

**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**

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
JANUARY 20, 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, January 20, 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