

Town of Plattsburgh 151 Banker Road Plattsburgh, NY 12901

This Application is made to the Town of Plattsburgh Planning Board for site plan review as per article VII of the Town Zoning Ordinance.

Project Information							
Project Type:	X Site Plan Rev	view	Special Use Permit				
Date of Submission:	Tax Map Parcel ID:		Zoning District:				
08/28/2025	2335-67	a.	A-2				
Project Name: GSA- Plattsburgh			-1.				
Project Address:							
284 Idaho Avenue, Plattsburgh	, NY 12903						
Project Description:							
Conversion of an existing warel Plattsburgh Zoning Code). The of the building, an exterior sally building, parking renovations as stormwater management, landso	project will include port structure with additions, a peri	le a 1,120 SF+/- buildi a roof and security fe meter security fence a	ing addition on the north side noce on the east side of the round the entire property,				
Property Owner Name: WSSA Pla	ttsburgh, LLC	Applicant Name (if d	ifferent) GSA				
Address:		Address:					
Mott Building,	TO THE PROPERTY OF THE PROPERT		Supplemental State of				
503 S. Saginaw St. Suite 600							
Flint, MI 48502							
Phone: (810) 239-1551		Phone: 1-800-488-3111					
Project Contact Person:		Phone:					
Gabriel Farah		Gabriel Farah					
Address:							
-mail: Gabe.Farah@wssallc.con	1						



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Current use of p	roperty:							
Warehouse								
Site Description The site consists of an existing 10.000 SF+/-, one-story warehouse building with parking on the NW, NE, and SW sides of the building. A stormwater infiltration area is located in front of the building. There is an existing loading dock area on the back (NE) side of the building.								
Utilities:	X Public Wat	ter X Pu	ublic Sewer		Private	Water	Private	Sewer
Character of Sur			Jan 1					
Industrial, Commercial properties on the Old Plattsburgh Air Force Base, Plattsburgh Airport								
Property Size (ad	cres):		/	Area of Dist	urbance (a	cres):		
1.67				0.97				
Description of P	roposed Struc	tures and Improv	ements:					
The project will involve the renovation of the existing warehouse space to convert the building to a Public Building/Use as defined by the Town of Plattsburgh Zoning Code. The building will contain offices for use by the GSA, as well as some temporary short-term holding/detention facilities. There will be a new 1,120 SF+/-, one story addition off the NE side of the building, as well as a 616 SF+/- exterior sallyport structure with a roof enclosure and security fence. Parking improvements and expansions will be provided mainly within the existing parking areas. The site will also contain a perimeter security fence that will surround the entire property. Stormwater Management will be provided for all of the new and re-developed impervious areas in the back portion of the site.								
Will the Project	be Phased:	Ye.	S	x No				
Commencemen	t:			Completion				
March 2026 June 2027								
Anticipated incr	ease in numbe	er of residents, us	ers, shopp	ers, employ	ees, etc. as	s a result of	the project:	
46								
Anticipated Incr	ease in Numb	er of Delivery Veh	nicle Trips a	s a Result o	of the Proje	ct:		
Does the Projec	t Require Area	or Use Variances	s:	Yes		× No		
Explain:								
Other Comment	ts:							
Application Checklist: X Completed Application X SEQRA Form X 5-Sets 24"X36" Plans X 1-Set 11"X17" Plans								
Preparer:			Signature	:			Date:	



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08/28/2025	2335-67			A-2				
Project Name: GSA- Plattsburgh								
Project Address:					-			
284 Idaho Avenue, Plattsburgh, NY 12903								
Project Description:	Project Description:							
Conversion of an existing warehouse building to a Public Use/Building (as defined by the Town of Plattsburgh Zoning Code). The project will include a 1,120 SF+/- building addition on the north side of the building, an exterior sallyport structure with a roof and security fence on the east side of the building, parking renovations and additions, a perimeter security fence around the entire property, stormwater management, landscaping, lighting, and public water and sewer.								
Property Owner Name: WSSA Pla	ittsburgh, LLC	Applicant	Name (if diff	ferent) GSA				
Address:		Address:						
Mott Building,					-			
503 S. Saginaw St. Suite 600					-			
Flint, MI 48502					Designation of the last			
Phone: (810) 239-1551		Phone: 1-800-488-3111						
Project Contact Person:		Phone:						
Gabriel Farah		Gabriel Farah						
Address: So 3 5 Sylinew St 5	te 600				The second secon			
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Current use of p	ronerty:					
Warehouse						
	The site consists of a parking on the NW, I	n existing 10,000 NE, and SW side	O SF+/-, one-	story wareho	ouse buildin water infil	ng with tration area is
Utilities:	X Public Water	× Public Sewe	er	Private Wat	er	Private Sewer
Character of Sur	rounding Area:					
Landau and the same and the sam	nmercial properties or	n the Old Plattsb	urgh Air For	ce Base, Plat	tsburgh Ai	rport
Property Size (ad	cres):		Area of Distu	rbance (acres):	
1.67			0.97	and the same of th	To a sister was extended white years and	
Description of P	roposed Structures and	Improvements:				
Public Buildin offices for use will be a new 1	Il involve the renovating/Use as defined by the by the GSA, as well a 1,120 SF+/-, one story ort structure with a ro	ne Town of Platt as some tempora addition off the	sburgh Zonir ry short-term NE side of t	ng Code. The holding/dete he building,	e building vention facil as well as a	will contain lities. There a 616 SF+/-
Will the Project	be Phased:	Yes	× No			
Commencemen	t:		Completion:			
March 2026			June 2027			
Anticipated incr	ease in number of resid	lents, users, shop	oers, employe	es, etc. as a re	esult of the	project:
46					A / 4017 Table 14 A 4 A 4 A 4 A 4 A 4 A 4 A 4 A 4 A 4	
Anticipated Incr	ease in Number of Deliv	very Vehicle Trips	as a Result of	the Project:	Transport of the State of the Laboratory and the State Output Control of	
Does the Project	t Require Area or Use V	ariances:	Yes	X	No	
Explain:						
						The second secon
Other Comment	S:			To the state of th		
	NOTIFICATION OF THE PROPERTY O		The second secon			
Application Chec	1 - 1	ed Application impleted Notarize	★ SEQRA d Affidavit		× 5-Sets licable Fees	24"X36" Plans
Preparer: Per	r Gibbs & Gobriel	Funk Signatur	e: Mul			Date: 1/13/2: