

**TOWN BOARD LIAISON COMMITTEE  
MONTHLY REPORT  
PLANNING & COMMUNITY DEVELOPMENT  
OCTOBER 7, 2022**

◆ **Planning Board Agenda:**

- September 20, 2022- see attached summary of Planning Board Actions
- October 18, 2022- Agenda- 4 items (Attached)

◆ **Town Board Items:**

- Budget- Planning Department submitted – See Attached
- Storage Unit 12 mo. Moratorium – Local Law in draft
- Ampersand/Rugar Intersection –Waiting on aluminum pole... for the rest of our lives.
- Petition was submitted to the NYSDOT for the railroad crossing improvements for the BMG. meeting with CP Rail and NYSDOT held Sept 8, 2022 at 9am. Materials under review, next meeting December 12.
- LED Streetlight Conversion- Contract signed, project to commence
- Short Term Rentals- Barb, Dana, Jessica, Trevor met with HOA
- NAR Grant- Town developer's Guide to begin

◆ **Meetings attended by Planning staff:**

- September 2 – Meet NYSDEC @ Bullis Rd. dog pool
- September 6 - Monthly Planning & Zoning Meeting
- September 6 – Meeting with Rec on East Morrisonville Park
- September 7 – Zoning Amendment prep meeting
- September 7 – Rec Master Plan meeting
- September 8 – Meeting NYSDOT/CP Rail BMG
- September 8 – AEDA Site Plan Meeting
- September 9 – Liaison Meeting
- September 13 – CSO Conversation
- September 13 – STR Pre-meeting with Barb and Dana
- September 14 – Call with Mark Westa (Elan) BMG
- September 15 – Agenda Meeting with RMS
- September 15 – Cliff Haven HOA meeting on STR
- September 19 – Sexual Harassment Training
- September 20 – Planning Board Meeting
- September 21 – Former Airport Rezoning Kickoff Meeting
- September 21 – TOP BIL presentation
- September 22 – Lake George/Lake Placid Planning Conference
- September 28 – Airport Rd Ext. Partners Meeting
- September 28- Interview with Dan Milz
- September 29- City CSO Follow up
- September 29- Developer's Guide Outline Discussion
- September 30- Rec Master Plan Check in

◆ **Telecommunications Projects:**

- T-Mobile- Hammond Lane Tank Application

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

- Neil Fesette for sewage agreement between city and town (9/22/2022)

◆ **Comprehensive Planning**

- Lake Champlain Basin Program- Clean water program: Preparing a grant to develop an “Ecosystems Services Analysis and Surface Water Management Plan. ~ \$75k w/ no specific match required. Town match expected to be \$5k or less.
- Former County Airport zoning amendment- Will bring zoning into conformance with the associated smart growth plan. Kick-off held September 21.
- Planning Department Budgeted \$50,000 for subdivision Regulation update. Last updated 1978. This document really need to be aligned with current zoning and comprehensive planning initiatives.
- NYSERDA Just Transition planning program- Town is contracted with NYSERDA and Labella To develop a plan for the eventual (nothing planned or announced in the near future) closing or Transition of the Saranac Power Partners facility to a new use. This is a state program to help Communities plan for the transition away from fossil fuels and what to do with those sites.
- Planning & the Finance Department partnered to develop a tool for evaluating the impact of PILOTS on Town revenue.

◆ **Community Development**

- Green Infrastructure Grant Program- CFA App submitted for NY Road in July- \$1,490,000
- \$68K awarded to Town from NYSDOS Waterfront Revitalization Initiative for Phase I/II engineering design for BMG (underway with ELAN)
- Recreation Master Plan- Planning assisting Rec

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

- SRTG- signs and benches secured with County funding. Signs installed late August, benches already delivered to be installed Fall 2022
- BMG

◆ **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

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

- Staff to attended ½ day Regional Planning Conference in Lake Placid on Sept 22<sup>nd</sup>
- Trevor to Attend 3-day NY Planning Conference in Buffalo October 12-14.
- 3 alternate vacancies remain on Planning Board

◆ **Other**

- Next Town Board Liaison Committee Update Meeting: November 4, 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	
Bluff Point Golf Resort Phase II Site Plan 2019	Signed DPP	N	10/28/19	
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	
Delaware River Solar (Benny Blake Rd)	Signed DPP	N	5/16/2022	
Northwoods Supportive Housing Site Plan 2018	Signed DPP	N	4/26/2021	AsBuilts for Road Ext. 2
YKnot Storage Site Plan 2020	Signed DPP	N	2/19/2021	
Farrell North Properties Site Plan 2020	Signed DPP	N	1/29/2021	
UMS Properties Fire Suppression Loop SP 2021	Signed DPP	N	2/16/2022	
JDNY Bundle LLC Site Plan 2022	Signed DPP- Returned 3% Deposit	Y	9/12/2022	

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	N	5/31/2022	
O'Reilly Autoparts	Signed DPP	N	7/12/21	
Former County Airport Subdivision with Improvement	Signed DPP	N	5-18-22	
Plattsburgh Storage LLC Site Plan Modification 2022	Signed DPP	N	8/2/2022	

**TOWN OF PLATTSBURGH  
PLANNING BOARD ACTIONS  
SEPTEMBER 20, 2022**

- ITEM #1      GIROUX SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision of a 2.08-acre residential lot resulting in lot 2 being a 1.02-acre parcel with an existing single-family dwelling and lot 1 being 1.06-acres to be merged with tax map parcel #193.-1-14.1. No new buildable lots will be created. Located on State Route 22 with private water and private sewer; Zoned R2; Tax Map Parcel # 193.-2-6.2; Owner/Applicant George & Marcel Giroux; Engineer RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #2      GARRAND'S MOTOR SPORTS SITE PLAN 2020-** Request to convert an existing orchard/retail building to a motor sports sales and repair facility. Located at 1945 Military Turnpike with public water & private sewer; Zoned IP; Tax Map Parcel #205.-4-1; Owner/Applicant Geoffrey and Ryan Garrand; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #3      SHENK ENTERPRISES LLC SITE PLAN 2022-** Request to construct 4 new storage units totaling 35,200 sq. ft. 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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #4      WILDMAN SUBDIVISION 2022-** Request for a 2-lot subdivision of a 0.98-acre residential lot resulting in lot 1 being 0.64-acres with an existing single-family dwelling and lot 2 being 0.34-acres with an existing single-family dwelling. Located on Cross Rd. with public water and public sewer; Zoned MH; Tax Map Parcel # 220.4-4-9.11; Owner/Applicant Lisa & Benjamin Wildman; Engineer RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #5      UMS PROPERTIES LLC SITE PLAN 2022-**Request to construct a 2.5-acre trailer parking and staging area for approximately 52 trailers. Located on Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-10.1, 10.2, 10.3, & 10.4; Owner/Applicant UMS Properties, LLC; Engineer RMS **SKETCH PLAN APPROVAL**
- ITEM #6      AKEY PROPERTIES LLC SITE PLAN 2022-** Request for a change of use to utilize approximately 50,000 sq. ft. of an existing building for tractor and equipment sales and service. Located at 5 LaTour Ave. with public water and public sewer; Zoned SC; Tax Map Parcel #194.-1-25; Owner/Applicant Akey Properties LLC; Engineer RMS **SKETCH PLAN APPROVAL**
- ITEM #7      CEDAR KNOLL LOG HOMES INC. SITE PLAN & SPECIAL USE PERMIT 2022-** Request to construct a 3,200 sq. ft. pole barn. Located on Military Turnpike with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-16.3; Owner/Applicant: Cedar Knoll Log Homes Inc.; Engineer: AEDA **SKETCH PLAN APPROVAL**

- ITEM #8**      **ROUTE 9 STORAGE SITE PLAN 2022-** Request to construct a 46,800 sq. ft. 264-unit self-service storage facility with a 1,600 sq ft office space and related site improvements. Located on Route 9 with public water and public sewer; Zoned SC; Tax Map Parcel # 194.-2-47.1; High Peaks Property Management; Applicant Rick Quero; Engineer AEDA **SKETCH PLAN APPROVAL**
- ITEM #9**      **SALERNO PACKAGING INC. SITE PLAN & SPECIAL USE PERMIT 2022-** Request to construct a 1,500 sq. ft. concrete pad and outdoor equipment with security fencing. Located on Gus Lapham Dr. with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-3.29; Owner/Applicant: Salerno Packaging Inc.; Engineer: AEDA **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN APPROVAL**
- ITEM #10**     **Y-KNOT STORAGE EXPANSION SITE PLAN 2022-**Request to construct five 30' x 170' storage buildings with related site improvements. **USE VARIANCE REQUIRED.** Located on Wallace Hill Rd. with public water and private sewer; Zoned NC; Tax Map Parcel # 192.-1-30.22; Owner/Applicant Christopher LeFevre; Engineer AEDA **SKETCH PLAN APPROVAL**
- ITEM #11**     **BLUFF POINT GOLF RESORT LODGING PHASE III, IV, V SITE PLAN 2022 -** Request to construct phase III, IV, and V of the Bluff Point Lodging site plan consisting of two 4-plex Suites and four cottages and associated water and sewer improvements. Located at 75 Bluff Point Drive on the Golf Course between holes 4 & 6 with public water and public sewer. Zoned R2; Tax Map Parcel # 246.-1-9.1. Owner/Applicant Bluff Point Golf, LLC/H. Paul Dame; Engineer Moser Engineering. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN APPROVAL**

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
OCTOBER 18, 2022**

- ITEM #1      ST. MARY'S OF THE LAKE CHURCH SUBDIVISION 2022-** Request for a 2-lot subdivision of a 3.18 acre parcel resulting in 1 new buildable lot. Located at 1202 Cumberland Head Road with public water and private sewer; Zoned R4; Tax Map Parcel #195.3-1-8.1; Owner/Applicant St. Mary's of the Lake Church; Surveyor Dean Lashway **SEQRA DETERMINATION AND SKETCH/DETAILED PLAN REVIEW**
- ITEM #2      CEDAR KNOLL LOG HOMES INC. SITE PLAN & SPECIAL USE PERMIT 2022-** Request to construct a 3,200 sq. ft. pole barn. Located on Military Turnpike with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-16.3; Owner/Applicant: Cedar Knoll Log Homes Inc.; Engineer: AEDA **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3      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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2      AKEY PROPERTIES LLC SITE PLAN 2022-** Request for a change of use to utilize approximately 50,000 sq. ft. of an existing building for tractor and equipment sales and service. Located at 5 LaTour Ave. with public water and public sewer; Zoned SC; Tax Map Parcel #194.-1-25; Owner/Applicant Akey Properties LLC; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**