

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

- ITEM #1 BONVILLE SITE PLAN 2026-** Request to reuse an existing commercial building as a beauty salon. Located on Route 9 with public water and public sewer; Zoned C; Tax Map Parcel #194.-1-20; Owner Gerald Menard Applicant Nellie Bonville; Engineer AES Northeast **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2 RESIDENCES AT RUGAR SUBDIVISION 2025-** Request for a 3-lot subdivision of a 418.19-acre lot resulting in lot 1 being a 15.68-acre buildable lot, lot 2 being 402-acres of remaining lands and lot 3 being a .51-acre parcel of land to be conveyed to the Town of Plattsburgh for a Town road. Located on Rugar St. with public water and public sewer; Zoned MDR; Tax Map Parcel #220.-1-3.1-1; Owner Clinton County; Applicant Regan Development; Engineer AES Northeast **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3 RESIDENCES AT RUGAR SITE PLAN 2025-** Request to construct four (4) multi-family buildings containing 72 apartments, a day care facility and related site improvements. Located on Rugar St. with public water and public sewer; Zoned MDR; Tax Map Parcel #220.-1-3.1-1; Owner Clinton County; Applicant Regan Development; Engineer AES Northeast **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 GIROUX PLATTSBURGH COMMUNITY SOLAR SUBDIVISION 2024 -** Request for a split merge of 3 parcels into 3 newly configured parcels resulting in lot 1 being a 29.1-acre solar farm, lot 2 being a 26.2-acre solar farm and lot 3 being 18.7-acres of remaining lands. Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux's Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #5 GIROUX PLATTSBURGH COMMUNITY 6.5 MW SOLAR SITE PLAN & SPECIAL USE PERMIT 2024-** Request to construct a 29.1-acre 6.5 MW-DC solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux's Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #6 GIROUX PLATTSBURGH COMMUNITY 5.4 MW SOLAR SITE PLAN & SPECIAL USE PERMIT 2024-** Request to construct a 26.2-acre 5.4 MW-DC solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel #'s 181.-3-10, 181.-3-10.4, and 181.-3-10.2; Owner Giroux's Poultry Farm, Inc; Applicant Alternative Energy Development Group, LLC; Engineer RMS **SEQRA REAFFIRMATION & DETAILED PRELIMINARY PLAN REAPPROVAL**

- ITEM #7** **LAKE CITY PROPERTIES LLC SITE PLAN 2026-** Request to construct a 744 sq. ft. commercial building on an existing foundation, a new 7,000 sq. ft. commercial building and a 13,200 sq. ft. gravel contractor's storage yard. Located on Idaho Ave. with public water and public sewer; Zoned A2; Tax Map Parcel #233.-5-37; Owner/Applicant Lake City Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #8** **HAMLIN HEIGHTS SUBDIVISION 2026-** Request for a 6-lot subdivision of a 63.3-acre lot resulting in lot 1 being a 11.1-acre buildable lot, lot 2 being a 4.7-acre buildable lot, lot 3 being a 2.7-acre buildable lot, lot 4 being a 3.8-acre buildable lot, lot 5 being 37.9 acres of remaining lands, and lot 6 being 3.1-acres to be conveyed to the Town for a Town road. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C & T3R; Tax Map Parcel #206.-1-15.231; Owner Mental Retardation Service Inc.; Applicant Housing Visions Consultants; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #9** **HAMLIN HEIGHTS SITE PLAN 2025-** Request to construct ten (10) multi-family buildings containing 200 apartments, a future day care facility, community building and related site improvements. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C & T3R; Tax Map Parcel #206.-1-15.231; Owner Mental Retardation Service Inc.; Applicant Housing Visions Consultants; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #10** **RUGAR STREET SOLAR SITE PLAN & SPECIAL USE PERMIT 2026-** Request to construct a 10-acre, 4.82 MW-DC solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Reeves Lane with private water and private sewer; Zoned T3C; Tax Map Parcel #'s 220.-4-30.21 & 30.22; Owner Edward Champagne Jr.; Applicant Zuvan Renewables, LLC; Engineer Zuvan Renewables, LLC **SKETCH PLAN REVIEW**
- ITEM #11** **YANULAVICH SITE PLAN 2024-** Request to convert a former gas station and convenience store into an auto sale, auto repair facility and office area with related site improvements. **USE VARIANCES REQUIRED** Located on Route 3 with public water and private sewer; Zoned NC; Tax Map Parcel #204.3-2-3; Owner MBM Cadyville LLC; Applicant Bryan Yanulavich **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #12** **TOWN OF PLATTSBURGH ZONING AMENDMENT- PLANNING BOARD REPORT**

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
MARCH 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, March 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