

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
JANUARY 20, 2026**

ITEM #1 **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #2 **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 **PLANNING BOARD ADOPTION OF A SEQR FINDINGS STATEMENT**

ITEM #3 **BOCES SUBDIVISION 2026**- Request for a 2-lot subdivision of a 37.97-acre lot resulting in lot 1 being a 22.96-acre lot with an existing educational building, and lot 2 being a 15.01-acre new buildable lot. Located on Military Turnpike with public water and public sewer; Zoned SD Town Center; Tax Map Parcel #220.-1-3.2; Owner Clinton, Essex, Warren & Washington County BOCES; Applicant Clinton County; Engineer AEDA **SKETCH PLAN REVIEW**

ITEM #4 **CLINTON COUNTY SUBDIVISION 2026**- Request for a 2-lot subdivision of a 376-acre lot resulting in lot 1 being a 3-acre lot for the purpose of constructing a Town salt & material storage building, and lot 2 being 376-acres of remaining land. **280A VARIANCE REQUIRED** Located on Fairgrounds Rd. with public water and public sewer; Zoned MDR; Tax Map Parcel 220.-1-3.1-1; Owner Clinton County; Applicant Town of Plattsburgh; Engineer AEDA **SKETCH PLAN REVIEW**

ITEM #5 **TOWN OF PLATTSBURGH SALT & MATERIALS STORAGE SITE PLAN 2026**- Request to construct a 72'x60' metal framed, fabric covered, salt storage building with concrete sides and a 2.25-acre gravel yard for equipment and materials storage with related site improvements. **AREA & USE VARIANCES REQUIRED** Located on Fairgrounds Rd. with public water and public sewer; Zoned MDR; Tax Map Parcel 220.-1-3.1-1; Owner Clinton County; Applicant Town of Plattsburgh; Engineer AEDA **SKETCH PLAN REVIEW**