



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

151 BANKER ROAD
PLATTSBURGH, NY 12901-7307

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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

February 11, 2026

Town of Plattsburgh Zoning Ordinance – Amendment Research

Re: Public Building/Use

The Town Board of the Town of Plattsburgh has requested that the Planning and Community Development conduct research regarding the most accurate and appropriate definition for *Public Building/Use* and to make recommendations for the most appropriate zoning districts for those structures and uses to be permitted. The Planning and Community Development Department has conducted research regarding the same and provides the following information for consideration by the Town Board:

The Town's current definition of Public Building/Use encompasses a wide range of structures and activities that may be conducted by multiple government agencies in support of government operations and for multiple public purposes.

PUBLIC BUILDING/USE – A building used for public purposes by any department or branch of town, county, state or federal government including libraries, museums, post offices, police and sheriff sub-stations, jail, and rescue or fire stations.

New development actions described by this definition are uncommon in the Town. The Town hosts an extensive system of legacy parks, Fire and Rescue stations, The Clinton County Sheriff's Department and Jail and Troop B State Police Barracks. The Town has no public library, and the County Seat is in the City of Plattsburgh where the Clinton County Government Center and Department of Social services is located. The recently approved GSA Site Plan, which included the renovation of a 10,000 sf existing warehouse for Homeland Security Investigations (Federal) was the first Public Building/Use development reviewed by the Town in approximately 15 years. However, public comments about this project have focused renewed attention upon the definition of Public Building/Use and the locations where such activities are allowed.

General public sentiment around the GSA Site Plan and Public building/Use definition may be categorized by discomfort with the inclusion of "Jails" or similarly described activities within that definition and permitting such uses without differentiation from public facilities like libraries and museums. As such, we have focused this analysis on the potential differences in intensity, and the potential impacts associated with the broad range of uses currently permitted under the definition of Public Building/Use.

With the same staff preparing this document that managed more than a decade of previous amendments to the Town Zoning Ordinance, it can be confirmed that the purpose and intent of such a definition was



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to permit a range of government and auxiliary services deemed either necessary for the delivery of public services, or for the benefit and enjoyment of the public. However, there may be refinements made to the definition that would add clarity and make distinction between uses with varied intensity and real and/or perceived impacts. It should be addressed at the forefront of such discussion, that amending the definition in such a way that permits local government functions but, in some way prohibits County, State, or Federal Government functions, buildings, or uses is not only discouraged, but is likely illegal and subject to preemption by higher levels of governmental authority. Therefore, it is recommended that the intention of any amendments be focused on specificity of the definitions and the locations where those uses would be permitted and seen as being in harmony with the Town's Comprehensive Plan.

A collection of definitions for Public Uses, Buildings, Utilities and Correctional Facilities (and similar) has been provided (attached). This representative selection was derived from 'A Planners Dictionary' (Davidson and Donlick 2004) and through exploration of Zoning Ordinances throughout the region and Country. It is worth noting that some ordinances take a similar "broad brush" approach to Public Building and Uses similar to ours, while others have differentiated Jails and correctional facilities as distinct structures and uses. This likely reflects the presence or lack of such facilities in those communities as well as public sentiment and the content of their comprehensive plans. It is equally likely that, similar to Plattsburgh, the development of such facilities is rare, usually pursued by the government, and often not a significant focus of comprehensive planning and zoning. To that point, a search of the American Planning Association's website, which provides tools, research materials, and training for Planners, has no available content regarding the zoning and review of jails or correctional facilities.

Insomuch that the commonly accepted definitions of public buildings and uses (including jails) are consistent with the comprehensive plan and other provisions of the zoning ordinance, we may look to Article II § 2.1 which describes the purpose of each of the Town's 22, (now 23) zoning districts. See Article II § 2.1 attached. As per the Town Zoning Ordinance Schedule A use table, Public Buildings/Uses are permitted in every district except Medium Density residential (MDR). Considering the primary intent of the Public Building/Use definition, to allow the efficient provision of public services, this makes a degree of sense. However, when we consider the purpose of each district, and then analyze the range of uses that *could be permitted* therein, some inconsistencies present themselves. A summary of some of those inconsistencies follows:

The Residential (R) Districts of the Town represent the largest land use group by total area. They vary in the provision of public utilities and allowable densities, though their primary function is for the development of single-family homes, multifamily homes, and low impact compatible uses. Given the range of development that *could be permitted* in the Residential districts under the definition of public



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building/use, a few potential conflicts present themselves. Uses such as museums, libraries, jails, and other government institutions may not be compatible with the surrounding character of R1 and R3 neighborhoods such as Cliff Haven and Champlain Park. Likewise certain public building/uses with a commercial scale and design, may be out of character with the rural setting of the R2, R4, and R5 residential zones which include Cumberland Head, Cadyville, Morrisonville and Wallace Hill area.

The Land Conservation District (LC) is intended to provide for low-impact agricultural uses, recreation, and open space preservation. It appears to be an unintended oversight that public buildings/uses are listed in schedule as permitted in that district.

The Town Center mixed use Districts (T5, T4, T3C) are intended to serve as the commercial core of the Town Center. They allow a wide range of commercial and multifamily residential uses. These areas are served with public utilities and have high traffic volumes. Although museums, libraries, parks, and government services like Town offices may be consistent with the Town Center vision, uses like jails or correctional facilities may not represent the highest and best use of the Town's commercial and economic core.

This balancing test for compatibility; comparing the definition of public building/use with the description of each zoning district, allows for a conclusion that certain actions currently permitted as public buildings/uses, may not be compatible with the underlying districts. This conclusion is anchored primarily to the fact that certain public buildings/uses may have a commercial, or even industrial scale and design, which may be in stark contrast to the neighborhood in which they are proposed

Three primary defects have been identified in the zoning ordinance which result in the potential for incompatibility of uses. 1.) The definition of Public Building/Use is broad and allows for a wide range of development that varies in scale, intensity, and range of impacts. 2.) Public Building/Use is allowed in all districts of the Town except one, and makes no apparent differentiation between residential, commercial, or industrial areas. 3.) The definition of Public Building/Use includes "Jail" which is not clearly defined elsewhere in the ordinance and could be interpreted to include prisons, correctional facilities, or other detention centers. It is recommended that the Town Board consider amendments to the Zoning Ordinance to address these defects.



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Recommendations:

It is recommended that the Town Board consider amending Public Building/Use with the following definition.

PUBLIC BUILDING/USE – A building or structure used for public purposes by any department or branch of town, county, state or federal government including parks, libraries, museums, offices, courts, post offices, municipal infrastructure, police and sheriff sub-stations, and rescue or fire stations. This definition does not include jails, correctional facilities, or facilities operated and designed for long term confinement of individuals awaiting trial or persons serving a sentence after being found guilty of a criminal offense.


It is recommended that the Town Board consider adding a new definition for Correctional Facility as follows:

CORRECTIONAL FACILITY- Publicly or privately operated facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense. Inmates and detainees are under 24-hour supervision by professionals, except when on approved leave. If the use otherwise complies with this definition, a [correctional facility] may include, by way of illustration, a prison, jail, juvenile detention facility, customs and immigration detention facility, or probation center.

It is recommended that the Town Board consider amending the Schedule A Use Table to allow Public Building/Use in the following districts: R2, R5, NC, I, A1, A2, C, SC, T6, T5, T4, T3C, SD

It is recommended that the Town Board consider amending the Schedule A Use Table to include Correctional Facilities and to allow them in the following district: Industrial (I)

It should be noted that the Town currently hosts only one facility that falls under this definition, the Clinton County Sheriff's Department and Jail. This facility is located in the Industrial (I) district and would remain a conforming use


Trevor Cole, AICP
Senior Planner

Definitions

Current T.O.P. Definitions

PUBLIC BUILDING/USE – A building used for public purposes by any department or branch of town, county, state or federal government including libraries, museums, post offices, police and sheriff sub-stations, jail, and rescue or fire stations.

Allowed in : All Districts *Except* MDR

Definitions from other communities

Correctional Facility

A secured institution under the supervision of the judiciary, correctional departments of any local, state or federal governments, or any law enforcement agency in which persons are or may be lawfully held in custody after arrest or as a result of conviction of a crime. **(Colonie, NY)**

Correctional facility Publicly or privately operated facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense. **(Durham, N.C.)**

Correctional facility Facilities for the judicially required detention or incarceration of people, where inmates and detainees are under 24-hour supervision by professionals, except when on approved leave. If the use otherwise complies with this definition, a [correctional facility] may include, by way of illustration, a prison, jail, or probation center. **(Loveland, Colo.)**

Correctional facility A place of confinement for persons who have broken the law, are awaiting trial, or have been convicted of criminal offenses. **(Fort Wayne, Ind.)**

Correctional facility A facility for the detention, confinement, treatment or rehabilitation of persons arrested or convicted for the violation of civil or criminal law. Such facilities include an adult detention center, juvenile delinquency center, jail, and prison. These facilities house prisoners who are in the custody of city/county/ law enforcement and the facilities are typically government owned. **(Lancaster, Ohio)**

Nonprofit Institutional Uses Those uses limited to churches, public or private schools covering kindergarten through grade 12, hospitals for humans, libraries and uses by the municipal, state or federal government. **(City of Plattsburgh)**

Jail A facility established in conjunction with a law enforcement or public safety building, established for the temporary detention of adult or juvenile persons while being processed for arrest or detention by law enforcement. Such facilities do not include lodging or food service facilities to facilitate a stay longer than necessary for processing of the arrest. Holding facilities do not include detention, correctional, or release facilities. **(Peoria, Calif.)**

Public building Any building held, used, or controlled exclusively for public purposes by any department or branch of government, state, county, or municipal, without reference to the ownership of the building or of the realty upon which it is situated. A building belonging to or used by the public for the transaction of public or quasi-public business. (Grand Forks, N.Dak.) Structures principally of an institutional nature and serving a public need, such as churches, hospitals, schools, libraries, museums, post offices, police and fire stations, public utilities, and other public services, but not including the operation of a public bar, restaurant, or recreational facility as a commercial enterprise. **(Brookfield, Wisc.)**

Public facilities Transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police, and emergency systems or facilities, electric utilities, gas utilities, cable facilities, or other public utilities. **(Loveland, Colo.)**

Public safety facilities Facilities operated by public agencies including fire stations, other fire prevention and firefighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. **(Truckee, Calif.)**

Public Utility Facility Telephone and electric lines, poles, equipment and structures and water or gas pipes, mains, valves or structures or sewer pipes, valves or structures maintained, operated and conducted for the service, convenience, necessity, health and welfare of the general public, whether owned by any arm or creature of the local, state or federal government or by any privately owned public utility corporation. **(City of Plattsburgh)**

Utilities All storm sewer, sanitary sewer, water distribution, gas, electric power, telephone, cable television, and similar services, designed and installed with the intent to serve the general public. **(Colonie, NY)**

Utilities All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity. **(Renton, Wash.)**

ARTICLE II

LAND USE DISTRICTS

Section 2.1 Establishment of Districts

For the purpose of this Ordinance, the Town is hereby divided into classes of zoning districts as follows:

Residential Districts

R-1 Residential District

The purpose of the R-1 Residential District is to provide for relatively high density single-family residential neighborhoods in areas served by public water and sewer.

R-2 Residential District

The R-2 Residential District comprises most of the Town's developable land outside of its commercial and industrial core. Most of the R-2 District is not served by public water and sewer. The R-2 District provides for a variety of housing types, including one and two-family homes, apartments and townhouses, as well as agricultural uses and other low-impact, compatible uses.

R-3 Residential District

The R-3 District is limited to the Champlain Park neighborhood and surrounding vacant land on Cumberland Head. It is intended to provide for one and two-family development and to provide for higher densities where public water and sewer are present.

R-4 Residential District

The R-4 District is intended for relatively low-density one and two-family residential uses on Cumberland Head, as well as agricultural uses.

R-5 Residential District

The R-5 District provides for a variety of housing types, including both individual manufactured homes and manufactured home parks. It is the only district in the Town where new manufactured home parks are allowed.

MDR Medium Density Residential

The MDR Medium Density Residential District is located adjacent to the City of Plattsburgh and the former Plattsburgh Air Force Base. It is intended to provide for medium density multi-family housing.

Commercial Districts

NC Neighborhood Commercial District

Neighborhood Commercial Districts allow residential development as well as small scale commercial development. The scale of commercial development is intended to be limited, meeting the needs of surrounding neighborhoods rather than providing a regional shopping destination.

C Shopping Center Commercial District

The Shopping Center Commercial District is intended to accommodate and promote commercial uses at a slightly less intensive scale than the Service Commercial District, including shopping malls and uses with a regional draw.

SC Service Center District

The Service Center District is intended to accommodate commercial uses at a slightly greater intensive scale than the Shopping Center Commercial District. It is the most intensive commercial district in the Town of Plattsburgh.

A1 Airport 1 District

The Airport 1 District is intended to provide for manufacturing and related uses associated with the development of the Plattsburgh International Airport.

A2 Airport 2 District

The Airport 2 District is intended to accommodate more intensive manufacturing and related uses than the A1 District associated with the development of the Plattsburgh International Airport.

Industrial Districts

I Industrial District

The I Industrial District is intended to accommodate a wide range of industrial uses

IP Industrial Park District

The IP Industrial Park District is intended to accommodate planned industrial parks.

Other Districts

AD-C Airport Development District – Riverfront Conservation Sub-District

The Riverfront Conservation Sub-District encompasses portions of the Airport Development District that are to be preserved in perpetuity. This sub-district shall support both passive and active recreation and provide for waterfront access, while preserving the area's natural resources. As a conservation area, priority shall be given to the protection of its natural, cultural, and visual resources.

AD-MU Airport Development District – Mixed-Use Sub-District

The purpose of the Airport Development District Mixed Use Sub-District (MU) is to promote the development of an orderly, mixed-use, pedestrian-friendly neighborhood. This sub-district provides for a mix of commercial and residential uses. It is important that the scale (i.e., size, density, separation) of development be consistent with and allow for the smooth transition to the Technology/Business and Riverfront Conservation Sub- District.

AD-IND Airport Development District – Technology/Business Sub-District

The purpose of the Airport Development District Technology/Business Sub-District is to promote the development of technology and/or professional oriented businesses and industries. Such facilities shall physically and environmentally complement the sub- district's adjacent land uses, and not detract from its quality of life.

PDD Planned Development District

Planned Development Districts provide a mechanism for innovative development plans that do not fit with conventional zoning patterns. Innovation is use and design is specifically encouraged in this district. Planned Development Districts are allowed in Shopping Center Commercial, Service Center and Neighborhood Commercial Districts, as well as those portions of the R-2 District designated on the zoning map as PDD Overlay District.

WPOD Wellhead Protection Overlay District

This district provides for restrictions within 1,000 feet of the Town's public water supply wells in order to protect these drinking water sources.

LC Land Conservation District

The Land Conservation District provides for low-impact agriculture, open space and recreation uses benefitting the residents of the Town.

TC Town Center Districts

The Town Center District (TC 5)

This district is intended to be the commercial core of the Town of Plattsburgh, a neighborhood center where you would most often find the tallest buildings and most commercial activity. Here, a strong mix of commercial and residential uses is found, with the lower levels of almost all buildings providing retail sales, restaurants, local services and offices while the upper floors provide a diverse mix of residential uses for people of different ages, incomes and abilities. Attractive masonry and wood buildings line the streets, providing shade with balconies, porches and canopies. Very walkable tree-lined streets and wide sidewalks connect buildings across well landscaped lawns, with shared parking areas tucked behind buildings to minimize hardscape. On street parking and pedestrian sidewalks strongly encourage walking in this very pedestrian oriented neighborhood. This is the center of town.

Town Center Commercial District (T4)

The Town Center Commercial District is intended to be the general commercial area of the Town of Plattsburgh, a mix of both commercial and residential buildings. Less intensive than the Town Center, this neighborhood is also intended to provide walkable streets and sidewalks, but with deeper front yards to provide some convenience off-street parking in front of stores and more attractive front lawns. Residential properties provide parking in the rear, sometimes accessed via alleys. Here, commercial and residential uses can be found, but not always within the same building. Some stand-alone commercial properties can be found here, catering to more vehicle-centric highway commercial uses, along with a variety of multi-family residential properties which provide apartments and townhomes with inviting front porches and covered stoops. Larger front lawns and landscaping provide the backdrop to tree-lined sidewalks, with some convenient but minimized parking.

Town Center Neighborhood Commercial District (T3C)

The T3C Town Center Neighborhood District is intended to be a residential neighborhood which allows some limited multi-family and commercial uses along the outskirts of the Town Center. These neighborhoods are composed of smaller scale, one- and two-story structures with pitched roofs. While most of the structures are single family residences, it also includes a mix

of moderate density multifamily housing and small-scale commercial uses found along the primary road corridors, appropriately scaled to a residential neighborhood. The neighborhood provides ample sidewalks and street trees providing pedestrian connections through the neighborhoods to nearby commercial uses.

Commercial uses locate their parking in the side or rear of the lot to maintain an attractive front yard area. Residential garages and parking areas are not typically visible from the street but are instead set back toward the rear of the lot, oriented to the side of the house, or accessed from the back via rear alleys.

Town Center Residential (T3R)

The T3 Town Center Residential District is intended to be the primary supporting residential neighborhood surrounding the commercial areas of Plattsburgh.

These neighborhoods are almost entirely composed of smaller scale, two story wood framed homes with pitched roofs and attractive front porches. While a majority of the housing is single family, it also includes a mix of moderate density multifamily housing found along the primary road corridors, composed of two- and three-story structures appropriately scaled to a residential neighborhood.

The neighborhood provides ample sidewalks and street trees providing pedestrian connections through the neighborhoods to adjacent commercial areas. Garages are not typically visible from the street but are instead often set far back toward the rear of the lot, oriented to the side of the house, or accessed from the back via rear alleys.

Special Development District (SD)

The Special Development district is intended to be the hub of new, clean technology and light industrial activity within the Town of Plattsburgh. Here, manufacturing and research facilities are arranged together, with some supporting commercial uses to serve the nearby businesses and cater to local employees.

This district is designed for function and utility, with simple but attractive warehouse buildings and easy vehicle egress for commuters and truck traffic. The one- and two-story metal and masonry buildings are often accentuated by their administrative office areas and entrances which provide enhanced architectural design with canopies, windows, and more interesting exterior materials than the rest of the building.

The otherwise utilitarian facades of these buildings are softened by landscaping and buffers. Although not as pedestrian oriented as other districts, the neighborhood still provides safe pedestrian routes with sidewalks and walking paths to and from workplaces and to small nearby pocket parks where lunch breaks can be enjoyed.

Section 2.2 Zoning Map

The Town's zoning districts are shown, defined and bounded on the map accompanying this Ordinance, entitled Town Zoning Map. Said map and all explanatory matter thereon is hereby made a part of this Ordinance.

Section 2.3 District Boundaries

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Zoning Map, the following rules shall apply:

- A. Where district boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- B. Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines of highway right-of-way lines, such center lines, street lines or highway right-of-way lines shall be construed to be such boundaries.
- C. Where district boundaries are so indicated that they are approximately parallel to the centerlines or street lines of streets, or the center lines of right-of-way lines of highways, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the Zoning Map. If no distance is given, such dimensions shall be determined by the use of the scale shown on said Zoning Map.
- D. Where, after application of A. – C. above, uncertainty exists in determining the precise location of any district boundary line, the Board of Appeals shall interpret the intent and purpose of the Zoning Map.

Section 2.4 Lots in More than One District

Where a district boundary line divides a legally existing lot of record, the regulations for the less restricted portion of such lot shall extend not more than thirty (30) feet into the most restricted portion, provided that the lot has frontage on a street in the less restricted portion.

TC 2/11/26

Public Building/Use Zoning Amendment – Draft Timeline

1. February 12, 2026 – Receive draft materials for review. No action required.
2. February 19, 2026- Pass resolution to consider amendments to the zoning ordinance, declare it to be a Type I SEQRA Action (the TB will be lead agency), notice of public hearing, 239M referral.
3. February 3, 2026- County Planning Board referral deadline
4. March 4, 2026- County Planning Board meeting
5. March 5, 2026- Town Board Public hearing on the proposed amendments
6. March 19, 2026- Town Board SEQRA determination and adoption of amendments
7. Amendments effective 10 days after publication in the Press Republican

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Town of Plattsburgh Zoning Ordinance Amendment		
Project Location (describe, and attach a general location map): Townwide		
Brief Description of Proposed Action (include purpose or need): The Town Board proposes text amendments to the Zoning Ordinance affecting several definitions in Article I, Section 1.4 and revising the Schedule A Use Table.		
Name of Applicant/Sponsor: Town of Plattsburgh Town Board		Telephone: (518) 5626800 E-Mail: chuckk@townofplattsburgh.org
Address: 151 Banker Road		
City/PO: Plattsburgh	State: New York	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role): Trevor Cole, Senior Planner		Telephone: (518) 562-6853 E-Mail: trevorc@townofplattsburgh.org
Address: 151 Banker Road		
City/PO: Plattsburgh	State: New York	Zip Code: 12901
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board	February 19, 2026
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board	March 4, 2026
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? Text amendments affect all Districts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	Saranac, Peru, Beekmantown
b. What police or other public protection forces serve the project site?	Clinton County Sheriff, New York State Police
c. Which fire protection and emergency medical services serve the project site?	Fire District #3, South Plattsburgh, Cumberland Head, Cadyville, Morrisonville, Plattsburgh Consolidated Ambulance
d. What parks serve the project site?	The Town operates 12 parks in various neighborhoods throughout the municipality

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? _____	
b. a. Total acreage of the site of the proposed action?	_____ acres
b. Total acreage to be physically disturbed?	_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ _____ _____	

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____

- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

Yes No
 Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- ii. Describe types of new point sources. _____
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 - If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- ii. In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
- v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

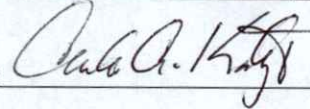
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

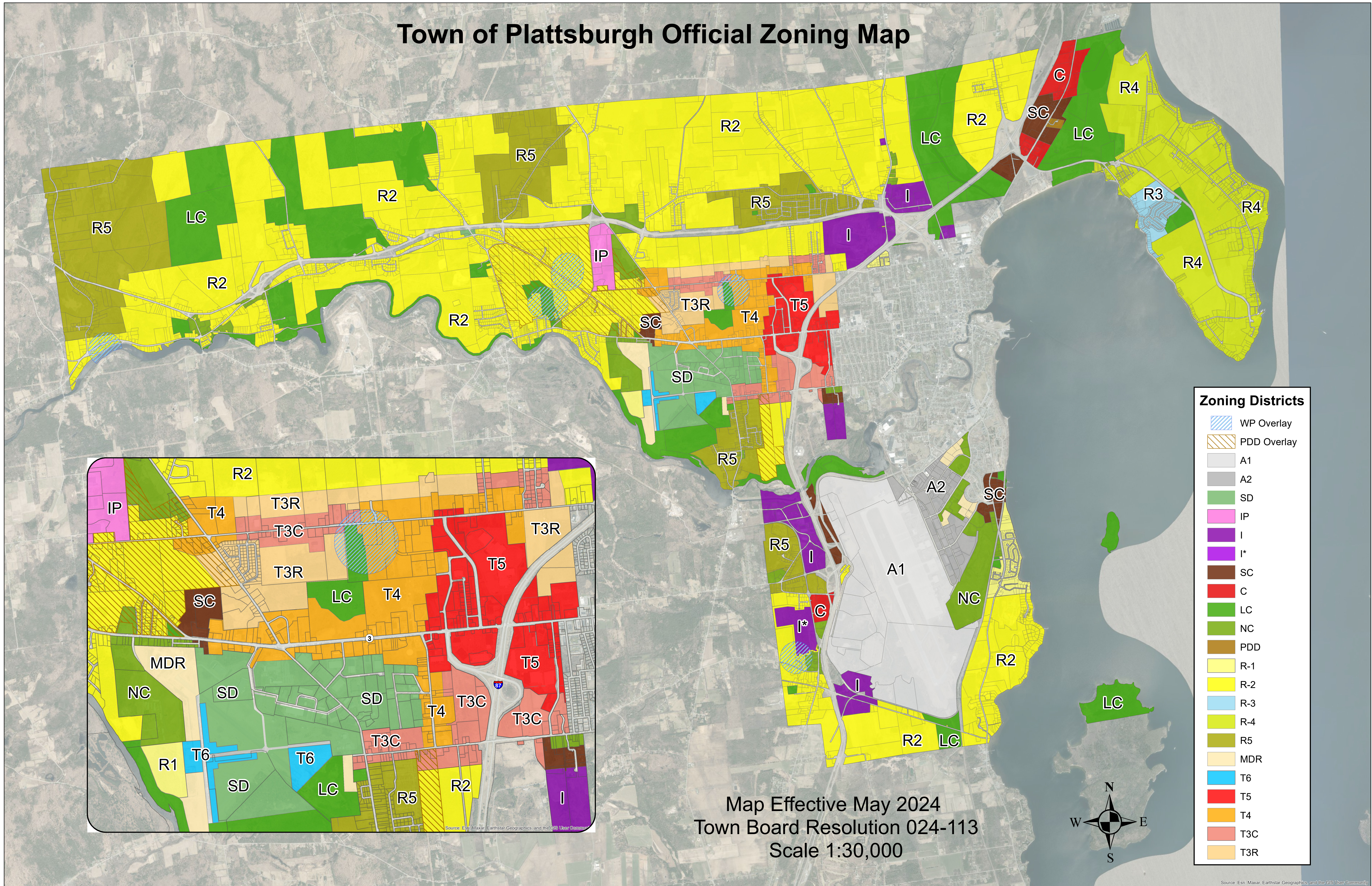
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Charles Kostyk Date 2/11/2026

Signature  Title Town Supervisor

Town of Plattsburgh Official Zoning Map



Map Effective May 2024
 Town Board Resolution 024-113
 Scale 1:30,000



Zoning Districts	
	WP Overlay
	PDD Overlay
	A1
	A2
	SD
	IP
	I
	I*
	SC
	C
	LC
	NC
	PDD
	R-1
	R-2
	R-3
	R-4
	R5
	MDR
	T6
	T5
	T4
	T3C
	T3R

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community