



Planning Board Review Site Plan Application

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: ☒ Site Plan Review ☐ Special Use Permit		
Date of Submission: 08/28/2025	Tax Map Parcel ID: 233.-5-67	Zoning District: A-2
Project Name: GSA- Plattsburgh		
Project Address: 284 Idaho Avenue, Plattsburgh, NY 12903		
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 Plattsburgh, LLC		Applicant Name (if different): GSA
Address: Mott Building, 503 S. Saginaw St. Suite 600 Flint, MI 48502		Address:
Phone: (810) 239-1551		Phone: 1-800-488-3111
Project Contact Person: Gabriel Farah		Phone: Gabriel Farah
Address: 		
E-mail: Gabe.Farah@wssallc.com		



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Current use of property:

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:

Public Water



Public Sewer



Private Water



Private Sewer

Character of Surrounding Area:

Industrial, Commercial properties on the Old Plattsburgh Air Force Base, Plattsburgh Airport

Property Size (acres):

1.67

Area of Disturbance (acres):

0.97

Description of Proposed Structures and Improvements:

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:

Yes



No

Commencement:

March 2026

Completion:

June 2027

Anticipated increase in number of residents, users, shoppers, employees, etc. as a result of the project:

46

Anticipated Increase in Number of Delivery Vehicle Trips as a Result of the Project:**Does the Project Require Area or Use Variances:**

Yes



No

Explain:**Other Comments:****Application Checklist:**

Completed Application



SEQRA Form



5-Sets 24"X36" Plans



1-Set 11"X17" Plans



Completed Notarized Affidavit



Applicable Fees

Preparer:

Signature:

Date:



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Property Owner Name: WSSA Plattsburgh, LLC		Applicant Name (if different) GSA
Address: Mott Building,		Address:
503 S. Saginaw St. Suite 600		
Flint, MI 48502		
Phone: (810) 239-1551		Phone: 1-800-488-3111
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Utilities: ☒ Public Water ☒ Public Sewer ☐ Private Water ☐ Private Sewer	
Character of Surrounding Area: Industrial, Commercial properties on the Old Plattsburgh Air Force Base, Plattsburgh Airport	
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Will the Project be Phased: ☐ Yes ☒ No	
Commencement: March 2026	Completion: June 2027
Anticipated increase in number of residents, users, shoppers, employees, etc. as a result of the project: 46	
Anticipated Increase in Number of Delivery Vehicle Trips as a Result of the Project:	
Does the Project Require Area or Use Variances: ☐ Yes ☒ No	
Explain:	
Other Comments:	
Application Checklist: ☒ Completed Application ☒ SEQRA Form ☒ 5-Sets 24"X36" Plans ☒ 1-Set 11"X17" Plans ☒ Completed Notarized Affidavit ☒ Applicable Fees	
Preparer: Peter Gibbs & Gabriel Funch Signature:  Date: 7/10/23	