

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
JULY 15, 2025**

- ITEM #1**      **UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024-** Request to construct a 774,750. sq. ft. warehouse and distribution facility with an office area and related site improvements. **AREA VARIANCES REQUIRED** Located on Salmon River Rd and Route 22 with public water and private sewer; Zoned I\*; Tax Map Parcels 245.-4-16.2, 22.11, 40.1, & 41; Owners Iona Brand Revocable Living Trust, Thomas LeClair Living Trust and Robert & Rita Brunell; Applicant UMS Properties LLC; Engineer RMS **PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT STATEMENT**
- ITEM #2**      **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 SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3**      **MICRO BIRD SITE PLAN 2025-** Request to construct three parking areas totaling 1,223 spaces for the storage of small buses and related site improvements. Located on Banker Rd. with public water and public sewer; Zoned IP; Tax Map Parcel # 205.-4-13 & 2, and 205.-2-5.2; Owner/Applicant Valiant Real Estate USA; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #4**      **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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5**      **RESIDENCES AT RUGAR SUBDIVISION 2025-** Request for a 3-lot subdivision of a 418.19-acre lot resulting in lot 1 being a 15.68-acre buildable lot, lot 2 being 402-acres of remaining lands and lot 3 being a .51-acre parcel of land to be conveyed to the Town of Plattsburgh for a Town road. Located on Rugar St. with public water and public sewer; Zoned MDR; Tax Map Parcel #220.-1-3.1-1; Owner Clinton County; Applicant Regan Development; Engineer AES Northeast **SKETCH PLAN REVIEW**
- ITEM #6**      **RESIDENCES AT RUGAR SITE PLAN 2025-** Request to construct four (4) multi-family buildings containing 72 apartments, a day care facility and related site improvements. Located on Rugar St. with public water and public sewer; Zoned MDR; Tax Map Parcel #220.-1-3.1-1; Owner Clinton County; Applicant Regan Development; Engineer AES Northeast **SKETCH PLAN REVIEW**
- ITEM #7**      **HUTTIG SITE PLAN 2022-** Request to construct a 28,168 sq. ft. car dealership with 297 vehicle spaces for inventory and customers with related site improvements. Located on Tom Miller Rd. with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-1-13.1; Owner Steven McKenna; Applicant George and Julie Huttig; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**