

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
MAY 20, 2025**

- ITEM #1 PHANEUF SUBDIVISION 2025-** Request for a 2-lot subdivision of a 42-acre lot resulting in lot 2 being a 5-acre lot with an existing single-family home, garage and barn and lot 1 being 37-acres of remaining lands. Located on Tom Miller Rd. with public water and private sewer; Zoned T3R; Tax Map Parcel #206.-6-19.1; Owner Estate of Bernard & Rose Phaneuf; Applicant Bernard Phaneuf Jr.; Engineer Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #2 GARVEY HYUNDAI PARKING EXPANSION SITE PLAN 2025-** Request to construct a 92,000 sq. ft. automobile sales vehicle storage space providing 285 additional spaces to an existing automobile sales facility. Located on Tom Miller Rd. with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-6-4.4 & 206.6-6-4.7; Owner/Applicant Magua LLC; Engineer AEDA **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3 HAMPTON INN AND SUITES SITE PLAN 2025-** Request to construct 7 double parking spaces to accommodate vehicles with trailers including additional sidewalk for access, a new concrete pad for a gazebo and new storage and dumpster enclosure. Located on Route 3 with public water and public sewer; Zoned T4; Tax Map Parcel # 206.4-1-16; Owner/Applicant Diane Akey; Engineer Ivan Zdrahal **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 JOINTA LIME ASPHALT PLANT EXPANSION SITE PLAN & SPECIAL USE PERMIT 2025-** Request to construct one additional material silo and one additional liquid asphalt storage tank to an existing asphalt plant. **AREA VARIANCE REQUIRED.** Located on Trade Rd. with public water and public sewer; Zoned I; Tax Map Parcel # 193.-2-20.1; Owner/Applicant Jointa Lime Company; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #5 DELLA MOTORSPORTS SITE PLAN 2025-** Request to construct a 4,442 sq ft addition to an existing pole barn. Located on Della Dr. with public water and public sewer, Zoned T4, Tax Map Parcel # 206.-1-26.11; Owner/Applicant: Famiglia Bella LLC; Engineer: RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6 11 PLATTSBURGH LLC SUBDIVISION 2025-** Request for a 3-lot subdivision of a 71.4-acre lot resulting in a 0.92-acre buildable lot, a 0.16-acre parcel conveyed to the Town for a public road and 70.32-acres of remaining lands. Located on Pristine Dr. with public water and private sewer; Zoned R4; Tax Map Parcel #194.-2-15.1;

Owner/Applicant 11 Plattsburgh LLC.; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

ITEM #7 GIROUX PLATTSBURGH COMMUNITY SOLAR SUBDIVISION 2024 -
Request for a split merge of 3 parcels into 3 newly configured parcels resulting in lot 1 being 12.4-acres of remaining lands, lot 2 being a 22.6-acre solar farm and lot 3 being a 27.8-acre solar farm. Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux's Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #8 GIROUX PLATTSBURGH COMMUNITY 6.5 MW SOLAR SITE PLAN & SPECIAL USE PERMIT 2024- Request to construct a 22.6-acre 6.5 MW-DC solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux's Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #9 GIROUX PLATTSBURGH COMMUNITY 5.4 MW SOLAR SITE PLAN & SPECIAL USE PERMIT 2024- Request to construct a 27.8-acre 5.4 MW-DC solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux's Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **DETAILED PRELIMINARY PLAN REVIEW**