

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
OCTOBER 21, 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, October 21, 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
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 **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 **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 **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 **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. **PUBLIC HEARING, 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 **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. **SKETCH PLAN REVIEW**
- ITEM #8 AWAKEN REVIVAL CENTER SITE PLAN 2024-** Request for a change in use from a wholesale business to place of worship. Proposed improvements are handicapped parking and

striping upgrades. Located on Connecticut Ave. **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. **PUBLIC HEARING, SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

ITEM #10 **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 **EXTENSION OF DRAFT ENVIRONMENTAL IMPACT STATEMENT COMMENT REVIEW AND RESPONSE PERIOD**

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