

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
MAY 20, 2025**

PLEASE TAKE NOTICE that a Public Meeting of the Town of Plattsburgh Planning Board will be held at the Town Hall, 151 Banker Road, Plattsburgh, New York, on Tuesday, May 20, 2025, beginning at 5:00 p.m. and a work session at 4:30 p.m. prevailing time for the purpose of reviewing the following agenda items, and hearing all those for and against the following proposals. Public hearings will be held for those agenda items as noted.

**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.
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.
PUBLIC HEARING, 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.
PUBLIC HEARING, SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW
- ITEM #4 JOINTA LIME ASPHALT PLANT EXPANSION SITE PLAN 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.
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. **PUBLIC HEARING, 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. PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, DETAILED
PRELIMINARY PLAN REVIEW**

In compliance with the American with Disabilities Act, special accommodations, within reason and upon request at least 48 hours in advance of the meeting will be provided to persons with disabilities in accordance with Section 276 of Town Law. Requests shall be made to the Planning & Community Development Office at (518) 562-6850.

/s/ Tim Palmer, Chairperson of the Planning Board