

**TOWN OF PLATTSBURGH**  
**TOWN BOARD MONTHLY MEETING**  
**May 2, 2024**

**Resolution No. 024-113**

**Zoning Map Amendment 2024**

**WHEREAS**, after thorough consideration and deliberation, the Town Board proposes to make the following amendment to the Town Zoning Map:

*Zoning map amendment for **portions** of parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 located on Route 22, Salmon River Road, and Superior Drive, changing the existing zoning district of said parcels from Residential (R2) to I\* as depicted on the draft map titled “Parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 To Be Considered for Zone Change From R2 to I\*”;*

**WHEREAS**, at its regularly scheduled meeting on March 16, 2023 the Town Board of the Town of Plattsburgh (the “Town Board”) received and placed on file a zoning map amendment petition from Schluter Systems Inc. requesting an amendment of the existing zone classification of the previously said parcels from Residential (R2) to Industrial (I) (the “Zoning Amendment”); and

**WHEREAS**, pursuant to Article XIII, Section 13.3 of the Town of Plattsburgh Zoning Ordinance, all proposed zoning amendments originating by petition or by motion shall be referred to the Town of Plattsburgh Planning Board (the “Planning Board”) for a report and recommendation thereon; and

**WHEREAS**, the Planning Board did submit its report to the Town Board within forty five (45) days of receipt of such referral in accordance with the provisions of said Zoning Ordinance; and

**WHEREAS**, the Town board considered the Zoning Amendment and the recommendations contained in the report of the Planning Board and found merit in the consideration of a zoning map amendment; and

**WHEREAS**, pursuant to Article XVII, Section 17.4 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law shall refer a full statement of the Zoning Amendment and map to the Clinton County Planning Board

**WHEREAS**, the Clinton County Planning Board was provided a copy of the proposed Zoning Map amendment and Findings and Recommendations Report of the Planning Board, and did, by a 7-0 vote on April 3, 2024, approve the General Municipal Law Section 239-m referral number 24-24 without comment; and

**WHEREAS**, the Town Board duly called for a public hearing for the consideration of the aforesaid amendment and gave due notice thereof as required by law; and

**WHEREAS**, said public hearing was held by this Town Board at the Town Hall at 151 Banker Road, Plattsburgh, New York, on the March 11<sup>th</sup>, 2024 at 6:05 P.M. ; at which time the proposed Zoning Ordinance amendment and SEQRA materials were available;

**WHEREAS**, the Town Board has previously declared the zoning map amendments to be a Type I Action and a coordinated review was conducted; and

**WHEREAS**, the Town Board via Resolution Number 24-106 issued a negative declaration of environmental significance under SEQRA for the proposed zoning map amendment listed above; and

**WHEREAS**, after review and discussion of the following:

- Planning Board Report and Recommendations dated April 18, 2023
- The review of part 1 and the completion of parts 2 and 3 of the EAF Long Form (herein SEQRA documentation)
- Comments made at the public hearing on March 11<sup>th</sup>, 2024
- Written public comments submitted to the Town in absentia
- Staff Review and Recommendation dated April 16<sup>th</sup>, 2024
- Negative Declaration of Environmental Significance dated April 18, 2024
- Review of other related materials,

it is the opinion of the members of the Town Board that the best interests of the Town of Plattsburgh will be served by the adoption of certain said amendments;

**NOW THEREFORE BE IT, RESOLVED**, that the Zoning Map of the Town of Plattsburgh be amended as follows:

*Zoning map amendment for **portions** of parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 located on Route 22, Salmon River Road, and Superior Drive, changing the existing zoning district of said parcels from Residential (R2) to I\* as depicted on the draft map titled “Parcels 245.-4-22.11, 245.-4-40.1, 245.-4-41, and 245.-4-16.2 To Be Considered for Zone Change From R2 to I\*”;and*

*A 100’ buffer of R2 zone shall remain along the north, south, and west boundaries as shown on the aforementioned map; and*

*This specific proposed area of I- Industrial will be described as I\* and will not include concrete and asphalt manufacturing in the list of allowed uses; and be it further*

**RESOLVED**, that said amendments be entered in the minutes of the meeting of the Town Board of the Town of Plattsburgh, held on the 2nd day of May, 2024; and be it further

**RESOLVED**, in accordance with section 264 and 265 of Town Law, a copy, summary or abstract of the amendments (exclusive of any map) shall be published in the PRESS REPUBLICAN, a newspaper published in the town and that affidavits of publication thereof shall be later filed with the Town Clerk; and be it further

**RESOLVED**, that the amendments shall be effective as provided by and in accordance with section 265 of the Town Law; and be it further

**RESOLVED**, that a copy of this Resolution be given to the Town Clerk, Zoning Department and Planning Department.

**Motion:**

**Seconded by:**

**Discussion:**

<u>Yes</u>	<u>No</u>	<u>Absent</u>	<u>Carried</u>	<u>Tabled</u>
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**Thomas E. Wood**  
**Barbara E. Hebert**  
**Charles A. Kostyk**  
**Dana M. Isabella**  
**Michael S. Cashman**