

**TOWN BOARD LIAISON COMMITTEE
MONTHLY REPORT
PLANNING & COMMUNITY DEVELOPMENT
JUNE 10, 2022**

◆ **Planning Board Agenda:**

- May 17, 2022- see attached summary of Planning Board Actions
- June 21, 2022- Agenda- 7 items (Attached)

◆ **Town Board Items:**

- Plaza Blvd Road Dedication- Complete, Deeds filed
- Page Drive Road Dedication- Complete, Deeds filed
- 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.
Next working meeting with CP Rail and NYSDOT scheduled for June 15, 2022 at 2:00pm.
- LED Streetlight Conversion- *Town has partnered with NYPA for streetlight conversion & maintenance*
- Short Term Rentals- Barb to contact Tom Rice/HOA President

◆ **Meetings attended by Planning staff:**

- May 3- Sunset Drive Hearing.
- May 3- Monthly Planning & Zoning Meeting
- May 6- Planning Liaison Committee Meeting
- May 6- Meeting with Taylor Rental
- May 10- Webinar- General Funding
- May 10- Elf's Farm Meeting (Kasey Frey)
- May 11- Meeting with Aaron to review projects
- May 12- Department Head Meeting
- May 12- Meeting with AEDA, NYSEG, and County regarding Airport Development
- May 16- Non-Union Policy Conversation
- May 17- Michigan Month Planning (t-shirt)
- May 17- Planning Board Meeting
- May 18- River Run Mini Tri Meeting
- May 19- Call with Kevin Farrington
- May 20- CCBR Meeting to discuss Grants
- May 24- Meet with Scott Allen- PDD at Harrigans
- May 24- Meet with Hobies about uptown location
- May 25- Meet with Plattsburgh Self Storage (Bambi)
- May 25- Meet with Rick Quero (pre-sketch)
- May 27- Meet with Neil Fessette RV Park

◆ **Telecommunications Projects:**

- None

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

- Mike O'Neill for Chipotle Site Plans (5/31/2022)

◆ **Community Development**

- \$68K awarded to Town from NYSDOS Waterfront Revitalization Initiative for Phase I/II engineering design for BMG
- We will submit another Grant app to NBR (realtors) for the creation of a Town Development Guidebook. Approximately \$25K project
- \$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
- NY Road Green Infrastructure CFA- New round of CFA has opened. Town will re-submit for additional funding, resolution passed for Laberge to prepare revised application.
- Hometown Heroes- Banners went up the week of May 23, 2022. We have a total of 47 banners this year. TOP Employee banners are ordered and should be here within the week. We have 4 employee banners.
- 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 to attend ½ day Regional Planning Conference in Lake Placid on Sept 22nd
- Trevor to Attend 3-day NY Planning Conference in Buffalo October 12-14.
- The Planning Board is still short 1 permanent member and 3 alternates

◆ **Other**

- Next Town Board Liaison Committee Update Meeting: July 8, 2022 @ 9:30

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

Project Name	Status	Status Change	Date Updated	Notes
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	N	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	N	3/23/2022	
Two Brothers Recycling Site Plan & SUP	Signed DPP	Y	5/31/2022	
Texas Roadhouse Site Plan 2021	Final AsBuilt	Y	6/2/2022	
Delaware River Solar (Benny Blake Rd)	Signed DPP	Y	5/16/2022	
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	Final AsBuilt	Y	5/18/2022	
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	
JDNY Bundle LLC Site Plan 2022	Signed DPP	Y	5/25/2022	

**TOWN OF PLATTSBURGH
PLANNING BOARD APPROVALS
MAY 17, 2022**

- ITEM #1** **PAGE DRIVE PHASE IV SUBDIVISION AMENDMENT 2022-** Request for a lot line adjustment between Lots 9 and 11 of a previously approved subdivision. No new buildable parcels will be created. Located on Page Drive with private water and private sewer; Zoned R5; Tax Map Parcel # 203.-2-47.1; Owner/Applicant: Thomas Maggy; Surveyor: Dean Lashway **SEQRA RE-AFFIRMATION & SKETCH/DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #2** **BESAW SUBDIVISION 2022-** Request for a lot line adjustment. No new buildable lots created. Located on Honey Dr. with public water and public sewer; Zoned R5; Tax Map Parcel # 192.4-4-22, 192.-4-4-28, 194.4-4-21; Owner/Applicant: Gail Besaw; Surveyor: Marc Machabee **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #3** **VAPOR STONE RAIL SYSTEMS SITE PLAN 2022-** Request to construct a new 3,024 sq. ft. fabric storage shelter with related site improvements. Located on Arizona Ave. with public water and public sewer; Zoned A1; Tax Map Parcel # 233.-1-20.11; Owner: Clinton County; Applicant Vapor Stone Rail Systems; Engineer C & S Engineering **SKETCH PLAN APPROVAL**
- ITEM #4** **COHEN & HIGGINS SUBDIVISION 2021-** Request to separate 1.715-acre parcel from Tax Map Parcel # 209.3-1-36.2 to be merged with Tax Map Parcel # 209.3-1-34. Located on Layman Lane with public water and private sewer; Zoned R4; Tax Map Parcel #209.3-1-36.2; Owners Mark Cohen & Patricia Higgins; Applicants Katherine Lewis & Paul Raccuglia; Engineer AES Northeast **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #5** **LIGHTHOUSE APARTMENTS LLC SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision resulting in lot 2, with an existing single-family dwelling, being merged with tax map parcel 246.-1-27 for a total acreage of 3 acres and lot 1 being the remaining lands with a total acreage of 4.45 acres. No new buildable lots will be created. **USE VARIANCE REQUIRED.** Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-28.1 & 246.-1-27; Owner/Applicant: Lighthouse Apartments LLC; Engineer: RMS **SKETCH PLAN APPROVAL**
- ITEM #6** **SOUTH JUNCTION ENTERPRISES LLC SITE PLAN & SPECIAL USE PERMIT 2022-** Request to construct a third rail car spur at an existing transload facility. Located on South Junction Rd. with private water and private sewer; Zoned I & A1; Tax Map Parcel # 246.1-32; Owner/Applicant: Tanner & Troy Baraby; Engineer: RMS **SKETCH PLAN APPROVAL**
- ITEM #7** **AKEY PROPERTIES LLC SITE PLAN 2022-**Request to construct a new 3,815 sq. ft. light manufacturing and warehouse building with related site improvements. Located on Latour Ave. with public water and public sewer; Zoned SC; Tax Map Parcel # 194.13-2-6; Owner Angela Nephew; Applicant Akey Properties, LLC; Engineer RMS **SKETCH PLAN APPROVAL**

- ITEM #8** **SHENK ENTERPRISES LLC SITE PLAN 2022-** Request to construct 5 new storage units totaling 46,700 sq. ft. with a 1,200 sq ft office space and related site improvements. Located on Route 9 with public water and public sewer; Zoned C; Tax Map Parcel # 194.-1-21.1; Owner Gerald & Norma Menard; Applicant David Shenk; Engineer RMS **SKETCH PLAN APPROVAL**
- ITEM #9** **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 & 24.1; Owner/Applicant Jan Properties LLC; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #10** **JAN PROPERTIES LLC SITE PLAN 2022-** Request to continue using an existing gravel area on a parcel with an existing auto dealership. A related subdivision request revealed that the gravel area never received site plan approval. A condition of subdivision approval is site plan approval for the existing gravel area. Located on Route 9 with public water and private sewer; Zoned SC; Tax Map Parcel # 233.-1-24.1 & 24; Owner/Applicant Jan Properties LLC; Engineer RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #11** **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #12** **ADAMS GLASS SITE PLAN 2021-** Request to construct a 1,440 sq. ft. storage building with related site improvements. Located at 5 Trade Rd. with public water and public sewer; Zoned I; Tax Map Parcel #193.-2-22; Owner/Applicant Demers Properties LLC; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
JUNE 21, 2022**

- ITEM #1** **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2** **SOUTH JUNCTION ENTERPRISES LLC SITE PLAN & SPECIAL USE PERMIT 2019-** Request for approval of a previously constructed rail spur that only received sketch plan approval. Located on South Junction Rd. with private water and private sewer; Zoned I & A1; Tax Map Parcel # 246.1-32; Owner/Applicant: Tanner & Troy Baraby; Engineer: RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **LIGHTHOUSE APARTMENTS LLC SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision resulting in lot 2, with an existing single-family dwelling, being merged with tax map parcel 246.-1-27 for a total acreage of 3 acres and lot 1 being the remaining lands with a total acreage of 4.45 acres. No new buildable lots will be created. **USE VARIANCE REQUIRED.** Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-28.1 & 246.-1-27; Owner/Applicant: Lighthouse Apartments LLC; Engineer: RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4** **CASELLA BUILDING ADDITION SITE PLAN 2022-**Request to construct a 6,600 sq. ft. addition to an existing building with related site improvements. Located on Carbide Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-44 & 46; Owner/Applicant Northern Properties Corporation of Plattsburgh; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #5** **MOONLIGHT DRIVE-IN THEATER SITE PLAN 2022-** Request to construct a drive-in theater with a large projection screen, concession stand, ticket booth, restrooms, and gravel drive lanes for parking 185 vehicles. **USE VARIANCE REQUIRED.** Located on Route 9 with public water and public sewer; Zoned C; Tax Map Parcel # 194.-2-36; Owner/Applicant Robert Steele; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #6** **HUTTIG SUBDIVISION 2022-** Request for a 2-lot subdivision of a 61.64-acre parcel resulting in lot 1 being 8.07-acres and lot 2 being 53.57 acres of remaining lands. Located on Tom Miller Rd. with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-1-13.1; Owner Steven McKenna; Applicant George and Julie Huttig; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #7** **HUTTIG SITE PLAN 2022-** Request to construct a 28,168 sq. ft. car dealership with 297 vehicle spaces for inventory and customers with related site improvements. Located on Tom Miller Rd. with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-1-13.1; Owner Steven McKenna; Applicant George and Julie Huttig; Engineer RMS **SKETCH PLAN REVIEW**

Other Business: Former Clinton County Airport Smart Growth Plan Resolution to Town Board