

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
FEBRUARY 17, 2026**

- ITEM #1** **SOLAR POWER NETWORK SITE PLAN & SPECIAL USE PERMIT BENNY BLAKE RD 2022-** Request to construct an approximately 3.5-megawatt solar farm on a 21.9-acre parcel. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Benny Blake Rd. with public water and public sewer; Zoned R2; Tax Map Parcel # 220.-4-37 & 13; Owner Linda Sullivan; Applicant Solar Power Network LLC; Engineer RMS **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #2** **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **SUPERNAW PROPERTIES LLC SUBDIVISION 2026-** Request for a 2-lot subdivision of a 3.98-acre lot resulting in lot 1 being a 2.11-acre new buildable lot, and lot 2 being a 1.87-acre new buildable lot. Located on the corner of Montana Dr. and Kansas Ave. with public water and public sewer; Zoned A2; Tax Map Parcel #233.-5-13; Owner Unitarian Universalist Fellowship of Plattsburgh; Applicant Supernaw Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #4** **SUPERNAW PROPERTIES LLC SITE PLAN 2026-** Request to construct multi-family housing of 30 rental units in three eight-plex and one six-plex with related site improvements. Located on the corner of Montana Dr. and Kansas Ave with public water and public sewer; Zoned A2; Tax Map Parcel #233.-5-13; Owner Unitarian Universalist Fellowship of Plattsburgh; Applicant Supernaw Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #5** **YMCA SITE PLAN 2024-** Request to construct a 13,255 sq ft addition to an existing facility with a parking lot extension and associated site improvements. **USE VARIANCES REQUIRED** Located at 295 New York Rd. with public water and public sewer; Zoned NC; Tax Map Parcel #233.-5-29. Owner/Applicant; YMCA of Plattsburgh NY; Engineer RMS **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #6** **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7** **BHSN SITE PLAN 2026-** Request to construct a 17,003 sq. ft. clinic with 107 new parking spaces and related site improvements. **USE VARIANCES REQUIRED** Located on Route 22B with public water and public sewer; Zoned NC; Tax Map Parcel #205.4-3-27.1; Owner/Applicant Behavioral Health Services North; Engineer AES Northeast **SKETCH PLAN REVIEW**

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
FEBRUARY 17, 2026**

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, February 17, 2026, 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.

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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