

**TOWN OF PLATTSBURGH  
NOTICE OF PUBLIC MEETING & PUBLIC HEARING  
AUGUST 19, 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, August 19, 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  
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.**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. **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. **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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **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. **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. **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. **PUBLIC HEARING, 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. **PUBLIC HEARING, SEQRA REAFFIRMATION AND DETAILED PRELIMINARY PLAN REAPPROVAL**

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