

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
OCTOBER 21, 2025**

- ITEM #1 RILEY FORD SUBDIVISION 2025-** Request for a 2-lot split merge subdivision of a 12.82-acre lot resulting in lot 1 being a 10.87-acre lot, and lot 2 being 1.95-acre lot. No new buildable lots will be created. Located on Route 9 with public water and public sewer; Zoned SC; Tax Map Parcel #194.-1-17; Owner/ Applicant Riley Ford, Inc; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #2 NPB PROPERTIES SUBDIVISION 2025-** Request for a 2-lot split merge subdivision of a 20.15-acre lot resulting in lot 3 being a 4.90-acre and lot 4 being a 15.25-acre lot. No new buildable lots will be created. Located on Route 9 with public water and private sewer; Zoned SC; Tax Map Parcel #194.-1-16.1; Owner/ Applicant NPB Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #3 RILEY FORD SITE PLAN 2025-** Request to construct a 164,887 sq. ft. gravel storage yard to accommodate truck chassis with related site improvements. Located on Route 9 with public water and public sewer; Zoned SC; Tax Map Parcel # 194.-1-16.1 & 18; Owner/Applicant Riley Ford; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #4 ST. OLGA CHURCH SITE PLAN & SPECIAL USE PERMIT 2025-** Request to convert an existing funeral home into a church with no alterations of building or site. Located on Park Row with public water and private sewer; Zoned R2; Tax Map Parcel # 204.3-3-8.1; Owner RFS Holding LLC; Applicant OCA Diocese of NY and NJ; Surveyor Dean Lashway **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5 GSA PLATTSBURGH SITE PLAN 2025-** Request to use a former warehouse for an office and temporary short-term holding/detention facility with a 1,120 sq ft one-story addition, a 616 sq ft exterior Sallyport structure and related site improvements. Located on Idaho Ave. with public water and public sewer; Zoned A2; Tax Map Parcel # 233.-5-67; Owner WSSA Plattsburgh LLC; Applicant GSA; Engineer Engineering Ventures, PC **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6 HOOKER AUTO BODY SITE PLAN 2025-** Request to operate an auto body shop in an existing commercial building. **USE VARIANCE REQUIRED.** Located on Route 3 with public water and private sewer; Zoned NC; Tax Map Parcel # 205.1-1-5.2; Owner/Applicant Jeremiah Hooker; Engineer AEDA **SKETCH PLAN REVIEW**

- ITEM #7 CAVERN SOLAR SITE PLAN & SPECIAL USE PERMIT 2025-** Request to construct a 15-acre 2 MW-AC Tier 3 solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Banker Rd. with public water and public sewer; Zoned R2; Tax Map Parcel # 205.-2-5.1; Owner Rebecca Banker; Applicant Cavern Solar, LLC; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #8 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 **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #9 UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024-** Request to construct a 774,750. sq. ft. warehouse and distribution facility with an office area and related site improvements. **AREA VARIANCES REQUIRED** Located on Salmon River Rd and Route 22 with public water and private sewer; Zoned I*; Tax Map Parcels 245.-4-16.2, 22.11, 40.1, & 41; Owners Iona Brand Revocable Living Trust, Thomas LeClair Living Trust and Robert & Rita Brunell; Applicant UMS Properties LLC; Engineer RMS **EXTENSION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT COMMENT REVIEW AND RESPONSE PERIOD**