

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

**Resolution No. 025-xxx**

**SEQRA Review and Determination  
ARKW PDD -1243 Route 3**

**ARKW LLC PDD 2024-** Request to establish a Planned Development District (PDD) for property behind 1243 Rte 3 (Harrigans's Ice Cream), Tax Map ID 205.-3-2.1; Engineer AEDA; **SEQRA REVIEW**; and

**WHEREAS**, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act" (SEQRA), provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; and

**WHEREAS**, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of the action on the environment; and

**WHEREAS**, public comment opportunity was provided in consideration of this Project on September 17<sup>th</sup> 2024 and November 14<sup>th</sup>, 2024; and

**WHEREAS**, an additional presentation by the applicant was provided on May 8<sup>th</sup>, 2025; and

**WHEREAS**, the Town Board has received and reviewed the Site Plan application, maps, plans, and SEQRA Part 1 Long EAF; and

**WHEREAS**, the Town Board reviewed the information filed with the application for the Project, including but not limited to the EAF Part 1 and additional information provided to supplement and clarify the same including but not limited to the following:

- Project site plans, maps and supplemental materials
- Project narrative letter dated August 5, 2024
- SEQRA EAF Part I
- Findings and Recommendation Report by the Town Planning Board dated September 17, 2024
- County Planning Board decision and comments dated November 6, 2024
- County Planning Board decision and comments dated December 4, 2024
- Proposed PDD Zoning Regulations prepared by the Planning & Community Development Office
- SEQRA EAF Part II and III with Part III Supplement

**WHEREAS**, the Town Board conducted a detailed and comprehensive environmental review of the Project to determine whether there was a significant impact which would require the preparation of a Draft Environmental Impact Statement (DEIS);

Now, therefore, be it

**RESOLVED**, that the Town Board does hereby determine that the project is an "TYPE I ACTION" in accordance with said Environmental Review procedures and a coordinated review was conducted; and, be it further

**RESOLVED**, that the Town Board acting as the "Lead Agency" in a SEQRA Review does hereby receive and place on file the \_\_\_Subdivision X Site Plan applications, maps, plans, completed EAF and other related material submitted; and, be it further

**RESOLVED**, that the Town Board has reviewed the Planning & Community Development Department's recommendations and supplemental documents referenced above and does hereby find and determine the following:

that the PDD does not:

- a) involve a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems;
- b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources,
- c) conflict with the Town's current plans or goals for the area where the project is located
- d) impair the character or quality of the neighborhood;
- e) represent a major change in the use of energy;
- f) create any hazards to human health;
- g) represent a substantial change in the use of the land;
- h) significantly increase the number of people who would come to the site absent such development; or
- i) impair the environmental characteristics of the area; and, *it is further*

**RESOLVED**, that the Town Board of the Town of Plattsburgh after review of the said \_\_\_\_\_ Subdivision   x   Site Plan application, maps, plan, completed EAF, and related materials does hereby determine as “Lead Agency” for the SEQRA Review process that the "Project" will NOT have a significant effect on the environment. Therefore, the preparation of a DEIS is NOT required; and, be it further

**RESOLVED**, that the Town Board does hereby declare that the Project and environmental review process considered for the development does adequately and sufficiently satisfy the requirements of the State Environmental Quality Review Act for the Project; and be it further

**RESOLVED**, that a copy of this resolution be forwarded to other involved agencies who may be reviewing the Project for their records and files, and that the attached Negative Declaration Notice of Determination of Non-Significance be filed accordingly.

**RESOLVED**, that the Board of the Town of Plattsburgh does hereby authorize and direct the Supervisor to have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project"; and, be it further

**RESOLVED**, that the "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) shall be disseminated to those involved Agencies and Governmental Units as required by said Environmental Conservation and Local Law of the Town of Plattsburgh and all related material shall be maintained on file at the Town Hall Offices of the Planning Board and available for Public Inspection.

**Motion:**

**Seconded by:**

**Discussion:**

Yes      No      Absent      Carried      Tabled

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