

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
JULY 15, 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, July 15, 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
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. **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. **PUBLIC HEARING, 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. **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. **PUBLIC HEARING, 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. **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. **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. **PUBLIC HEARING, SEQRA DETERMINATION AND 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