

**TOWN OF PLATTSBURGH
TOWN BOARD WORK SESSION
June 12, 2025**

Resolution No. 025-xxx

ARKW PDD -1243 Route 3

WHEREAS, after thorough consideration and deliberation, the Town Board proposes to make the following amendment to the Town Zoning Map and certain use regulations for specified parcels:

Zoning map amendment for the 31.5 +/- acre parcel 205.-3-2.1 located on NYS Route 3, changing the existing zoning district of said parcel from Residential (R2) with PDD Overlay to ARKW, LLC Planned Development District as depicted on the draft map titled "Parcel 205.-3-2.1 To Be Considered for Planned Development District".

WHEREAS, at its regularly scheduled meeting on August 15th, 2024 the Town Board of the Town of Plattsburgh (the "Town Board") received and placed on file an application for the ARKW, LLC Planned Development District; and

WHEREAS, pursuant to Article IX, Section 9.3 of the Town of Plattsburgh Zoning Ordinance, all proposed Planned Development Districts 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 application for ARKW, LLC Planned Development District 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 IX, Section 9.3.C.2 of the Town Zoning Ordinance and Section 264 and 265 of New York Town Law shall refer a full statement of the Planned Development District Application and map to the Clinton County Planning Board; and

WHEREAS, the Clinton County Planning Board was provided a copy of the proposed Planned Development District, and did, by a 8-3 vote on December 5th, 2024, disapprove the General Municipal Law Section 239-m referral number 91-24 with comment; and

WHEREAS, the Town Board has considered and sufficiently addressed the comments of the Clinton County Planning Board; and

WHEREAS, the Town Board duly called for a public hearing for the consideration of the

aforementioned Planned Development District 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 November 14th, 2024 at 6:05 P.M.; at which time the proposed Planned Development District application and SEQRA materials were available;

WHEREAS, the Town Board on January 2nd, 2025 declared the Planned Development District application to be a Type I Action and a coordinated review was conducted; and

WHEREAS, the Town Board via Resolution Number 025-029 issued a negative declaration of environmental significance under SEQRA for the proposed Planned Development District application and associated zoning map amendment listed above; and

WHEREAS, after review and discussion of the following:

- ARKW, LLC Planned Development District Application and Maps
- Comments made at the Planning Board public hearing on September 17th, 2024
- Planning Board Report and Recommendations dated September 17th, 2024
- The review of part 1 and the completion of parts 2 and 3 of the EAF Long Form and Part 3 Supplement (herein SEQRA documentation)
- Comments made at the public hearing on November 14th, 2024
- Comments made by the Clinton County Planning Board on December 5th, 2024
- Negative Declaration of Environmental Significance dated June 12th, 2025
- *Draft* ARKW, LLC PDD Regulations
- 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 ARKW, LLC PDD Draft Regulations and related Zoning Map Amendment; and

The proposed amendments are in conformance with the Town's Comprehensive Plan for the reasons set forth:

- The 2010 Comprehensive Land Use Plan states the following
 - *We strive to attract new families to our region and to encourage our region's children to remain or return. We advocate for a better integration of work and play, with commercial areas zoned and designed with public access and recreation in mind. We also advocate for a healthy community, with walking and bicycling trails that knit together our neighborhoods.*
 - *Green infrastructure resources provide residents with countless recreational opportunities (i.e. walking, running, biking, kayaking, horseback riding, cross-country skiing, snowmobiling, and hunting). Outdoor activities not only promote individual health, which in turn reduces stress, they reinforce friendship and communal bonds as well.*
 - *Cadyville and Morrisonville are traditional hamlets. They feature a small, built-up core which quickly transitions to more rural housing on larger lots.*

They have neighborhood scale commercial facilities.

- The 2010 Comprehensive Land Use Plan recommends that the Town should examine the zoning district designations, boundaries and uses in the Route 3 and Tom Miller Road corridors to ensure that they meet the Town's commercial needs while not resulting in sprawl or other negative consequences.
- The 2013 Economic Development Strategic Plan Goal 1 recommends that the Town "Develop a business-friendly environment to retain and expand the Town's tax base and provide existing and future residents with a wide range of business, employment, and career opportunities."

For these reasons, the Town Board finds the consideration of this PDD and associated zoning amendment to reflect the purpose and intent of the collective Comprehensive Plan.

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

Zoning map amendment for parcel 205.-3-2.1 located on NYS Route 3, changing the existing zoning district of said parcel from Residential (R2) with PDD Overlay to ARKW, LLC Planned Development District as depicted on the draft map titled "Parcel 205.-3-2.1 To Be Considered for Planned Development District"; and be it further

RESOLVED, that the Town Board hereby adopts the associated zoning regulations titled *ARKW, LLC PDD Regulations*; 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 June 12th, 2025; 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:

Yes No Absent Carried Tabled

**Thomas E. Wood
Charles A. Kostyk
Dana M. Isabella
Daniel A. Bosley
Michael S. Cashman**

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