

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
AUGUST 19, 2025**

- ITEM #1** **MELODY LANE SUBDIVISION 2025-** Request for a 2-lot subdivision of a 0.92-acre lot resulting in lot 1 being a 0.46-acre lot with an existing single-family home, and lot 2 being 0.46-acre buildable lot. Located on Melody Lane with public water and public sewer; Zoned T4; Tax Map Parcel #206.-2-32; Owner/ Applicant Sultan Sikandar & Riley Taylor; Surveyor Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #2** **PHANEUF ROUTE 3 SUBDIVISION 2025-** Request for a 2-lot subdivision of a 73.4-acre lot resulting in lot 1 being a 68.5-acre buildable lot and lot 2 being a 4.9-acre buildable lot. Located on Route 3 with public water and private sewer; Zoned R2; Tax Map Parcel #205.4-3-38; Owner Estate of Bernard & Rose Phaneuf; Applicant Bernard Phaneuf Jr.; Surveyor Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #3** **PELLERIN SUBDIVISION 2025-** Request for a 3-lot subdivision of a 6.9-acre lot resulting in lot 1 being 6.15-acres of remaining lands, lot 2 being a 0.32-acre buildable lot and lot 3 being a 0.43-acre buildable lot. Located on Wallace Hill Rd. with public water and public sewer; Zoned R2; Tax Map Parcel #193.-3-16.1; Owner/Applicant Patrick Pellerin; Surveyor Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #4** **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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5** **MERKEL SUBDIVISION 2023-** Request for a 2-lot subdivision of a 48.71-acre parcel resulting in Lot 1 being 5.85-acres with an existing self-storage facility, and Lot 2 being 42.86-acres of remaining lands leased for a solar farm. Located at 12 Benny Blake Rd. with public water and public sewer; Zoned R2; Tax Map Parcel #220.-4-36; Owner David Merkel; Applicant NY Plattsburgh II, LLC; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6** **DELAWARE RIVER SOLAR (BENNY BLAKE RD) SITE PLAN & SPECIAL USE PERMIT 2021-** Request to construct a solar farm on approximately 42.86 acres. Located on Benny Blake Rd. with public water and public sewer; Zoned R2/PDD; Tax Map Parcel # 220.-4-36; Owner David Merkel; Applicant NY Plattsburgh II, LLC; Engineer RMS **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #7** **BOIRE SITE PLAN 2025-** Request to construct a 29,366 sq. ft. contractor's storage yard at an existing commercial building with related site improvements. Located on Latour Ave. with public water and public sewer; Zoned SC; Tax Map Parcel # 194.13-2-9; Owner ASP Apartments LLC; Applicant The Tick Tock Group; Engineer RMS **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #8** **PLATTSBURGH HOUSING OUTLET SITE PLAN 2025-** Request to construct a 1,200 sq ft building as an accessory to an existing manufactured and modular home sales facility.

Located on State Route 3 with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-1-26.21; Owner/Applicant Eric & Michelle Labounty; Engineer AEDA **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #9** **AMERICAN LEGION SITE PLAN 2025-** Request to replace an existing 1,153 sq. ft. garage/concession building with a 2,304 sq. ft. concession and recreation building with related site improvements. **USE VARIANCE REQUIRED.** Located on Rand Hill Rd. with public water and private sewer; Zoned R2; Tax Map Parcel # 205.-1-24.1; Owner/Applicant American Legion Post 1619; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #10** **HAMLIN HEIGHTS SUBDIVISION 2025-** Request for a 6-lot subdivision of a 63.3-acre lot resulting in lot 1 being a 1.9-acre buildable lot, lot 2 being a 1.9-acre buildable lot, lot 3 being a 2.7-acre buildable lot, lot 4 being a 16.2-acre buildable lot, lot 5 being 38.8 acres of remaining lands, and lot 6 being 1.8-acres to be conveyed to the Town for a Town road. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C & T3R; Tax Map Parcel #206.-1-15.231; Owner Mental Retardation Service Inc.; Applicant Housing Visions Consultants; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #11** **HAMLIN HEIGHTS SITE PLAN 2025-** Request to construct six (6) multi-family buildings containing 120 apartments, a day care facility, community building and related site improvements. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C & T3R; Tax Map Parcel #206.-1-15.231; Owner Mental Retardation Service Inc.; Applicant Housing Visions Consultants; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #12** **ROUTE 9 APARTMENTS SITE PLAN 2025-** Request to construct two (2) 4,537 sq ft, five-unit apartment buildings with related site improvements. Located on Route 9. with public water and private sewer; Zoned C; Tax Map Parcel # 194.-1-9.2; Owner/Applicant Chad & Tammy Poirier; Engineer AEDA **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #13** **SOLAR POWER NETWORK SITE PLAN & SPECIAL USE PERMIT MODIFICATION 2022-** Request to modify the layout for a previously approved site plan. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Military Turnpike with public water and private sewer; Zoned R2; Tax Map Parcel # 206.-1-1.17; Owner Leona Renadette; Applicant GS Power Partners; Engineer RMS **SEQRA REAFFIRMATION AND DETAILED PRELIMINARY PLAN REAPPROVAL**