

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
NOVEMBER 18, 2025**

OLD BUSINESS:

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. with public water and public sewer; Zoned T3C & T3R; Tax Map Parcel #206.-1-15.231; Owner Mental Retardation Service Inc.; Applicant Housing Visions Consultants; Engineer AEDA **PRESENTATION OF LAYOUT ALTERNATIVES**

ITEM #1 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 #2 LINKENS SITE PLAN 2025- Request to use a former car dealership for a new car dealership with related site improvements. Located on Route 9 with public water and public sewer; Zoned SC; Tax Map Parcel # 233.-1-31; Owner/Applicant Dennis Linkens; Engineer SRA Engineers **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #3 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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #4 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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #5 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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #6 ROCK SITE PLAN 2025- Request to use a former industrial property as an automotive garage. **USE VARIANCE REQUIRED.** Located on Route 22 with private water and private sewer; Zoned NC; Tax Map Parcel # 245.-4-29.1; Owner/Applicant Itchy Hand Properties

LLC; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #7** **MCGOWAN SUBDIVISION 2025-** Request for a 6-lot subdivision of a 100.99-acre lot resulting in lot 1 being 99.48-acres of remaining lands, lots 2-5 being new buildable lots and lot 6 to be conveyed to the Town for a public road with utilities. Located on Sears Blvd. with public water and private sewer; Zoned R2; Tax Map Parcel #180.-3-4.5; Owner/Applicant Thomas McGowan; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #8** **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #9** **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #10** **DURAND ROAD SOLAR SITE PLAN & SPECIAL USE PERMIT 2025-** Request to construct a 24.5-acre 4 MW-AC Tier 3 solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Durand Rd. with public water and public sewer; Zoned R2; Tax Map Parcel # 193.-2-1.1; Owners Joseph, Carolyn, & Todd Giroux; Applicant Yellow 7, LLC; Engineer Fisher Associates **SKETCH PLAN REVIEW**
- ITEM #11** **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 **ENVIRONMENTAL IMPACT STATEMENT DETERMINATION OF COMPLETENESS**
- ITEM #12** **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**