

**TOWN BOARD LIAISON COMMITTEE  
MONTHLY REPORT  
PLANNING & COMMUNITY DEVELOPMENT  
APRIL 8, 2022**

◆ **Planning Board Agenda:**

- March 15, 2022- see attached summary of Planning Board Actions
- April 19, 2022- Agenda- 8 items (Attached)

◆ **Town Board Items:**

- Ampersand/Rugar Intersection – Pole foundations and mast arm installation under way. Waiting on traffic light controls.
- Petition was submitted to the NYSDOT for the railroad crossing improvements for the BMG. A formal hearing on the petition is scheduled for May 3, 2022 at 9:30am.
- LED Streetlight Conversion- *Town has partnered with NYPA for streetlight conversion & maintenance*
- Short Term Rentals

◆ **Meetings attended by Planning staff:**

- March 1- Subdivision Meeting with Mark P.
- March 1- Phone call with Barbara Kendall NYSDOS- BMG
- March 1- Monthly Planning & Zoning Meeting
- March 2- Pre-sketch Meeting with Randy Dame (755 Route 3)
- March 4- Planning Liaison Committee Meeting
- March 4- EPG Grant Interview
- March 7- Meet with AEDA and Jones Team
- March 8- JDNY Meeting
- March 8- City Planner Interview
- March 10- Department Head Meeting
- March 11- Zoom Meeting with County regarding Industrial Blvd.
- March 14- Meet with Jim & Mike- Zoning questions
- March 14- Trevor & Scott- Contract Meeting
- March 15- Meet with Mike Verville regarding Subdivision
- March 15- Planning Board Meeting
- March 16- Meet with Katie- Records Grant
- March 16- Meet with RMS about Solar on Military Turnpike
- March 18- Meet with RMS about Solar project
- March 21- Former Clinton County Airport Utilities
- March 21- Jim AEDA- JDNY Bundle
- March 21- Michigans
- March 23- YMCA Meeting @CVPH Wellness Center
- March 25- Michigan Month Meeting
- March 25- Phone call with Courtney on GreenUp Day
- March 30- Meeting at Gus's with Rob Steale
- March 30- Elan/TOP Meeting- BMG
- March 31- Codes/Planning/Attorney Quarterly Meeting

◆ **Telecommunications Projects:**

- None

◆ **Freedom of Information (FOIL) Requests Completed:**

- None

◆ **Community Development**

- \$2.7M Grant App in preparation to Senator Gillibrand – Congressionally Directed Spending, due April 10.
- \$8K grant awarded from CCHD for Active Community Plan Implementation – Trees, signs, painting materials, ADK benches, etc.
- CFA for BMG – \$900K Grant Awarded! Work plan finalized with DOS
- Regional Waterfront Revitalization Fund Award- \$68K awarded for development of construction plans and storm-water management plan for BMG, Elan developing plans
- DASNY Grant #15829 (\$200) for construction of BMG Phase I. Staff working with DASNY to process the grant for implementation.
- Received the Michigan sign!
- Champy sign- New sign fundraiser a success! New sign ordered
- NY Road Green Infrastructure CFA- 1 Grant Awarded! ~\$350K for road diet, green infrastructure, complete streets
- Hometown Heroes- Banners taken down. Total banners displayed this year = 47. 11 new applications for 2022, 17 to be decommissioned.
- Home of the Michigan 2022
- T.O.P. Dog 2022

◆ **Local Waterfront Revitalization Program (LWRP) Grant (Comprehensive Plan Initiative):**

- BMG focused.

◆ **Complete Streets/Trails:**

- Green Infrastructure Grant Program for complete street upgrades/ pavement reduction for New York Road.
- Industrial Blvd. extension to be constructed as a complete street with multi-use pedestrian/cycle path
- SRTG- Treadwell's Mills- Town utilizing an \$8K County Health Department grant to install signage and benches along the trail system.

◆ **Department, Staff & Planning Board Development:**

- Staff seeking training opportunities for both staff and Planning Board members. Anticipated enrollment in American Planning Association annual conference (virtual)
- The Planning Board is still short 1 permanent member and 3 alternates

◆ **Other**

- Next Town Board Liaison Committee Update Meeting: May 6, 2022 @ 9:30

**Design Review/Subdivision and Site Plan Projects Approved and/or Under Construction:**

<b>Project Name</b>	<b>Status</b>	<b>Status Change</b>	<b>Date Updated</b>	<b>Notes</b>
Cavern Solar Site Plan & SUP 2020	Signed DPP	N	1/26/2022	
ARC Salt/Sand Storage Site Plan 2020	Signed DPP	N	11/24/20	
AEDA Garage Addition Site Plan 2021	Signed DPP	N	11/5/2021	
Bluff Point Golf Resort Phase II Site Plan 2019	Signed DPP	N	10/28/19	
UMS Properties R & D Facility SP & SUP 2019	Signed DPP	N	12/31/2019	
Delaware River Solar Site Plan & SUP 2019	Signed DPP	N	6/17/2020	
Studley Site Plan 2021	Signed DPP	N	3/22/2021	
Chick-fil-A Site Plan 2022	Signed DPP	Y	4/6/2022	
Poirier Multi Family Housing Site Plan 2020	Signed DPP	N	4/6/2021	

Project Name	Status	Status Change	Date Updated	Notes
TDC Site Plan 2021	Signed DPP	Y	3/23/2022	
Plattsburgh Lodging Ventures Site Plan 2019	Signed DPP	N	2/11/2020	
Northwoods Supportive Housing Site Plan 2018	Signed DPP	N	4/26/2021	AsBuilt for Road Ext. 2/15/22
YKnot Storage Site Plan 2020	Signed DPP	N	2/19/2021	
Farrell North Properties Site Plan 2020	Signed DPP	N	1/29/2021	
Bailey Ford Site Plan 2020	Signed DPP	N	4/6/2021	
UMS Properties Fire Suppression Loop SP 2021	Signed DPP	N	2/16/2022	
Mount Whitney Meadows Site Plan 2020	Signed DPP	N	6/16/2021	

**TOWN OF PLATTSBURGH  
PLANNING BOARD APPROVALS  
MARCH 15, 2022**

- ITEM #1      DROLLETTE SUBDIVISION 2022-** Request for a 3-lot split/merge subdivision of a 2.116-acre residential lot resulting in 0.974 acres to be merged with tax map parcel #204.3-1-7 and 0.087 acres to be merged with tax map parcel #204.3-2-23 and 1.055 acres as remaining lands. No new buildable parcels will be created. Located on Park Row with public water and private sewer; Zoned R2; Tax Map Parcel # 204.3-2-21; Owner: Gary & Marie Drollette; Applicant: Kim Martin; Surveyor: Mark Petrashune **SKETCH PLAN APPROVAL**
- ITEM #2      CHICK-FIL-A SITE PLAN 2022-** Request to construct a 1,324 sq. ft. metal canopy over existing drive-thru lanes and a 611 sq. ft. metal canopy over an existing pick-up window. Located on State Route 3 with public water and public sewer; Zoned T5; Tax Map Parcel # 206.4-3-9; Owner Pacific Proving LLC; Applicant Frank Gawdun; Engineer Esencia Architecture and Urban Design. **DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #3      JAN PROPERTIES LLC SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision of a 14.12-acre commercial lot resulting in 1.45-acres to be merged with tax map parcel #233.-1-24. Located on State Route 9 with public water and private sewer; Zoned SC; Tax Map Parcel # 233-1-24 & 23; Owner/Applicant Jan Properties LLC; Engineer RMS **SKETCH PLAN APPROVAL**
- ITEM #4      JDNY BUNDLE LLC SITE PLAN 2022-** Request to construct a 256,811+/- sq. ft. warehouse/distribution building with associated site improvements. **AREA VARIANCE REQUIRED.** Located on Airport Rd. with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-3.1-1; Owner Clinton County; Applicant JDNY Bundle LLC; Engineer AEDA **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW-TABLED**
- ITEM #5      ELF'S FARM SITE PLAN 2022-** Request to construct a barn, farm worker housing with a detached garage/barn and gravel driveway and parking area. **USE VARIANCE REQUIRED** Located on State Route 9 with public water and private sewer; Zoned C; Tax Map Parcel # 181.-3-7; Owner/Applicant Elf's Farm, Inc.; Engineer AEDA. **SKETCH PLAN APPROVAL**
- ITEM #6      CLINTON COUNTY ARC SUBDIVISION 2022-** Request for a 2-lot subdivision with Lot 2 being a 2-acre residential lot and Lot 1 being the remaining lands. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel # 206.-1-15.23-1; Owner/Applicant: Advocacy and Resource Center; Engineer: AEDA **SKETCH PLAN APPROVAL**

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
APRIL 19, 2022**

- ITEM #1      DROLLETTE SUBDIVISION 2022-** Request for a 3-lot split/merge subdivision of a 2.116-acre residential lot resulting in 0.974 acres to be merged with tax map parcel #204.3-1-7 and 0.087 acres to be merged with tax map parcel #204.3-2-23 and 1.055 acres as remaining lands. No new buildable parcels will be created. Located on Park Row with public water and private sewer; Zoned R2; Tax Map Parcel # 204.3-2-21; Owner: Gary & Marie Drollette; Applicant: Kim Martin; Surveyor: Mark Petrashune **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2      PP ENTERPRISES SUBDIVISION 2022-** Request for a 2-lot subdivision of a 3.27-acre commercial lot resulting in lot 1 being 1.14-acres with an existing restaurant and lot 2 being 2.13 acres with an existing ice cream stand. **AREA VARIANCE REQUIRED** Located on Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel # 206.-1-18.4; Owner/Applicant PP Enterprises of Plattsburgh LLC; Surveyor Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #3      JDNY BUNDLE LLC SITE PLAN 2022-** Request to construct a 256,811+/- sq. ft. warehouse/distribution building with associated site improvements. **AREA VARIANCE REQUIRED.** Located on Airport Rd. with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-3.1-1; Owner Clinton County; Applicant JDNY Bundle LLC; Engineer AEDA **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4      CLINTON COUNTY ARC SUBDIVISION 2022-** Request for a 2-lot subdivision with Lot 2 being a 2-acre residential lot and Lot 1 being the remaining lands. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel # 206.-1-15.23-1; Owner/Applicant: Advocacy and Resource Center; Engineer: AEDA **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5      FORMER CLINTON COUNTY AIRPORT SUBDIVISION MODIFICATION 2022-**Request to phase a previously approved 8 lot subdivision allowing for the legal filing of proposed Lot D. Subsequent phases to be completed concurrent with development of a proposed new road. Located on Airport Road with public water and public sewer; Zoned AD-TB, AD-RC, AD-MU, SD; Tax Map Parcel #220.-1-3.1-1. Owner/Applicant Clinton County; Engineer AEDA **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6      MORLEY SUBDIVISION 2022-** Request for a 2-lot subdivision creating a new tax parcel with an existing single-family dwelling (Lot 2) and remaining lands (Lot 1). Located on Wallace Hill Rd. with public water and private sewer; Zoned R5; Tax Map Parcel #192.4-2-5. Owner/Applicant Glory & Gregory Morley; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7      SOLAR POWER NETWORK SITE PLAN & SPECIAL USE PERMIT 2022-** Request to construct an approximately 5-megawatt solar farm on a 23.3-acre parcel. **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 **SKETCH PLAN REVIEW**
- ITEM #8      CARPENTER SELF STORAGE SITE PLAN 2022-** Request to construct 3 new storage units totaling 8,550 sq. ft. **USE VARIANCE REQUIRED** Located on Rugar Street with public water and public sewer; Zoned T3C; Tax Map Parcel # 220.-4-6; Owner/Applicant Steve & Carol Carpenter; Engineer RMS **SKETCH PLAN REVIEW**