

**TOWN OF PLATTSBURGH**  
**TOWN BOARD SEMI-MONTHLY MEETING**  
**April 20, 2023**

**Resolution No. 023-090**

**Receiving Findings and**  
**Recommendations from Town**  
**Planning Board for Schluter**  
**Zoning Amendment Petition 2023**

**WHEREAS**, at its regularly scheduled meeting on March 16, 2023, the Town of Plattsburgh Town Board, received a Petition from Schluter Systems, who has entered purchase agreements for parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 located on Rte 22, Salmon River Road, and Superior Drive, requesting an amendment of the existing Zone classification of said parcels from Residential (R2) to Industrial (I); and

**WHEREAS**, pursuant to Article XVII Section 17.3, all proposed amendments originating by Petition or by Motion shall be referred to the Town of Plattsburgh Planning Board for a report and recommendation thereon; now, therefore be it

**WHEREAS**, on March 16, 2023 the Town Board referred said Petition for a proposed amendment to the current Town of Plattsburgh Zoning Map to the Town of Plattsburgh Planning Board for a report and recommendation in accordance with Article XVII, Section 17.3 of the Town of Plattsburgh Zoning Ordinance; and,

**WHEREAS**, on April 18, 2023, the Planning Board after review and consideration of the maps and draft report prepared by Staff, by Planning Board Resolution 23-25, did find the same to accurately reflect the opinion of the Planning Board and accepted the recommendation as the final findings and recommendation of the Planning Board and resolved to transmit the report, findings, and meeting minutes to the Town Board; and

**WHEREAS**, the Town Board is now in receipt of the Planning Board Report and Resolution No. 23-25 adopted at a meeting held on April 18, 2023 and recommending the Town Board consider the following:

1. That the Town Board consider amending the Town zoning map for tax map parcels 245.-4-22.11(1), 245.-4-40.1(2), 245.-4-41(3), and 245.-4-16.2 (4) as shown on the petition. Specifically changing proposed lots 2, 3, and 4 from R-2 Residential to I Industrial, and lot 1 from NC Neighborhood Commercial to I Industrial, and as more clearly shown on the attached "Planning Board Map Amendment Recommendation"; and
2. The Town Board decline to amend the Industrial District, increasing the maximum building height from 40 to 120ft; and

3. 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
4. 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
5. 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.
6. That the Town Board analyze and consider all potential impacts from the conceptually proposed development and potential overall industrial development of the subject property including but not limited to traffic, air pollution, lighting, storm-water, natural resources, noise, visual impacts, etc; and

**WHEREAS**, after review and discussion of the ***Findings and Recommendations Report of the Planning Board*** the Town Board desires to distribute a proposed amendment of the Town Zoning Ordinance to the appropriate agencies in accordance with Article XVII, Section 17.3 and 17.4 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law; now therefore be it

**RESOLVED**, after review and discussion of the Town Planning Board's ***Findings and Recommendations Report of the Planning Board***, dated April 18, 2023 the Town Board does hereby receive and place on file said ***Findings and Recommendations Report of the Planning Board*** and; be it further

**RESOLVED**, that the Town Board does hereby accept the ***Findings and Recommendations Report of the Planning Board***; and be it further

**RESOLVED**, that the Town Board shall hereby proceed to:

1. Schedule a public hearing on the above ***Zoning Ordinance*** amendment in accordance with ***Zoning Ordinance*** Article XVII Amendments Section 17.4A; and
2. 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
3. Comply with the provisions of Article 8 of the Environmental Conservation Law Part 617 NYCRR (SEQRA) prior to rendering it's decision; and be it further

**RESOLVED**, that a copy of this resolution be provided to the Zoning and Planning Departments.

**Motion:**

**Seconded by:**

**Discussion:**

**Yes**

**No**

**Absent**

**Carried**

**Tabled**

**Thomas E. Wood**

**Barbara E. Hebert**

**Charles A. Kostyk**

**Dana M. Isabella**

**Michael S. Cashman**