

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
NOVEMBER 18, 2025**

PLEASE TAKE NOTICE that a Public Meeting of the Town of Plattsburgh Planning Board will be held at the **WEST SIDE BALLROOM, 253 NEW YORK RD, PLATTSBURGH NY 12903**, on Tuesday, November 18, 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
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. **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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **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. **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. **PUBLIC HEARING, SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

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