant on August 31, 2021 and referred said petition to the Planning Board for a report thereon as per Article XVII Section 17.3 of the Town Zoning Ordinance; and

WHEREAS, the Planning Board received said referral on September 21, 2021; and

WHEREAS, the Planning and Community Development office received a modified request and supplemental information relative to the petition from the applicant on October 19, 2021; and

WHEREAS, the Planning and Community Development Department has researched, analyzed and considered the information under the scope provided under Article XVII Section 17.3 of the Town Zoning Ordinance and has provided a draft report for review and consideration by the Planning Board; and

WHEREAS, the Planning Board has reviewed and carefully considered the contents of the report; and

WHEREAS, the Planning Board concurs with the analysis, findings, and recommendations of the report; now

THEREFORE, IT IS THE FINDINGS AND RECOMMENDATION REPORT of the Town Planning Board in their capacity as an advisory agent to the Town Board and in accordance with Article XVII - Section 17.3 of the *Zoning Ordinance* that the petitioners zoning request be considered by the Town Board as follows:

1. That the Town Board act to amend the Town zoning map for portions of tax map parcel 220.-1-3.1-1 as shown on the Planning Board approved subdivision sketch plan on October 19, 2021. Specifically changing the area of proposed lots B, D, & G from AD-TB/AD-MU

to SD, and as more clearly shown on the attached “Planning Board Map Amendment Recommendation”; and

2. The Town Board act to amend portions of the Zoning Ordinance relative to the Special District. Specifically, it is recommended that front yard parking be allowed at the discretion of the Planning Board upon the provision of adequate screening and landscaping by the applicant. It is further recommended that the landscaping requirement of the Special District be amended to allow uses (parking) other than greenspace and landscaping; and
3. The Special District be amended to allow site lighting with a maximum height of 35 feet, similar to that allowed in other districts of the Town; and
4. The Town Board decline to amend the Special District to allow front yard loading docks/service areas; and
5. The Town Board decline to amend the Special District, increasing the maximum building height from 40 to 60ft; and
6. That the Town Board schedule a public hearing on the above ***Zoning Ordinance and Zoning Map*** amendments in accordance with ***Zoning Ordinance*** Article XVII Amendments Section 17.4A; and
7. That the Town Board refer this zoning map amendment petition to the Clinton County Planning Board in accordance with GML 239m and Town Zoning Ordinance Article XVII Section 17.4B; and
8. That the Town Board comply with the provisions of Article 8 of the Environmental Conservation Law Part 617 NYCRR (SEQRA) prior to rendering it’s decision.

Seconded By:

Discussion (Not Verbatim):

Yes

No

Roll Call:

Anne Brandell
Terry Senecal
Maureen Faucher
Debbie Blake
James Sherman
Tim Palmer, Chairman

Carried: