



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

151 BANKER ROAD
PLATTSBURGH, NY 12901-7307

WWW.TOWNOFPLATTSBURGH.NY.GOV
DEPT. LINE: (518)-562-6850
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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

March 20, 2026

Nellie Bonville
22 Hillcrest Ave.
Plattsburgh, NY 12901

RE: Bonville Site Plan 2026
Planning Board Sketch/Detailed Plan Review Meeting

Dear Ms. Bonville:

Transmitted herewith is a copy of Resolutions No. 26-12A and 26-12B dated March 17, 2026, wherein the Town of Plattsburgh's Planning Board has made the required SEQR determination, and your sketch/detailed preliminary site plan was approved subject to your compliance with all items contained in the list of recommendations, changes, additions and modifications prepared by the Planning & Community Development Department and dated March 12, 2026.

Upon the Town's Planning & Community Development Department reviewing and certifying the revised plans are in compliance with all items required in the resolution, you will be directed to provide copies of the plans signed by you as your agreement that you will construct the project in accordance with these approved detailed preliminary plans. The Chairman of the Planning Board has been authorized to execute and approve the detailed preliminary plans after which you will be given a signed copy for your records together with a notice that you can request a building permit for the construction of the project improvements as shown on the said detailed preliminary plan maps. No other town permit (ex: building, water, sewer or highway) or work on the project is allowed to commence until you receive the approved detailed preliminary plan maps.

Many times there are construction items not addressed by or contained on the approved detailed preliminary plans or other construction conditions occur that require a change or modification to the information contained on the approved detailed preliminary plans. Any consideration by you or your contractor to change or modify information or construction data as shown on the approved detailed preliminary plans requires Town Planning Board approval PRIOR to the construction being performed in the field. The Town's Planning & Community Development Department, other town personnel and/or the Design Engineer/Architect DOES NOT have the authorization on their own to approve or authorize changes or modifications to the construction data shown on the approved detailed preliminary plans.

Prior to the issuance of a "Certificate of Occupancy" you are required to submit "As Built" construction drawings in accordance with Section 7.13 of the Town of Plattsburgh's *Zoning Ordinance* regulations. Your signature on the plans will confirm your responsibility to submit as-built construction drawings.

If you have any questions relative to the above, please contact the Planning & Community Development Department.

Sincerely yours,
Tim Palmer, Chairperson of the Planning Board

A handwritten signature in blue ink, appearing to read 'Trevor Cole', with a long horizontal flourish extending to the right.

Trevor Cole, AICP
Senior Planner

pc: Steve Imhoff, Codes Enforcement Officer, (w/o encl.)
AES Northeast, Project Engineer

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

The Public Hearing is called to order at 5:09p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

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**

PERSONS SPEAKING FOR OR AGAINST

None

The hearing was adjourned at: 5:10p.m.

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOVEMBER 18, 2025**

Resolution No. 26-12A

Motioned by: Malana Tamer

WHEREAS, the Town of Plattsburgh's Planning Board has before it a project known as the:

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**; and

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act" (SEQRA), provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; and

WHEREAS, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of the action on the environment; and

WHEREAS, public comment opportunity was provided in consideration of this Project on March 17, 2026; and

WHEREAS, the Town's Planning & Community Development Department received and reviewed the Site Plan application, maps, plans, and SEQRA Part 1 Short EAF; and

WHEREAS, the Town's Planning Board reviewed the information filed with the application for the Project, including the EAF Part 1, and additional information provided to supplement and clarify the same; and

WHEREAS, the Town's Planning Board conducted a detailed and comprehensive environmental review of the Project to determine whether there was a significant impact which would require the preparation of a Draft Environmental Impact Statement (DEIS);

Now, therefore, be it

RESOLVED, that at the meeting, the Town Planning Board has reviewed the Part 2 EAF and has not identified any moderate to large adverse environmental impacts; and be it further

RESOLVED, that the Town's Planning Board does hereby determine that the project is an UNLISTED "ACTION" in accordance with said Environmental Review procedures and a coordinated review will not be done; and, be it further

RESOLVED, that the Town's Planning Board acting as the "Lead Agency" in a SEQRA Review does hereby receive and place on file the _____ Subdivision _____ x _____ Site Plan applications, maps, plans, completed EAF and other related material submitted; and, be it further

RESOLVED, that the Town Planning Board has reviewed the Planning & Community Development Department's recommendations and supplemental documents referenced above and does hereby find and determine the following:

- a) The access and traffic proposed in the Project were reviewed by the Town Planning Board and found acceptable; and
- b) The proposed impervious area in the project plan is not significant - and/or will be managed in compliance with Town and State regulations; and
- c) The lot coverage in the Project and density comply with local zoning regulations; and
- d) The erosion and sedimentation from the development and water quality during such development will be properly controlled by the existing storm water facilities; and it is further

RESOLVED, that the Project does not:

- a) involve a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems;
- b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources,
- c) conflict with the Town's current plans or goals for the area where the project is located
- d) impair the character or quality of the neighborhood;
- e) represent a major change in the use of energy;
- f) create any hazards to human health;

- g) represent a substantial change in the use of the land;
- h) significantly increase the number of people who would come to the site absent such development; or
- i) impair the environmental characteristics of the area; and, *it is further*

RESOLVED, that the Town Planning Board of the Town of Plattsburgh after review of the said Subdivision x Site Plan application, maps, plan, completed EAF, and related materials does hereby determine as "Lead Agency" for the SEQRA Review process that the "Project" will NOT have a significant effect on the environment. Therefore, the preparation of a DEIS is NOT required; and, be it further

RESOLVED, that the Town Planning Board does hereby declare that the Project and environmental review process considered for the development does adequately and sufficiently satisfy the requirements of the State Environmental Quality Review Act for the Project; and be it further

RESOLVED, that a copy of this resolution be forwarded to other involved agencies who may be reviewing the Project for their records and files, and that the attached Negative Declaration Notice of Determination of Non-Significance be filed accordingly.

RESOLVED, that the Planning Board of the Town of Plattsburgh does hereby authorize and direct the Chairman of the Planning Board to have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project"; and, be it further

RESOLVED, that the "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) shall be disseminated to those involved Agencies and Governmental Units as required by said Environmental Conservation and Local Law of the Town of Plattsburgh and all related material shall be maintained on file at the Town Hall Offices of the Planning Board and available for Public Inspection.

Seconded By: Joseph Krupka

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole informed the Planning Board that the project had submitted a complete SEQRA short form EAF Part I. Mr. Cole and the Planning Board reviewed the questions on the SEQRA EAF Part II together and discussed the responses. Mr. Cole informed the Planning Board that a draft resolution had been prepared for their consideration and, if they concurred with the answers to Part II EAF, they could file a Negative Declaration of environmental significance for the project.

Roll Call:	<u>Yes</u>	<u>No</u>
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	

Joseph Krupka
Tim Palmer, Chairman

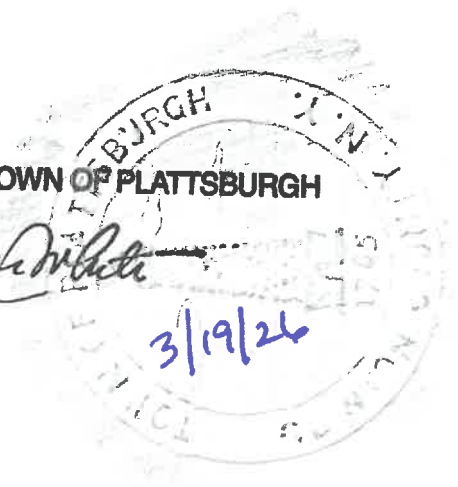
X
X

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH



3/19/26



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

Resolution No. 26-12B

Motion by: Sarah Cayea

WHEREAS, the Town Planning Board has received and reviewed a request for Planning Board approval of a sketch/detailed preliminary site map and plan for:

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 **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**; and

WHEREAS, public hearing for the said project was held on March 17, 2026, in accordance with the Town of Plattsburgh's *Zoning Ordinance* Sections 7.6 A, B, & C ; and

WHEREAS, the detailed preliminary site map, plans and related materials have been reviewed by the Town's Planning & Community Development Department which has submitted a recommendations letter dated March 12, 2026, to the Planning Board for the Planning Board's consideration; now, therefore be it

RESOLVED, that the Town of Plattsburgh Planning Board does hereby:

- A. Receive and place on file the said Planning & Community Development Department's recommendations letter dated March 12, 2026; and
- B. Concur with the said items and recommendations contained in the said Planning & Community Development Department's list of recommendations letter dated March 12, 2026; and be it further

RESOLVED, that the Town Planning Board does hereby find and determine that the detailed preliminary site plan request with the proposed changes identified in the Planning & Community Development Department's recommendations letter dated March 12, 2026, will be in an approvable form and does hereby grant and approve the site plan changes for said project subject to the following:

- A. That the applicants have their Surveyor/Engineer submit a revised paper plan to the Town's Planning & Community Development Department showing compliance with the items and conditions contained in the Town's Planning & Community Development Department's recommendations letter dated March 12, 2026; and
- B. That the Town's Planning & Community Development Department reviews said revised paper plan and certifies there on the revised paper plan that the plan is in compliance with all the items and conditions as requested; and

- C. That the applicants provide the Town’s Planning & Community Development Department with four (4) paper copies of the detailed preliminary site plan signed by the applicant or applicant’s designated agent to acknowledge that all site plan improvements shall be constructed in accordance with and as shown on the approved detailed preliminary site plan which plans shall also be certified by the Town’s Planning & Community Development Department to be in compliance with Planning Board requirements; and be it further

RESOLVED, that unless otherwise extended by the Planning Board this site plan review decision shall expire upon the following occurrences:

- A. The applicant fails to undertake the proposed action or project, or
- B. Fails to obtain any necessary building permits, within one year from the filing date of this decision. A site plan review decision which has become invalid or which has expired pursuant to the terms of this resolution may be renewed upon application by the applicant, payment of any applicable fee, and approval of the application by the Planning Board; and be it further;

RESOLVED, that the Planning Board does hereby establish the following additional conditions of approval:

- A. Subject to the applicant complying with any requirements of the Planning Board noted in the Planning Board Resolution discussion; and
- B. Subject to the applicant providing the Planning & Community Development Department with the \$500 construction cost performance guarantee which will be held in escrow with the Town until certification of final as-built plans; and
- C. Subject to the applicant providing as-built plans to the Planning Department upon completion of the project as per Section 7.13 of the Town Zoning Ordinance; and be it further

RESOLVED, that the Planning Board does hereby authorize and direct the Chairman of the Town of Plattsburgh’s Planning Board to execute the revised detailed preliminary site plan certified by the Town’s Planning & Community Development Department.

Seconded By: Terry Senecal

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project’s components. Project Engineer, Scott Allen added that they will get the DOT permits for the new curb cuts, and he will submit updated detailed plans.

Roll Call:		<u>Yes</u>	<u>No</u>
	Terry Senecal	X	

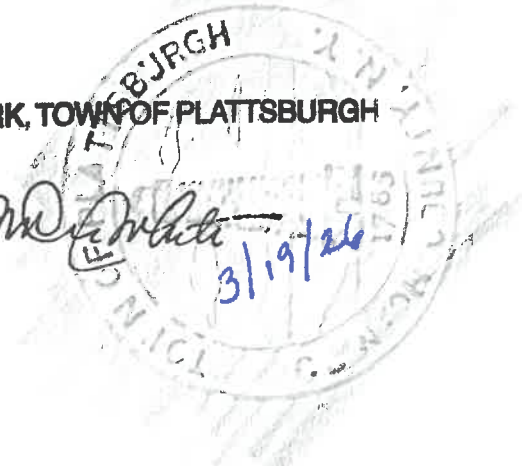
Debbie Blake
James Sherman
Malana Tamer
Sarah Cayea
Joseph Krupka
Tim Palmer, Chairman

X
Excused
X
X
X
X

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH

Debbie Blake
3/19/26



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

March 12, 2026

Bonville Site Plan 2026
Project is located on Route 9
Plans dated February 2026
Plans received by Planning Department on February 24, 2026

Dear Mr. Tim Palmer and Members of the Planning Board:

RECOMMENDED CONDITIONS FOR CONSIDERATION OF PROJECT APPROVAL

The Planning & Community Development Department has reviewed the Detailed Preliminary Site Plan for the above-referenced project and offers the following comments and recommendations for consideration as conditions of approval by the Planning Board:

1. Please coordinate with the Codes Enforcement Office regarding any proposed signs.
2. It is recommended that the Planning Board condition any approval of the site plan upon the applicant providing As-Built plans for the project when construction is complete.
3. It is recommended that the Applicant identify all federal, state, or county local permits required for project execution.
4. It is recommended that the Planning Board condition any approval of the site plan upon the applicant meeting any and all conditions set forth in the Planning Board meeting discussion among Planning Board Members.
5. Please identify parking stalls for staff and customers, including handicap parking locations.
6. Please provide a landscaping plan compliant with Article V of the Zoning Ordinance.
7. Please identify existing and proposed lighting, compliant with Article V of the Zoning Ordinance.

WATER & WASTEWATER

1. This property is served by public water and public sewer. The condition of the private laterals serving the building is unknown but should be evaluated by the project to determine what work may be required prior to usage. The Water and Wastewater Department records indicate that there has been no water consumption at this property since 1992.
2. A water service permit is required to be obtained from the Town Water and Sewer Department at their prevailing fee and the developer shall be responsible for any Town Water and Sewer Department permit conditions.

HIGHWAY

1. The property has not functioned commercially in more than three decades. The existing two entrances are unlikely to meet current NYSDOT standards for commercial activity and should be evaluated by the NYSDOT for compliance.
2. A NYS Department of Transportation Highway Access Permit and Permit to work within a NYS Department of Transportation (NYS DOT) right-of-way are required to be obtained from NYS DOT and the developer is responsible for any permit conditions.

GENERAL MUNICIPAL LAW 239-M REFERRAL

1. The project is subject to NYS GML 239m for referral to Clinton County Planning Board for action within 500 feet of State Route 9. On March 4th, 2026, the action for referral (17-26) was approved by the Clinton County Planning Board.

SEORA

The project has provided the Part 1 Short EAF as attached. The Part 2 EAF was completed and reviewed at the meeting. Additional supplemental information was reviewed as provided. No significant adverse impacts were identified. It is the recommendation of the Planning Department that the Planning Board consider, based on the information and analysis of Part 2 of the EAF that the proposed action **WILL NOT** result in any significant adverse environmental impacts and does further recommend that the Planning Board find a **NEGATIVE DETERMINATION** of significance for this project.

RECOMMENDATION

In light of the above, it is the recommendation of Planning & Community Development Department Staff that any Planning Board consideration for approval of the detailed preliminary plan be conditioned subject to the aforementioned recommendations and any Planning Board Member Meeting comments or modification requests.

If I can be of any further assistance, please contact me.

Respectfully,

Jessica Kogut, AICP

Sr. Planner

Project:	Bonville SP 2026
Date:	3/11/26

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: **Bonville SP 2026**Date: **3/11/26**

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

In consideration of the project designs and plans, maps, SEQRA part I, and Planning Board meeting discussions, it is the determination of the Planning Board that there will be little or no negative environmental impact from this development.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Town of Plattsburgh - Planning Board <hr/> Name of Lead Agency	3.17.26 <hr/> Date Chairman
Print or Type Name of Responsible Officer in Lead Agency <hr/> <i>Tom Palmer</i> Signature of Responsible Officer in Lead Agency	Title of Responsible Officer <hr/> Signature of Preparer (if different from Responsible Officer)

PRINT FORM



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

March 19, 2026

Alternative Energy Development Group LLC
7 Great Valley Parkway, Suite 110
Malvern, PA 19355

RE: Giroux Plattsburgh Community 5.4MW Solar Site Plan & Special Use Permit 2024
Detailed Preliminary Plan Renewal Meeting

Dear Alternative Energy Development Group LLC:

Transmitted herewith is a copy of Resolution No 26-18 dated March 17, 2026, wherein the site plan for your project was conditionally reapproved for one year subject to the resolution discussion and to the conditions of a letter from the Planning & Community Development Department dated March 12, 2026.

Upon the Town's Planning & Community Development Department reviewing and certifying the revised plans are in compliance with all items required in the resolution, you will be directed to provide copies of the plans signed by you as your agreement that you will construct the project in accordance with these approved detailed preliminary plans. The Chairman of the Planning Board has been authorized to execute and approve the detailed preliminary plans after which you will be given a signed copy for your records together with a notice that you can request a building permit for the construction of the project improvements as shown on the said detailed preliminary plan maps. No other town permit (ex: building, water, sewer or highway) or work on the project is allowed to commence until you receive the approved detailed preliminary plan maps.

Many times there are construction items not addressed by or contained on the approved detailed preliminary plans or other construction conditions occur that require a change or modification to the information contained on the approved detailed preliminary plans. Any consideration by you or your contractor to change or modify information or construction data as shown on the approved detailed preliminary plans requires Town Planning Board approval PRIOR to the construction being

performed in the field. The Town's Planning & Community Development Department, other town personnel and/or the Design Engineer/Architect DOES NOT have the authorization on their own to approve or authorize changes or modifications to the construction data shown on the approved detailed preliminary plans.

Prior to the issuance of a "Certificate of Occupancy" you are required to submit "As Built" construction drawings in accordance with Section 7.13 and 8.11 of the Town of Plattsburgh's *Zoning Ordinance* regulations. Your signature on the plans will confirm your responsibility to submit as-built construction drawings.

If you have any questions relative to the above, please contact the Planning & Community Development Department.

Sincerely yours,
Tim Palmer, Chairperson of the Board

A handwritten signature in blue ink, appearing to read 'Trevor Cole', with a long horizontal flourish extending to the right.

Trevor Cole, AICP
Senior Planner

pc: Steve Imhoff, Codes Enforcement Officer, (w/o encl.)
RMS, Project Engineer

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

Resolution No. 26-18

Motion by: Debbie Blake

WHEREAS, the Town Planning Board has received and reviewed a request for Planning Board approval of a detailed preliminary site map and plan for:

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;** and

WHEREAS, the project's site plan was reviewed by the Town's Water and Highway Departments whose comments are included in the Planning & Community Development Department's review letter dated March 12, 2026; and

WHEREAS, a thorough review of the potential environmental impacts associated with the project was conducted by the Planning Board and on April 15, 2025, the Planning Board issued a Negative Declaration of Environmental Significance for the project by Resolution 25-19; and

WHEREAS, the project's detailed preliminary plan was previously approved by Resolution 25-31 on May 20, 2025; and

WHEREAS, more than one year has passed since the approval without the project proceeding to construction, resulting in expiration of the approval; and

WHEREAS, the applicant requests **re-approval for one year** to undertake the project with minimal changes to comply with the updated Solar Local Law; and

WHEREAS, there have been no significant changes to the underlying zoning, nor significant developments nearby that would negatively impact, or be impacted by the proposed project; now therefore be it

RESOLVED, that the Planning Board has reviewed the project materials and considered the potential impacts to the area where the project is proposed and hereby re-affirms the previous SEQRA Negative Declaration issued by Resolution 25-19 on April 15, 2025; and be it further

RESOLVED, that the Planning Board does hereby **RE-APPROVE for one year** the Giroux Plattsburgh Community 5.4 MW Solar Site Plan & Special Use Permit 2024, as previously

approved, and subject to all conditions identified in Resolution 25-31 dated May 20, 2025, and those herein.

Seconded By: Sarah Cayea

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH

M. White
3/19/26

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

March 12, 2026

Giroux Plattsburgh Community 5.4MW Solar Site Plan & Special Use Permit 2024 **Renewal**

Project is located on Route 9.

Plans dated April 2025

Plans received by Planning Department on April 29, 2025

Dear Mr. Tim Palmer and Members of the Planning Board:

RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS

The Planning & Community Development Department has reviewed the Detailed Preliminary Site Plan **Renewal** for the above referenced project and offers the following comments and recommendations for consideration by the Planning Board:

1. The project is considered to be a Tier 3 Solar Energy System and is therefore regulated under the Town of Plattsburgh Solar Energy Local Law. The Local Law is the primary guiding document for the review and regulation of the proposed facility and the provisions of the Town Zoning Ordinance are in effect where the Local Law prescribes.
2. Plan Sheets C200, C202, C203 and other differ in the display of how many new poles and transformers will be constructed. Please provide clarification and revise the plans accordingly.
3. The Zoning table indicates that Lot 2 has 636.29ft of road frontage. Non-accessible I-87 does not account for frontage. The existing and proposed conditions should be 75.37ft.
4. Please add the revised zoning table to Sheet C200. The revised zoning table should include setbacks requirements and proposed conditions.

STORMWATER

The project will utilize “limited-use pervious pavement” to reduce runoff from the proposed access road

and transformer pad. As shown in the stormwater analysis discussed below, these techniques will allow the project to meet the NYSDEC's stormwater design requirements, including the need to provide runoff reduction and treatment of the water quality volume. The project is in line with the NYSDEC Memorandum of April 5, 2018 "Solar Panel Construction Stormwater Permitting/SWPPP Guidance". Stormwater analysis shows that the peak runoff rates from all storm events will be less than their pre-existing rates.

GENERAL MUNICIPAL LAW 239-M REFERRAL

The project is located within 500 feet of NYS Rte 9 and therefore triggers the requirements for submittal to the Clinton County Planning Board under NY GML 239m. The project was referred as required and on May 7, 2025, the Clinton County Planning Board did hear Referral Number 17-25 and by a vote of 8-1 did approve the action.

PUBLIC ENVIRONMENTAL BENEFIT

As per Section 7 of the Solar Energy Local Law the project is required to provide a Public Environmental Benefit Fee. The fee is calculated as \$2500/acre of the subject parcels used for solar energy generation and those that support the project (roads, equipment, etc.).

DECOMMISSIONING PLAN & SECURITY

As per Section 7 (G) of the Solar Energy Local Law the project is required to provide a decommissioning plan and financial security for the purposes of site remediation in the event that the project is unable to. It is recommended that the project be required to provide the Town with a bond in an amount calculated and agreed upon between the project and the Town Attorney.

RECOMMENDED CONDITIONS OF APPROVAL

The Planning & Community Development Department has reviewed the Detailed Preliminary Site Plan **Renewal** for the above referenced project and offers the following comments and recommendations for consideration as conditions of approval by the Planning Board:

1. It is recommended that the Planning Board condition approval of the detailed preliminary plans upon the Applicant's submission of as-built plans to the Planning & Community Development Department upon completion of the project.
2. It is recommended that the Planning Board condition approval of the project upon the Town Attorney reviewing and approving the decommissioning plan and bond.
3. It is recommended that the Planning Board condition approval of the project upon the Applicant's submission of the Public Environmental Benefit fee.

SEQR

The project has submitted a complete Part 1 Long EAF as attached along with a Section F supplemental information package. The Planning Department has completed the SEQRA Part II EAF for this Project. The Planning Department has considered all aspects of the action, reviewed the EAF, Section F supplement, Project Narrative, storm-water management report, decommissioning plan, and thoroughly analyzed the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment. In consideration of all materials reviewed and provision of all additional materials noted above, it is the recommendation of the Planning Department that the Planning Board consider, based on the information and analysis of Part 2 of the EAF that the proposed action **WILL NOT** result in any significant adverse environmental impacts and does further recommend that the Planning Board find a **NEGATIVE DETERMINATION** of significance for this project.

*On April 15, 2025, the Planning Board did issue a negative declaration of environmental significance for the project (subdivision and two solar energy installations) by resolution 25-19. There are no proposed changes to the project scope, underlying zoning, or adjacent land uses since the original approval.

RECOMMENDATION

In light of the above, it is the recommendation of Planning & Community Development Department Staff that any Planning Board consideration for approval of the detailed preliminary plan **Renewal** be conditioned subject to the aforementioned recommendations and any Planning Board Member Meeting comments or modification requests.

If I can be of any further assistance, please contact me.

Sincerely yours,

Trevor Cole, AICP
Sr. Planner



March 19, 2026

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, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

Regan Development Corp.
1055 Saw Mill River Rd. Suite 204
Ardsley, NY 10502

RE: Residences at Rugar Subdivision & Site Plan 2025
SEQRA Review & Determination

Dear Regan Development Corp.:

Transmitted herewith is a copy of Resolution No. 26-13 dated March 17, 2026, wherein your Project was reviewed by the Town of Plattsburgh's Planning Board in accordance with the State of New York's State Environmental Quality Review Act (SEQRA). The Planning Board has prepared, executed, and filed accordingly, the attached "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project".

If you have any questions relative to the above, please contact the Planning & Community Development Department at the Town of Plattsburgh.

Sincerely yours,

Tim Palmer, Chairperson of the Planning Board

Trevor Cole, AICP
Senior Planner, Town of Plattsburgh

Pc: AES Northeast, P.C., Project Engineer
Steve Imhoff, Codes Enforcement Officer

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

The Public Hearing is called to order at: 5:25 p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

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** and;

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**

PERSONS SPEAKING FOR OR AGAINST

None

The hearing was adjourned at: 5:26 p.m.

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

Resolution No. 26-13

Motioned by: Joesph Krupka

WHEREAS, the Town of Plattsburgh's Planning Board has before it a project known as the:

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** and;

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**

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act", provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; and

WHEREAS, said Part 617 of the Environmental Conservation Law provides for an involved agency to review any action for the purpose of determining the effect of the action on the environment; and

WHEREAS, public comment opportunity was provided in consideration of this Project on March 17, 2026; and

WHEREAS, the Town's Planning Board received, considered, and placed on file the Site Plan/Subdivision applications, maps, plans, Storm Water Management Report, Traffic Assessment; and

WHEREAS, the Town's Planning Board reviewed the information filed with the application for the Project, including but not limited to the EAF Part 1 and additional information provided to supplement and clarify the same; and

WHEREAS, the Town's Planning Board conducted a detailed and comprehensive environmental review of the Project to determine whether there was a significant impact which would require the preparation of a Draft Environmental Impact Statement (DEIS); now, therefore be it

RESOLVED, that at the meeting, the Town Planning Board has reviewed the Part 2 EAF and has not identified any moderate to large adverse environmental impacts; and be it further

RESOLVED, that the Town's Planning Board does hereby determine that the project is an UNLISTED "ACTION" in accordance with said Environmental Review procedures and a coordinated review will not be done; and,

RESOLVED, that the Town's Planning Board acting as the "Lead Agency" in a SEQRA Review does hereby receive and place on file the X Subdivision and/or X Site Plan applications, maps, plans, completed EAF and other related material submitted; and, be it further

RESOLVED, that the Town Planning Board has reviewed the Planning & Community Development Department's recommendations and findings herein and does determine that:

- a) The overall scope of the Project development is less than the scope of the development permitted by the town's zoning regulations; and
- b) The Project Traffic Assessment developed by Creighton Manning dated May 23, 2025 was reviewed by the Town Planning Board and found acceptable; and
- c) The proposed impervious area in the Project Plan is significant, but will be mitigated with stormwater controls in accordance with the Towns Zoning Ordinance and NYSDEC regulations; and
- d) The erosion and sedimentation from the development and water quality during such development will be properly controlled as proposed by the storm water management plan submitted and accepted by the Town Planning & Community Development Department, and it is further

RESOLVED, that the Project does not:

- a) involve a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems;
- b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources,

- c) conflict with the Town's current plans or goals for the area where the project is located
- d) impair the character or quality of the neighborhood;
- e) represent a major change in the use of energy;
- f) create any hazards to human health;
- g) represent a substantial change in the use of the land;
- h) increase the number of people who would come to the site absent such development in an undesirable/unmanaged manner; or
- i) impair the environmental characteristics of the area; and, it is further

RESOLVED, that the Town Planning Board of the Town of Plattsburgh after review of the said X Subdivision and/or X Site Plan application, maps, plan, completed EAF, and related materials does hereby determine as "Lead Agency" for the SEQRA Review process that the "Project" will NOT have a significant effect on the environment. Therefore, the preparation of a DEIS is NOT required; and, be it further

RESOLVED, that the Town Planning Board does hereby declare that the Project and environmental review process considered for the development does adequately and sufficiently satisfy the requirements of the State Environmental Quality Review Act for the Project; and be it further

RESOLVED, that a copy of this resolution be forwarded to other involved agencies who may be reviewing the Project for their records and files, and be it further

RESOLVED, that the Planning Board of the Town of Plattsburgh does hereby authorize and direct the Chairman of the Planning Board to have prepared and to execute a "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) for this "Project"; and, be it further

RESOLVED, that the "Notice of No Significant Environmental Impact" (NEGATIVE DECLARATION) shall be disseminated to those involved Agencies and Governmental Units as required by said Environmental Conservation and all related material shall be maintained on file at the Town Hall Offices of the Planning Board and available for Public Inspection.

Seconded By: Terry Senecal

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole informed the Planning Board that the project had submitted a complete SEQRA short form EAF Part I. Mr. Cole and the Planning Board reviewed the questions on the SEQRA EAF Part II together and discussed the responses. Mr. Cole informed the Planning Board that a draft resolution had been prepared for their consideration and, if

they concurred with the answers to Part II EAF, they could file a Negative Declaration of environmental significance for the project.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH

[Handwritten Signature]
3/19/26

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

	Agency Use Only [If applicable]
Project :	Residences at Rugar Site Plan 2025
Date :	March 2026

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
 If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2,h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>		
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>		
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: Extension of public road, upgrade of existing section _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health
 The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans
 The proposed action is not consistent with adopted land use plans.
 (See Part 1. C.1, C.2. and C.3.)
 If "Yes", answer questions a - h. If "No", go to Section 18.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character
 The proposed project is inconsistent with the existing community character.
 (See Part 1. C.2, C.3, D.2, E.3)
 If "Yes", answer questions a - g. If "No", proceed to Part 3.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

	Agency Use Only [If applicable]
Project :	Residences at Ruger Site Plan 2025
Date :	March 2026

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
 If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
 If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

NO

YES

If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

NO

YES

If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: Extension of public road, upgrade of existing section		<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

 NO YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts:			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

 NO YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>		
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

Upon review of the information recorded on this EAF, as noted, plus this additional support information
See materials listed in the attached EAF Part III

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Plattsburgh- Planning Board as lead agency that:

- A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.
- B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

- C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Residences at Rugar Site Plan 2025

Name of Lead Agency: Town of Plattsburgh Planning Board

Name of Responsible Officer in Lead Agency: Tim Palmer

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: *Tim Palmer* Date: 3.17.26

Signature of Preparer (if different from Responsible Officer) _____ Date: 03/12/2026

For Further Information:

Contact Person: Trevor Cole, AICP
Address: 151 Banker Road Plattsburgh, NY 12901
Telephone Number: (518) 562-6850
E-mail: trevorc@townofplattsburgh.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Project : Residences at Rugar Site Plan 2025

Date : March 2026

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact:
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

In consideration of the following, the Town Board finds that this zoning ordinance amendment will result in little or no negative environmental impact:

-Site Plan & Subdivision Maps
 -Planning & Community Development Review Letter dated March 12, 2026
 -Threatened or endangered species report
 -SEQRA EAF Part I
 -March 17, 2026 Public Hearing Comments
 -Stormwater Pollution Prevention Plan
 Creighton Manning Traffic Analysis dated May 23, 2025
 -County Planning Board decision and comments dated March 4, 2026
 -SEQRA EAF Part II and III

Item 13 of the SEQRA EAF Part II was checked Yes, since the project involves the extension of the public road to serve the project. There will be an increase in traffic on Rugar Street as a result of the project though the traffic analysis finds that the level of service will remain unchanged.

Determination of Significance - Type 1 and Unlisted Actions

SEQRA Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

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PLATTSBURGH, NY 12901-7307

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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

March 19, 2026

Regan Development Corp.
1055 Saw Mill River Rd. Suite 204
Ardsley, NY 10502

RE: Residences at Rugar Site Plan 2025
Detailed Preliminary Plan Review Meeting

Dear Regan Development Corp.:

Transmitted herewith is a copy of Resolutions No. 26-15 dated March 17, 2026, wherein the Town of Plattsburgh's Planning Board has approved your detailed preliminary site plan subject to your compliance with all items contained in the list of recommendations, changes, additions and modifications prepared by the Planning & Community Development Department and dated March 12, 2026.

Upon the Town's Planning & Community Development Department reviewing and certifying the revised plans are in compliance with all items required in the resolution, you will be directed to provide copies of the plans signed by you as your agreement that you will construct the project in accordance with these approved detailed preliminary plans. The Chairman of the Planning Board has been authorized to execute and approve the detailed preliminary plans after which you will be given a signed copy for your records together with a notice that you can request a building permit for the construction of the project improvements as shown on the said detailed preliminary plan maps. No other town permit (ex: building, water, sewer or highway) or work on the project is allowed to commence until you receive the approved detailed preliminary plan maps.

Many times there are construction items not addressed by or contained on the approved detailed preliminary plans or other construction conditions occur that require a change or modification to the information contained on the approved detailed preliminary plans. Any consideration by you or your contractor to change or modify information or construction data as shown on the approved detailed preliminary plans requires Town Planning Board approval PRIOR to the construction being performed in the field. The Town's Planning & Community Development Department, other town personnel and/or the Design Engineer/Architect DOES NOT have the authorization on their own to

approve or authorize changes or modifications to the construction data shown on the approved detailed preliminary plans.

Prior to the issuance of a "Certificate of Occupancy" you are required to submit "As Built" construction drawings in accordance with Section 7.13 of the Town of Plattsburgh's *Zoning Ordinance* regulations. Your signature on the plans will confirm your responsibility to submit as-built construction drawings.

If you have any questions relative to the above, please contact the Planning & Community Development Department.

Sincerely yours,
Tim Palmer, Chairperson of the Planning Board



Trevor Cole, AICP
Senior Planner

pc: Steve Imhoff, Codes Enforcement Officer, (w/o encl.)
AES Northeast, Project Engineer

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

Resolution No. 26-15

Motion by: Malana Tamer

WHEREAS, the Town Planning Board has received and reviewed a request for Planning Board approval of a detailed preliminary site map and plan for:

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 **DETAILED PRELIMINARY PLAN REVIEW** and;

WHEREAS, public hearing for the said project was held on March 17, 2026, in accordance with the Town of Plattsburgh's *Zoning Ordinance* Sections 7.6 A, B, & C ; and

WHEREAS, the detailed preliminary site map, plans and associated materials have been reviewed by the Town's Water and Wastewater Department and Highway Department, and those comments are included in the Planning and Community Development Department review letter; and

WHEREAS, the project was referred and submitted to the Clinton County Planning Board on February 23, 2026, in accordance with NYS municipal Law Section 239m; and

WHEREAS, the Clinton County Planning Board did on March 4, 2026, hear Referral Number 18-26 and approve by a vote of 9-0; and

WHEREAS, in accordance with Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act", the Planning Board conducted a thorough environmental review and issued a negative declaration of environmental significance by Resolution 26-13 dated March 17, 2026; and

WHEREAS, the detailed preliminary site map, plans and related materials have been reviewed by the Town's Planning & Community Development Department which has submitted a recommendations letter dated March 12, 2026, to the Planning Board for the Planning Board's consideration; now, therefore be it

RESOLVED, that the Town of Plattsburgh Planning Board does hereby:

- A. Receive and place on file the said Planning & Community Development Department's recommendations letter dated March 12, 2026; and

- B. Concur with the said items and recommendations contained in the said Planning & Community Development Department's list of recommendations letter dated March 12, 2026; and be it further

RESOLVED, that the Town Planning Board does hereby find and determine that the detailed preliminary site plan request with the proposed changes identified in the Planning & Community Development Department's recommendations letter dated March 12, 2026, will be in an approvable form and does hereby grant and approve the site plan changes for said project subject to the following:

- A. That the applicants have their Surveyor/Engineer submit a revised paper plan to the Town's Planning & Community Development Department showing compliance with the items and conditions contained in the Town's Planning & Community Development Department's recommendations letter dated March 12, 2026; and
- B. That the Town's Planning & Community Development Department reviews said revised paper plan and certifies there on the revised paper plan that the plan is in compliance with all the items and conditions as requested; and
- C. That the applicants provide the Town's Planning & Community Development Department with four (4) paper copies of the detailed preliminary site plan signed by the applicant or applicant's designated agent to acknowledge that all site plan improvements shall be constructed in accordance with and as shown on the approved detailed preliminary site plan which plans shall also be certified by the Town's Planning & Community Development Department to be in compliance with Planning Board requirements; and be it further

RESOLVED, that unless otherwise extended by the Planning Board this site plan review decision shall expire upon the following occurrences:

- A. The applicant fails to undertake the proposed action or project, or
- B. Fails to obtain any necessary building permits, within one year from the filing date of this decision. A site plan review decision which has become invalid, or which has expired pursuant to the terms of this resolution may be renewed upon application by the applicant, payment of any applicable fee, and approval of the application by the Planning Board; and be it further;

RESOLVED, that the Planning Board does hereby establish the following additional conditions of approval:

- A. Subject to the applicant complying with any requirements of the Planning Board noted in the Planning Board Resolution discussion; and
- B. Subject to the applicant providing a 3% construction cost performance guarantee as calculated on the Attachment A by the applicant's engineer; and

- C. Subject to a \$10,800.00 recreation fee (\$150/dwelling unit) submitted to the Planning and Community Development Department prior to the issuance of a certificate of occupancy; and
- D. Subject to the project complying with all conditions of the Clinton County Health Department and said conditions shall be reflected in the revised final plat.
- E. Subject to the applicant receiving permit approval from the Town Water and Wastewater Department. NYSDOH approval and Clinton County Health Department approval is required.
- F. Subject to review and permitting by the NYSDEC for extension of the existing sanitary sewer main.
- G. It is recommended that the Planning Board condition approval of the detailed preliminary plan upon the Applicant submitting the required 3% construction cost performance guarantee to the Planning & Community Development Department prior to detailed preliminary plan certification.
- H. Subject to the receipt of a one (1) year road & utilities warranty bond upon final acceptance and recommendation for dedication by the Highway Superintendent, Water & Wastewater, and Buildings and Grounds, and Planning & Community Development Departments.
- I. Subject to a final inspection of all road, water, stormwater, lighting infrastructure etc. conducted by the CCHD, Highway, Planning & Community Development, and Buildings and Grounds Departments.
- J. Subject to the applicant providing as-built plans to the Planning Department upon completion of the project; and be it further

RESOLVED, that the Planning Board does hereby authorize and direct the Chairman of the Town of Plattsburgh's Planning Board to execute the revised detailed preliminary site plan certified by the Town's Planning & Community Development Department.

Seconded By: Sarah Cayea

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components.

Roll Call:	<u>Yes</u>	<u>No</u>
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	

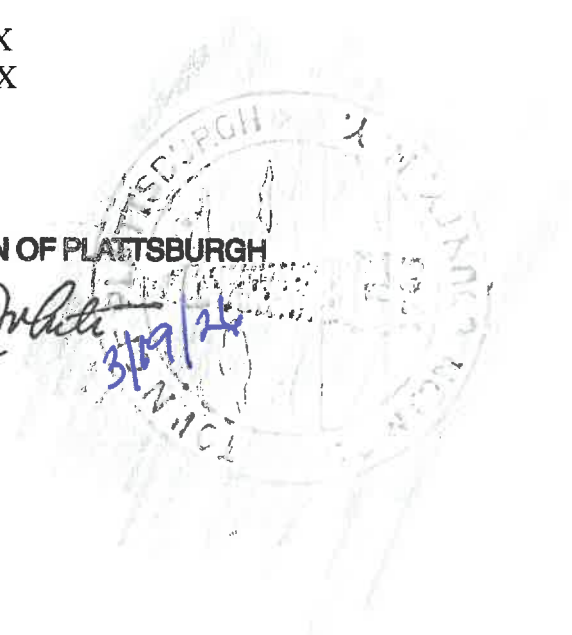
Joseph Krupka
Tim Palmer, Chairman

X
X

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH

Tim Palmer
3/19/14



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

March 12, 2026

Residences at Rugar Site Plan 2025

Project is located on Rugar St.

Plans dated February 2026

Plans received by Planning & Community Development Department on February 24, 2026

Dear Mr. Palmer and Members of the Planning Board:

RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS

The Planning & Community Development Department has reviewed the Detailed Preliminary Site Plan for the above referenced project and offers the following comments and recommendations for consideration by the Planning Board. It is recommended that the Planning Board require the Applicant to:

1. Sheet C-4 - Please add an additional note to the “area of unknown ownership” stating: “This portion not included in the area calculations for development of the site plan”.
2. Please identify the length of the vehicle used to model the fire truck turning plan. The local Fire Department requests a minimum of 48’ be modeled to accommodate current equipment.
3. Sheet C-5 (and others) - It is recommended that the project discuss with the Town Highway Department the potential for a public/private partnership to rehabilitate the full length of Rugar Street extension. This short section of road has basically functioned as a shared driveway for many years with limited traffic. The substantial increase in traffic will necessitate improvements that may best be addressed at the time of the road extension. There may be efficiencies to be explored in the project partnering with the Town to do this work at the time of construction.
4. Sheet C-6 - Please move the emergency spillway on the southernmost stormwater facility to the northern corner. This may help mitigate any potential impacts to adjacent properties in the event of an emergency overflow.
5. Sheet C-8 - The Water and Wastewater Department and Fire Department recommend extending the water line to the southern end of the parking lot and relocating the hydrant proposed near the driveway entrance from Rugar, to the southern end of the parking lot near the fire truck turnaround.

6. It is requested that the proposed sewer manhole located in the middle of the Town park, be relocated closer to the basketball court along Military Turnpike. To avoid conflicts with future programming of the green space at the park. The basketball court at the north end of the park is scheduled for demolition and that area may be considered as part of the sewer lateral route.

WATER & WASTEWATER COMMENTS

1. The extension of the public water line will require coordination, review and approval by the Clinton County Health Department. Please provide evidence of CCHD permit and design approvals to the Planning & Community Development Department.
2. All water and sewer relocation or new construction requires Town of Plattsburgh Water and Sewer Department Permits. After obtaining the necessary permits the project construction schedule shall be coordinated with Water and Sewer Departments within 72 hours advance notice for inspection of all work.
3. This project is subject to coordination with the City of Plattsburgh and NYSDEC for the extension of a public sewer main and conveyance of wastewater to the City for treatment.

HIGHWAY COMMENTS

1. New Driveways: A Highway Access Permit is required to be obtained from the Town of Plattsburgh Highway Department at their prevailing fee, and the developer shall be responsible for any Town Highway Department Permit conditions.

STORMWATER REVIEW

The Town consultant engineer, Laberge Group, has reviewed the stormwater management plan for the project and reports that the plan does generally comply with Town stormwater regulations, but has provided additional comments and has requested several minor additions to the plan in their letter dated March 9, 2026.

GENERAL MUNICIPAL LAW 239-M REFERRAL

On March 4, 2026, the Clinton County Planning Board did hear Referral Number 18-26 and by a vote of 9-0 did determine the action of this project to be an approval.

SEQR

The project has provided the Part 1 Long Form EAF as attached. The Part 2 & 3 EAF was completed and reviewed at the meeting. Additional supplemental information was reviewed as provided Including: Site plan/Subdivision Application, County Planning Board Comments (239m), Storm Water Management Report, and Traffic Assessment for Proposed Residences at Rugar Development, Plattsburgh NY dated May 23, 2025.

It is the recommendation of the Planning & Community Development Department that the Planning Board consider, based on the information and analysis of Part 2 & 3 of the EAF that the proposed action **WILL NOT** result in any significant adverse environmental impacts and does further recommend that the Planning Board find a **NEGATIVE DETERMINATION** of significance for this project in accordance with the provisions of 6NYCRR Part 617.

RECOMMENDED CONDITIONS OF APPROVAL

The Planning & Community Development Department has reviewed the Detailed Preliminary Subdivision Plan for the above referenced project and recommends the following conditions of approval for consideration by the Planning Board:

1. Subject to the project complying with all conditions of the Clinton County Health Department and said conditions shall be reflected in the revised final plat.
2. Subject to the applicant receiving permit approval from the Town Water and Wastewater Department. NYSDOH approval and Clinton County Health Department approval is required.
3. Subject to review and permitting by the NYSDEC for extension of the existing sanitary sewer main.
4. Subject to review and approval by the Clinton County Health Department under NYS Realty Subdivision laws.
5. Subject to inspection of the proposed road extension by the Town of Plattsburgh Highway Department.
6. Subject to coordination and approval from the Town Highway Department for the location of appropriate signage (stop, directional, speed, road name, etc.).
7. Subject to the coordination and approval of the Town Building and Ground Department for the number, type, and location of streetlights.
8. It is recommended that the Planning Board condition approval of the detailed preliminary plan upon the Applicant submitting the required 3% construction cost performance

guarantee to the Planning & Community Development Department prior to detailed preliminary plan certification.

9. Subject to the receipt of a one (1) year road & utilities warranty bond upon final acceptance and recommendation for dedication by the Highway Superintendent, Water & Wastewater, and Buildings and Grounds, and Planning & Community Development Departments.
10. Subject to a final inspection of all road, water, stormwater, lighting infrastructure etc. conducted by the CCHD, Highway, Planning & Community Development, and Buildings and Grounds Departments.
11. Subject to a \$10,800.00 recreation fee submitted to the Planning & Community Development Department prior to the issuance of a certificate of occupancy.
12. It is recommended that the Planning Board condition approval of the detailed preliminary plan and certification of future as-built plans upon the applicant reimbursing the Town for consultant stormwater review fees as per Section 7.11 of the Town Zoning Ordinance.

PLANNING DEPARTMENT RECOMMENDATION

In light of the above, it is the recommendation of Planning & Community Development Department that any Planning Board consideration for approval of the Site Plan be conditioned subject to the aforementioned recommendations and any Planning Board Member Meeting comments or modification requests.

If I can be of any further assistance, please contact me.

Sincerely yours,

Trevor Cole, AICP
Senior Planner



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

March 19, 2026

Alternative Energy Development Group LLC
7 Great Valley Parkway, Suite 110
Malvern, PA 19355

RE: Giroux Plattsburgh Community 6.5MW Solar Site Plan & Special Use Permit 2024
Detailed Preliminary Plan Reapproval Meeting

Dear Alternative Energy Development Group LLC:

Transmitted herewith is a copy of Resolution No 26-17 dated March 17, 2026, wherein the site plan for your project was conditionally reapproved for one year subject to the resolution discussion and to the conditions of a letter from the Planning & Community Development Department dated March 12, 2026.

Upon the Town's Planning & Community Development Department reviewing and certifying the revised plans are in compliance with all items required in the resolution, you will be directed to provide copies of the plans signed by you as your agreement that you will construct the project in accordance with these approved detailed preliminary plans. The Chairman of the Planning Board has been authorized to execute and approve the detailed preliminary plans after which you will be given a signed copy for your records together with a notice that you can request a building permit for the construction of the project improvements as shown on the said detailed preliminary plan maps. No other town permit (ex: building, water, sewer or highway) or work on the project is allowed to commence until you receive the approved detailed preliminary plan maps.

Many times there are construction items not addressed by or contained on the approved detailed preliminary plans or other construction conditions occur that require a change or modification to the information contained on the approved detailed preliminary plans. Any consideration by you or your contractor to change or modify information or construction data as shown on the approved detailed preliminary plans requires Town Planning Board approval PRIOR to the construction being

performed in the field. The Town's Planning & Community Development Department, other town personnel and/or the Design Engineer/Architect DOES NOT have the authorization on their own to approve or authorize changes or modifications to the construction data shown on the approved detailed preliminary plans.

Prior to the issuance of a "Certificate of Occupancy" you are required to submit "As Built" construction drawings in accordance with Section 7.13 and 8.11 of the Town of Plattsburgh's *Zoning Ordinance* regulations. Your signature on the plans will confirm your responsibility to submit as-built construction drawings.

If you have any questions relative to the above, please contact the Planning & Community Development Department.

Sincerely yours,
Tim Palmer, Chairperson of the Board

A handwritten signature in blue ink, appearing to read 'Trevor Cole', with a long horizontal flourish extending to the right.

Trevor Cole, AICP
Senior Planner

pc: Steve Imhoff, Codes Enforcement Officer, (w/o encl.)
RMS, Project Engineer

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

Resolution No. 26-17

Motion by: Joseph Krupka

WHEREAS, the Town Planning Board has received and reviewed a request for Planning Board approval of a detailed preliminary site map and plan for:

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;** and

WHEREAS, the project's site plan was reviewed by the Town's Water and Highway Departments whose comments are included in the Planning & Community Development Department's review letter dated March 12, 2026; and

WHEREAS, a thorough review of the potential environmental impacts associated with the project was conducted by the Planning Board and on April 15, 2025, the Planning Board issued a Negative Declaration of Environmental Significance for the project by Resolution 25-19; and

WHEREAS, the project's detailed preliminary plan was previously approved by Resolution 25-30 on May 20, 2025; and

WHEREAS, more than one year has passed since the approval without the project proceeding to construction, resulting in expiration of the approval; and

WHEREAS, the applicant requests **re-approval for one year** to undertake the project with minimal changes to comply with the updated Solar Local Law; and

WHEREAS, there have been no significant changes to the underlying zoning, nor significant developments nearby that would negatively impact, or be impacted by the proposed project; now therefore be it

RESOLVED, that the Planning Board has reviewed the project materials and considered the potential impacts to the area where the project is proposed and hereby re-affirms the previous SEQRA Negative Declaration issued by Resolution 25-19 on April 15, 2025; and be it further

RESOLVED, that the Planning Board does hereby **RE-APPROVE for one year** the Giroux Plattsburgh Community 6.5 MW Solar Site Plan & Special Use Permit 2024, as previously

approved, and subject to all conditions identified in Resolution 25-30 dated May 20, 2025, and those herein.

Seconded By: Terry Senecal

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH

Handwritten signature
3/19/26

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

March 12, 2026

Giroux Plattsburgh Community 6.5MW Solar Site Plan & Special Use Permit 2024 Renewal
Project is located on Route 9.
Plans dated April 2025
Plans received by Planning Department on April 29, 2025

Dear Mr. Tim Palmer and Members of the Planning Board:

RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS

The Planning & Community Development Department has reviewed the Detailed Preliminary Site Plan **Renewal** for the above-referenced project and offers the following comments and recommendations for consideration by the Planning Board:

1. The project is considered to be a Tier 3 Solar Energy System and is therefore regulated under the Town of Plattsburgh Solar Energy Local Law. The Local Law is the primary guiding document for the review and regulation of the proposed facility and the provisions of the Town Zoning Ordinance are in effect where the Local Law prescribes.
2. Plan Sheets C200, C202, C203 and other differ in the display of how many new poles and transformers will be constructed. Please provide clarification and revise the plans accordingly.
3. The Zoning table indicates that proposed Lot 1 has 737.38ft of road frontage. Non-accessible I-87 does not account for frontage. The existing and proposed conditions should be 136.35ft for the west side of Rte 9 and the remaining lands on the east side listed with a separate frontage calculation.
4. Please add the revised zoning table to Sheet C200. The revised zoning table should include setbacks requirements and proposed conditions.
5. Detail D200 identifies a board on board fence. Please clarify if and where this would be constructed on either site.

STORMWATER

The project will utilize “limited-use pervious pavement” to reduce runoff from the proposed access road and transformer pad. As shown in the stormwater analysis discussed below, these techniques will allow the project to meet the NYSDEC’s stormwater design requirements, including the need to provide runoff reduction and treatment of the water quality volume. The project is in line with the NYSDEC Memorandum of April 5, 2018 “Solar Panel Construction Stormwater Permitting/SWPPP Guidance”. Stormwater analysis shows that the peak runoff rates from all storm events will be less than their pre-existing rates.

GENERAL MUNICIPAL LAW 239-M REFERRAL

The project is located within 500 feet of NYS Rte 9 and therefore triggers the requirements for submittal to the Clinton County Planning Board under NY GML 239m. The project was referred as required and on May 7, 2025 the Clinton County Planning Board did hear Referral Number 17-25 and by a vote of 8-1 did approve the action.

PUBLIC ENVIRONMENTAL BENEFIT

As per Section 7 of the Solar Energy Local Law the project is required to provide a Public Environmental Benefit Fee. The fee is calculated as \$2500/acre of the subject parcels used for solar energy generation and those that support the project (roads, equipment, etc.).

DECOMMISSIONING PLAN & SECURITY

As per Section 6 (H) of the Solar Energy Local Law the project is required to provide a decommissioning plan and financial security for the purposes of site remediation in the event that the project is unable to. It is recommended that the project be required to provide the Town with a bond in an amount calculated and agreed upon between the project and the Town Attorney.

RECOMMENDED CONDITIONS OF APPROVAL

The Planning & Community Development Department has reviewed the Detailed Preliminary Site Plan **Renewal** for the above-referenced project and offers the following comments and recommendations for consideration as conditions of approval by the Planning Board:

1. It is recommended that the Planning Board condition approval of the detailed preliminary plans upon the Applicant’s submission of as-built plans to the Planning & Community Development Department upon completion of the project.
2. It is recommended that the Planning Board condition approval of the project upon the Town Attorney reviewing and approving the decommissioning plan and bond.

3. It is recommended that the Planning Board condition approval of the project upon the Applicant's submission of the Public Environmental Benefit fee.

SEQR

The project has submitted a complete Part 1 Long EAF as attached along with a Section F supplemental information package. The Planning Department has completed the SEQRA Part II EAF for this Project. The Planning Department has considered all aspects of the action, reviewed the EAF, Section F supplement, Project Narrative, storm-water management report, decommissioning plan, and thoroughly analyzed the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment. In consideration of all materials reviewed and provision of all additional materials noted above, it is the recommendation of the Planning Department that the Planning Board consider, based on the information and analysis of Part 2 of the EAF that the proposed action **WILL NOT** result in any significant adverse environmental impacts and does further recommend that the Planning Board find a **NEGATIVE DETERMINATION** of significance for this project.

*On April 15, 2025, the Planning Board did issue a negative declaration of environmental significance for the project (subdivision and two solar energy installations) by resolution 25-19. There are no proposed changes to the project scope, underlying zoning, or adjacent land uses since the original approval.

RECOMMENDATION

In light of the above, it is the recommendation of Planning & Community Development Department Staff that any Planning Board consideration for approval of the detailed preliminary plan be conditioned subject to the aforementioned recommendations and any Planning Board Member Meeting comments or modification requests.

If I can be of any further assistance, please contact me.

Sincerely yours,

Trevor Cole, AICP
Senior Planner



March 19, 2026

TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

Lake City Properties LLC
50 Cogan Ave.
Plattsburgh, NY 12901

RE: Lake City Properties LLC Site Plan 2026
Sketch Plan Review Meeting

Dear Lake City Properties LLC:

Transmitted herewith is a copy of Resolution No. 26-19 dated March 17, 2026, wherein your Sketch site plan was authorized to proceed to **Detailed Preliminary Site Plan** submittal subject to complying with the checked items on the site plan application checklist completed by the Planning & Community Development Department dated March 12, 2026.

It is requested that you have your licensed land surveyor and/or professional engineer submit five (5) paper copies of the **Detailed Preliminary Site Map and Plan** in accordance with the Town's *Zoning Ordinance* regulations and the items requested on said site plan application checklist, as completed by the Planning & Community Development Department and dated March 12, 2026, along with all other required materials to the Planning & Community Development Department a minimum of twenty-one (21) days before the Planning Board meeting at which your detailed preliminary plan is to be considered.

If you have any questions relative to the above, please contact the Planning & Community Development Department at the Town of Plattsburgh.

Sincerely yours,
Tim Palmer, Chairperson of the Planning Board

Trevor Cole, AICP
Senior Planner

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

Resolution No. 26-19

Motion by: Malana Tamer

WHEREAS, the Town Planning Board has received an application, sketch site plan, and sketch plan review fees for the following project:

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**; and

WHEREAS, the Town of Plattsburgh's Planning & Community Development Department has conducted a sketch site plan review of the "Project" and has submitted a completed checklist for detailed preliminary plans dated March 12, 2026, as part of the Town of Plattsburgh *Zoning Ordinance* Article VII Site Plan Review Procedures for the Town Planning Board to review and consider; and

WHEREAS, the Town's *Zoning Ordinance*, dated June 2023, Sections 7.7 and 8.4 requires a public notice and hearing and said notice shall be provided to the owners of the properties abutting that land within 500 feet and said notice shall be mailed at least five calendar days prior to the meeting; and

WHEREAS, the Planning Board shall additionally provide notice as required in Sections 7.7 and 8.4 Paragraphs A, B, and C of the Town's *Zoning Ordinance* dated June 2023; and

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act" (SEQRA), provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; now therefore be it

RESOLVED, that the Town of Plattsburgh's Planning Board after a review of the said application, sketch plan and the Planning & Community Development Department's recommended checklist items does hereby determine that the proposed projects is as checked below:

- An action involving a Federal Agency - A final EIS for the action has been duly prepared under the National Environmental Policy Act of 1969 and a findings statement pursuant to NYS Environmental Law Part 617.11 will be prepared by the Town's Planning Board.

- Type I Action - a coordinated review will be conducted, and the Town of Plattsburgh Planning Board shall request to be designated lead Agency;
- Type II Action - no further environmental review is necessary;
- Unlisted Action:
- A coordinated review will not be done
- A coordinated review will be done and the Town of Plattsburgh Planning Board shall request to be designated lead agency
- A coordinated review will be done and the Town of Plattsburgh Planning Board does hereby designate _____ to assume the lead agency role in accordance with the New York State Environmental Law; and be it further

RESOLVED, that upon receipt of a complete Detailed Preliminary Plan Application for the above referenced project the Planning & Community Development Department will provide public notice and schedule a public hearing and said notice shall be provided to the owners of the properties abutting that land within 500 feet and said notice shall be mailed at least five calendar days prior to the meeting; and be it further

RESOLVED, the Planning Board shall additionally provide notice as required in Sections and 7.7 and 8.4, Paragraphs A, B, and C of the Town's *Zoning Ordinance* dated June 2023; and be it further

RESOLVED, that the Town of Plattsburgh's Planning Board after a review of the site plan and the Planning & Community Development Department's Staff Review Comments letter dated March 12, 2026, does hereby:

- A. Receive and place on file the site plan checklist and review letter completed by the Town's Planning & Community Development Department dated March 12, 2026; and
- B. Concur and accept the findings and recommendations contained therein; and
- C. Require that the applicant have his licensed land surveyor and/or professional engineer submit five (5) paper copies of a **Detailed Preliminary Site Map and Plan** in accordance with the checklist items as recommended by the Town's Planning & Community Development Department and as shown on the checklist.
- D. Require that the applicant submit **ALL REQUIRED PERMITS, APPLICATIONS, DRAWINGS AND ALL OTHER MATERIALS** as indicated on the said checklist.

Seconded By: Terry Senecal

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components. Project Engineer, Aaron Ovios added that they will address the comments at the detailed plan submittal.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH
[Signature]
3/19/26

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

March 12, 2026

Lake City Properties LLC Site Plan 2026

Project is located on Idaho Ave.

Plans dated February 2026

Plans received by Planning Department on February 24, 2026

SKETCH PLAN REVIEW IS INTENDED TO:

1. Enable the Applicant to inform the Planning Board of his/her proposal prior to the submittal of a formal detailed site plan application; and
2. Allow the Planning Board to review the basic site design concept; and
3. Allow the Planning Board to advise the Applicant as to potential problems, concerns and compliance with the Town Zoning Ordinance; and
4. Allow the Planning Board to determine the information to be required with the formal detailed site plan application; and
5. Allow the Planning Board and Applicant to review the project so as to determine the type of action and procedures to be followed in accordance with Article 8 provisions of the New York State Environmental Quality Review Act; and
6. Establish applicable fees and reimbursable costs for the proposed project

PLANNING & COMMUNITY DEVELOPMENT STAFF REVIEW COMMENTS

The Planning & Community Development Department has conducted a sketch plan review of Lake City Properties LLC Site Plan 2026 and recommends to the Planning Board that the project be required to respond to the following comments for further staff review and Planning Board consideration of the detailed preliminary plan:

1. Please respond to the Site Plan Checklist, dated March 12, 2026, prepared by the Planning staff.
2. Please add the Town of Plattsburgh Planning Board Notes as indicated on the provided checklist.

3. It is recommended that the Applicant identify all federal, state, or county local permits required for project execution.
4. Please provide location, design and written specifications of all proposed outdoor lighting facilities, including a lumens plan. All parking in non-residential districts shall be lighted in accordance with the standards in Section 5.15.
5. Materials and fleet storage will be limited to the extent of the gravel yard and parking areas shown on the site plan. Any expansion of that space will require site plan review and approval by the Planning Board in the future. It is highly recommended that the applicant install either a fence, jersey barriers, or another hardscape option to outline the extent of the storage on the site to maintain compliance.
6. Please coordinate with the Codes Enforcement Office regarding any proposed signs.
7. Please provide location, design and written specifications of all materials to be used in the landscaping plan and planting schedule for the proposed project in accordance with the Zoning Ordinance Section 5.14. For lots over 25 spaces, landscaping shall be provided as required in Section 5.14.A.2.

STORMWATER

8. The project will be required to provide a stormwater management plan and erosion and sediment control plan.
9. The applicant is required to reimburse the Town for engineering review fees for Storm Water Management review in accordance with Zoning Ordinance Section 7.11.

WATER AND WASTEWATER

1. A water service permit is required to be obtained from the Town Water and Sewer Department at their prevailing fee and the developer shall be responsible for any Town Water and Sewer Department permit conditions.

NY GML 239 M REFERRAL

The project is subject to NYS GML 239m for referral to Clinton County Planning Board.

SEQRA

Planning Department Staff has reviewed the Part I SEQRA Short Form EAF submitted with the site plan application, site plan map and other documents associated with the project and recommends that the Planning Board consider the project to be an "Unlisted Action".

Planning Department Site Plan Review Checklist

(To Be Completed By Town Staff)

An application for detailed site plan or special use approval shall be made in writing and shall be accompanied by a detailed site plan and report prepared by a licensed land surveyor and/or professional engineer along with required site plan fees. The application, including the detailed site plan and fees, shall be submitted to the Secretary of the Planning Board a minimum of twenty-one (21) consecutive days before the scheduled Planning board meeting at which the detailed site plan is to be reviewed. Said detailed site plan application packet shall contain all information as designated on the following checklist. If the Applicant and Planning Board discussed the project at a Sketch Plan Conference (SPC), the required information shall be drawn from the following checklist together with other elements as determined necessary by the Planning Board at said SPC. Plans shall be drawn to a scale of one (1) inch equals fifty (50) feet unless

Required	N/A	Project: <input type="text" value="Lake City Prop Site Plan 2026"/>
Site Plan Review Elements		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title of drawing, including name and address of applicant and person responsible for preparation of such drawing
<input checked="" type="checkbox"/>	<input type="checkbox"/>	North arrow, graphic and numeric scale and date (initial plan date and provisions for plan revision dates)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Metes and bounds dimensions of the property prepared by a Land Surveyor licensed in New York State
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All existing and proposed structures, features, and land use activities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcels immediately adjacent to the subject parcel, prepared by a New York State Licensed Land Surveyor, and, for each parcel, the owner's name and address with current deed date and recording data
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Existing watercourses, flood hazard areas, flood insurance zones, and New York State designated and Army Corps of Engineers wetland areas, prepared by a Licensed Land Surveyor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grading and drainage plan, showing existing and proposed contours at a maximum of two (2) foot contour interval (USGS - NGVD datum for contour information on the detailed site plan shall be taken from existing USGS - NGVD Vertical Control monuments with their bench mark reference designated on the site plan). Planimetric and topographic information shall extend a minimum of fifty feet (50') beyond the property boundary
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Comparison of proposed project's NGVD elevations with elevations designated on the public sanitary system. Results thereof shall appear on the detailed site plan. (this applies only when a proposed site plan project is within 2,000 feet of an existing public sanitary sewer collection or treatment facility)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior dimensions of all existing and proposed structures, with distances between all structures and distances between all structures and property lines properly dimensioned
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Type of construction materials and exterior color(s), height (eave and peak) and other exterior features for all existing and proposed structures, properly dimensioned
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Elevations of all views for all existing and proposed structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location, design and type of construction of all existing and proposed parking, truck loading areas, vehicular access and egress (Traffic Control Plan), with profile elevations and cross-section details provided at fifty (50) foot intervals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed provision for pedestrian access and movement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed pedestrian and vehicular links to adjacent lots and public rights-of-way
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of existing and proposed outdoor storage, if any, properly dimensioned

Planning Department Site Plan Review Checklist

√	N/A	Site Plan Review Elements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location, design, construction materials and written specifications of all existing and proposed site improvements including drains, culverts, retaining walls, and fences
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Method of sewage disposal with location, design, construction materials and within specifications of such facilities, properly dimensioned, with profiles, elevations and cross sections details provided at fifty (50) foot intervals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Method of securing water with location, design, construction materials and written specifications of such facilities, properly dimensioned with profiles, elevations and cross sections details provided at fifty (50) foot intervals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of existing and proposed fire and other emergency zones, including the location of fire Hydrants with fire flow test results not more that twenty-four (24) months old
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location, design, construction materials and written specifications of all energy distribution facilities, including electrical, gas and solar energy, properly dimensioned
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location, size design and type of construction of all existing and proposed signs
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of existing and proposed buffer areas, including existing and proposed vegetative cover (refer to Section 5.14 on page 47);
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location design and written specifications of all existing and proposed outdoor lighting facilities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identification of each land use activity and the numerical amount of building area for all existing and proposed structures and land use activities within the project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location, design and written specifications of all materials to be used in the landscaping plan and planting schedule for the proposed project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Information for landscaping and planting schedule previously approved for the site relative to approved planting and planting existing at the time of the new detailed site plan approval
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project schedule for all site plan improvements and proposed buildings or structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Record of all other applications and approval status of all necessary permits from federal, state, county and local officials
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Storm Water Management Report, prepares by a licensed engineer, providing, at a minimum, the following information: Narrative of proposed storm water management system and basis of design. Basis of closed storm water conveyance systems to be a ten (10) year storm event. Provide computations for flow, size and scope of each pipe section. Pre-development and post development runoff generation. Detention facilities shall be based upon a twenty-five (25) year post development runoff with peak discharge limited to the pre-development runoff from a ten (10) year storm event at the discharge point
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion and Sediment Control Plan consistent with New York State Standards and Specifications
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Information to demonstrate that the length and width of drive-through lanes, both before and after the drive-through window or other feature is sufficient to provide enough stacking need for the vehicles entering and exiting the facility, along with adequate bypass lanes

Planning Department Site Plan Review Checklist

√	N/A	Site Plan Review Elements
Identification of any permits required for the project's execution		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Federal: <input style="width: 80%;" type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	State: <input style="width: 80%;" type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	County : 239m
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Local (Highway): <input style="width: 80%;" type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Local (Water & Wastewater): water and sewer service permits
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zoning: Building Permits, certificate of occupancy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental: SEQRA

Additional Information Required		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Traffic Impact Analysis: <input style="width: 80%;" type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland Delineation: <input style="width: 80%;" type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Phase IA/IB Cultural Resource Investigation: <input style="width: 80%;" type="text"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conceptual Drawings, 3D renderings: facade renderings
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Impact Statement (EIS): <input style="width: 80%;" type="text"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: <input style="width: 80%;" type="text"/>

<input type="checkbox"/>	<input checked="" type="checkbox"/>	Site Plan Fees: See Attached Town of Plattsburgh 2015 Fee Schedule. All fees shall be submitted along with the detailed site plan
Sketch Plan fee: <input style="width: 100px;" type="text" value="150.00"/> Detailed Plan Fee: <input style="width: 100px;" type="text" value="750.00"/> Special Use fee: <input style="width: 100px;" type="text"/>		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	An estimated project site plan improvement construction cost sheet, excluding building cost as calculated on the "Schedule A" Cost Estimate Worksheet;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Construction deposit required (3% of "Schedule A" Cost Estimate Total)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other elements integral to the proposed site plan development as identified in the Planning Board Staff project review

Costs incurred by the Planning Board for professional consultation services or extended staff reviews in connection with the review of a detailed site plan application shall be changed to the Applicant. Additional Staff review costs or other expenses may be charged to the Applicant in accordance with section 7.11 of the Town Zoning Ordinance.

Fee Schedule derived from Town Board Resolution 14-211 Dated June 16, 2014

Staff Reviewer:	<input style="width: 95%;" type="text" value="Jessica Kogut"/>	Date:	<input style="width: 95%;" type="text" value="3/11/26"/>
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**TOWN OF PLATTSBURGH
PLANNING BOARD NOTES**

Water and Sewer

- 1. All water and sewer relocation or new construction requires Town of Plattsburgh Water and Sewer Department Permits. After obtaining the necessary permits the project construction schedule shall be coordinated with Water and Sewer Departments within 72 hours advance notice for inspection of all work.
- 2. A water service permit is required to be obtained from the Town Water and Sewer Department at their prevailing fee and the developer shall be responsible for any Town Water and Sewer Department permit conditions.

Highway

- 1. A Highway Access Permit is required to be obtained from the Town of Plattsburgh Highway Department at their prevailing fee and the developer shall be responsible for any Town Highway Department Permit conditions.
- 2. A NYS Department of Transportation Highway Access Permit and Permit to work within a NYS Department of Transportation (NYS DOT) right-of-way are required to be obtained from NYS DOT and the developer is responsible for any permit conditions.
- 3. A Clinton County Highway Access Permit is required to be obtained from the Clinton County Highway Department and the developer is responsible for any permit conditions.

Signs

- 1. No sign other than for the purpose of traffic control as shown on the approved detailed preliminary plan shall be installed without first obtaining a permit or approval from the Zoning Enforcement Officer or Zoning Board of Appeals. This detail preliminary plan approval does not constitute a waiver for *Zoning Ordinance*, Article VI requirements.

Landscaping

- 1. All disturbed areas of the project shall be topsoiled and seeded and erosion control measures shall be implemented for stormwater runoff as shown on the detail preliminary plan.
- 2. A landscaping plan shall be provided for Planning Board review and approval. This plan shall be submitted with sufficient time for Planning Board review, approval, and for the applicant to have the landscaping materials installed prior to any request for a Certificate of Occupancy.
- 3. The Landscaping Plan consisting of planting schedule, plant type, and size can not be changed or substituted with out Planning Department consultation and/or Planning Board Approval on the preliminary plan.

Handicap Parking

- 1. All handicap compliant parking spaces constructed shall be certified by the Zoning enforcement Officer to be in compliance with NYS Building Codes prior to issuance of any Certificate of Occupancy.

Site Lighting

- 1. All exterior lighting in connection with all building, signs, or other uses shall be directed away from adjoining streets and properties and shall not cause any objectionable glare observable from such streets or properties. All lighting shall be designed to minimize glare in the area being lighted and shall be shielded so as to prevent glare on adjacent property.
- 2. In no event shall any site lighting device in connection with this project be so placed or directed so as to present the beams and elimination there from to be directed or beamed skyward, upon a private or public street, highway, sidewalk or adjacent premises or property so as to cause glare or reflection that may constitute a traffic hazard or nuisance.
- 3. A site lighting plan shall be provided for Planning Board review and approval. This plan shall be submitted with sufficient time for Planning Board review, approval, and for the applicant to have the lighting materials installed prior to any request for a Certificate of Occupancy.

On Site Septic System

- 1. The project site is currently not served by a public sewer. As a result an on-site septic system must be used. The applicant must obtain a permit from the Clinton County Department of Health for the construction prior to the construction of any on-site septic system. The septic system must be installed according to Clinton County Department of Health guidelines and permit conditions.

Fuel Storage Tanks

- 1. Installation of underground or above ground LP storage tanks require compliance with all NFPA requirements and detailed construction plans certified by a professional engineer to be in compliance with NFPA requirements shall be submitted to the Town of Plattsburgh Code Enforcement Officer prior to installation of any LP storage tanks shown on these site plans.

Dig Safely New York

- 1. Always call Dig Safely New York (1-800-962-7962) two-ten working days prior to your dig or excavation. Dig with care! Always hand dig when within 2 feet on either side of any marked lines. If damage, contact, or disturbance of any underground utility line occurs, immediately notify the affected facility operator, utility or pipeline company. If damage to an underground facility creates an emergency, take immediate steps to safeguard health and property. Contact 911.

Site Plan Approval Time Line

1. Unless otherwise extended by the Planning Board this Site Plan Approval shall expire upon the following occurrences:
- a. The applicant fails to undertake the proposed action or project, or
 - b. Fails to obtain any necessary building permits, within one year from the detail preliminary plan approval resolution date. A Site Plan Review Decision which has become invalid or which has expired pursuant to the terms of the resolution may be renewed upon application by the Applicant, payment of any applicable fee, and approval of the application by the Planning Board.

Subdivision with or without Improvements

1. Unless otherwise extended by the Planning Board this Subdivision plan shall expire upon the following occurrences:
- a. Approval of the preliminary plan shall expire after one hundred eighty (180) days from the date of approval. Extension for two periods of ninety (90) days may be granted by the Planning Board upon application.
 - b. Approval of the final plan shall expire within sixty (60) days from the date of such approval unless within such 60 day period, such plat shall have been duly recorded and/or filed in the County Clerk's office.

2. Realty Subdivision review by the Clinton County Department of Health is required if the proposed subdivision is five (5) or more lots, designated by metes and bounds, each comprising of five (5) acres or less within any three (3) year period.

3. Upon completion of all proposed improvements, the developer shall provide the Town of Plattsburgh with "as-built" subdivision plans for certification by the Planning Board Chairman. Certification of the as-built plans is required prior to issuance of a building permit by the Town of Plattsburgh Code Enforcement officer.



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

151 BANKER ROAD
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FAX: (518)-563-8396
TDD: (800)-662-1220

SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

March 19, 2026

Regan Development Corp.
1055 Saw Mill River Rd. Suite 204
Ardsley, NY 10502

RE: Residences at Rugar Subdivision 2025
Detailed Preliminary Plan Review Meeting

Dear Regan Development Corp.:

Transmitted herewith is a copy of Resolution No. 26-14 dated March 17, 2026, wherein the subdivision for your project was conditionally approved subject to the resolution discussion and to the conditions of a letter from the Planning & Community Development Department dated March 17, 2026.

In order to complete your subdivision, you are hereby required to do the following:

1. Submit to the Town of Plattsburgh Planning Office a revised preliminary plan with ALL the changes as noted on the list of recommendations, changes, additions, and modifications dated March 12, 2026.

Further, pursuant to and as required by the Town of Plattsburgh's subdivision regulations, failure to comply with the above outline requests within 180 days from the date of approval will cause the approval which has been given to your plan to expire on September 13, 2026, and will require the submittal of a new subdivision application and map. Your immediate attention is requested on this matter.

Upon the Town of Plattsburgh's Planning & Community Development Department reviewing and accepting your revised preliminary plan, you will be requested to submit final plats for the Planning

Board Chairman's signature consisting of five (5) paper sets of plans. Subsequent to the Chairperson signing Final Plats you will be requested to file said Plats with the Clinton County Clerk.

If there are any questions relative to the above, please contact the Planning Department.

Sincerely yours,

Tim Palmer, Chairperson of the Planning Board

A handwritten signature in blue ink, appearing to read 'Trevor Cole', with a long horizontal flourish extending to the right.

Trevor Cole
Senior Planner, Town of Plattsburgh

Pc: AES Northeast, Project Engineer
Jeremiah Cross, Assessor

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

Resolution No. 26-14

Motion by: Sarah Cayea

WHEREAS, the Town Planning Board has received and reviewed a detailed preliminary subdivision map and plan for:

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 **DETAILED PRELIMINARY PLAN REVIEW;** and

WHEREAS, public hearings for the said subdivision were held on March 17, 2026, in accordance with the Town of Plattsburgh subdivision regulations; and

WHEREAS, the subdivision map, plans and related material has been reviewed by the Town of Plattsburgh's Planning & Community Development Department who has submitted the list of recommendations letter dated March 12, 2026, for the Planning Board's consideration; and

WHEREAS, the detailed preliminary subdivision map, plans and materials have been reviewed by the Town Highway Superintendent whose comments are included in the Planning & Community Development Department Review Letter dated March 12, 2026; and

WHEREAS, the detailed preliminary subdivision map, plans and materials have been reviewed by the Town Water and Sewer Superintendent who has submitted a review comments letter dated March 12, 2026; and

WHEREAS, in accordance with Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act", the Planning Board conducted a thorough environmental review and issued a negative declaration of environmental significance by Resolution 26-13 dated March 17, 2026; and

RESOLVED, that the Planning Board of the Town of Plattsburgh does hereby:

- A. Receive and place on file the Detailed Preliminary Subdivision maps, plans and related material; and
- B. Receive and place on file the said list of recommendations letter dated March 12, 2026; and

- C. Concur with the items contained in the said list of recommendations letter dated March 12, 2026; and
- D. Grant and approve the said detailed preliminary subdivision plan subject to and under the following conditions:
1. The applicants have their surveyor/engineer submit a revised paper plan and related material to the Planning & Community Development Department showing compliance with all items in the said checklist and list of recommendations dated March 12, 2026; and
 2. Subject to the project complying with all conditions of the Clinton County Health Department and said conditions shall be reflected in the revised final plan.
 3. Subject to the applicant receiving permit approval from the Town Water and Wastewater Department. NYSDOH approval and Clinton County Health Department approval is required.
 4. Subject to review and permitting by the NYSDEC for extension of the existing sanitary sewer main.
 5. Subject to inspection of the proposed road extension by the Town of Plattsburgh Highway Department.
 6. Subject to coordination and approval from the Town Highway Department for the location of appropriate signage (stop, directional, speed, road name, etc.).
 7. Subject to coordination and approval from the Town Building and Grounds department for the number, location and type of streetlights.
 8. Subject to the receipt of the 3% construction cost performance guarantee.
 9. Subject to the receipt of a one (1) year road & utilities warranty bond upon final acceptance and recommendation for dedication by the Highway Superintendent, Water & Wastewater, and Buildings and Grounds, and Planning & Community Development Departments.
 10. Subject to a final inspection of all road, water, stormwater, lighting infrastructure etc. conducted by the CCHD, Highway, Planning & Community Development, and Buildings and Grounds Departments.

11. Subject to the applicant reimbursing the Town for engineering review fees for Storm Water Management review in accordance with Zoning Ordinance Section 7.11.

E. Require that when the Town Planning & Community Development Department Certifies the revised paper plans are in compliance with all the items requested, the applicant shall submit:

1. Five (5) sets of paper copies of the subdivision plan to the Town of Plattsburgh Planning & Community Development Department suitable for filing in the Town Planning & Community Development Department; and

RESOLVED, that upon the applicants completing all of the above requirements, the Town Planning & Community Development Department shall authorize the applicant to request building permits for the construction of related improvements within the said subdivision map and plan as approved by the Planning Board; and, be it further

RESOLVED, that upon the applicant/developer completing the construction of all related improvements within the approved preliminary plan subdivision the applicant/developer shall submit the following:

1. A certified paper "As Built" drawing (subdivision plans) to the Town Planning & Community Development Department indicating that the construction and location of all related subdivisions improvements have been completed in accordance with the approved **Preliminary Subdivision Plan**; and

RESOLVED, that upon the Planning & Community Development Department certifying that the "As Built" construction drawings (final subdivision plans) and the Town Board accepting a deed(s) and Bill of Sales to the said improvements as applicable, the applicant shall submit the following:

1. Five (5) sets of paper final subdivision maps; and

The Planning Board Chairman is then authorized and directed to stamp and approve the "Final" subdivision plan, which "Final" plan shall be duly filed in the Clinton County Clerk's Office in accordance with the Town of Plattsburgh Subdivision regulations.

Seconded By: Terry Senecal

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components. Project Engineer, Scott Allen added that they will work on the "area of unknown ownership" to have a boundary line adjustment or a quick deed transaction.

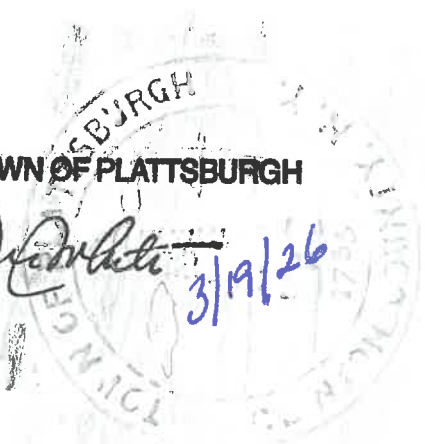
Roll Call:

	<u>Yes</u>	<u>No</u>
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH

MD Carlucci
3/19/26



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

March 12, 2026

Residences at Rugar Subdivision 2025

Project is located on Rugar St.

Plans dated February 2026

Plans received by Planning & Community Development Department on February 24, 2026

Dear Members of the Planning Board:

RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS

The Planning & Community Development Department has reviewed the Detailed Preliminary Site Plan for the above referenced project and offers the following comments and recommendations for consideration by the Planning Board. Please see additional comments with associated Site Plan, Residences at Rugar Site Plan 2025. It is recommended that the Planning Board require the Applicant to:

1. Please update the zoning information table to indicate the statistics for all proposed lots, including the road parcel to be conveyed to the Town.

WATER & WASTEWATER COMMENTS

1. See comments made on associated site plan review, Residences at Rugar Site Plan 2025.

HIGHWAY COMMENTS

2. See comments made on associated site plan review, Residences at Rugar Site Plan 2025.

RECOMMENDED CONDITIONS OF APPROVAL

The Planning & Community Development Department has reviewed the Detailed Preliminary Subdivision Plan for the above-referenced project and recommends the following conditions of approval for consideration by the Planning Board:

1. Subject to inspection of the proposed road extension by the Town of Plattsburgh Highway Department.

2. Subject to coordination and approval from the Town Highway Department for the location of appropriate signage (stop, directional, speed, road name, etc.).
3. Subject to the receipt of a one (1) year road & utilities warranty bond upon final acceptance and recommendation for dedication by the Highway Superintendent, Water & Wastewater, and Buildings and Grounds, and Planning & Community Development Departments.
4. Subject to a final inspection of all road, water, stormwater, lighting infrastructure etc. conducted by the CCHD, Highway, Planning & Community Development, and Buildings and Grounds Departments.
5. It is recommended that the Planning Board condition approval of the detailed preliminary plan and certification of future as-built plans upon the applicant reimbursing the Town for consultant stormwater review fees as per Section 7.11 of the Town Zoning Ordinance.

SEQOR

The project has provided the Part 1 Long EAF as attached. The Part 2 EAF was completed and reviewed at the meeting. Additional supplemental information was reviewed as provided. No significant adverse impacts were identified. It is the recommendation of the Planning & Community Development Department that the Planning Board consider, based on the information and analysis of Part 2 of the EAF that the proposed action **WILL NOT** result in any significant adverse environmental impacts and does further recommend that the Planning Board find a **NEGATIVE DETERMINATION** of significance for this project.

RECOMMENDATION

In light of the above, it is the recommendation of Planning & Community Development Department Staff that any Planning Board consideration for approval be conditioned subject to the aforementioned recommendations and any Planning Board Member Meeting comments or modification requests.

If I can be of any further assistance, please contact me.

Sincerely yours,

Trevor Cole, AICP
Senior Planner



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

151 BANKER ROAD
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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

March 19, 2026

Giroux's Poultry Farm
8957 Route 9
Chazy, NY 12921

RE: Giroux Plattsburgh Community Solar Subdivision 2024
SEQRA and Detailed Preliminary Subdivision Plan **Reapproval**

Dear Giroux's Poultry Farm:

Transmitted herewith is a copy of Resolution No. 26-16 dated March 17, 2026, wherein your detailed preliminary subdivision plan was reapproved by the Town of Plattsburgh Planning Board subject to and under the conditions noted in Resolution No. 25-29 and complying with all items contained in the said list of recommendation, changes, additions and modifications prepared by the Planning Department and dated March 12, 2026.

In order to complete your subdivision, you are hereby required to do the following:

1. Submit to the Town of Plattsburgh Planning & Community Development Office a revised preliminary plan with ALL the changes as noted on the list of recommendations, changes, additions, and modifications dated March 12, 2026.

Further, pursuant to and as required by the Town of Plattsburgh's subdivision regulations, failure to comply with the above outline requests within 180 days from the date of approval will cause the approval which has been given to your plan to expire on September 13, 2026, and will require the submittal of a new subdivision application and map. Your immediate attention is requested on this matter.

Upon the Town of Plattsburgh's Planning & Community Development Department reviewing and accepting your revised preliminary plan, you will be requested to submit final plats for the Planning Board Chairman's signature consisting of five (5) paper sets of plans.

Subsequent to the Chairman signing Final Plats you will be requested to file said Plats with the Clinton County Clerk.

If there are any questions relative to the above, please contact the Planning & Community Development Department.

Sincerely yours,
Tim Palmer, Chairperson of the Planning Board

A handwritten signature in blue ink, appearing to read 'Trevor Cole', with a long horizontal flourish extending to the right.

Trevor Cole, AICP
Senior Planner

Pc: RMS. Project Engineer
Steve Imhoff, Town Codes Enforcement Officer
Jeremiah Cross, Assessor (Tax ID 181.-3-10, 181.-3-10.4, and 181.-3-10.2)

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

Resolution No. 26-16

Motion by: Terry Senecal

WHEREAS, the Town Planning Board has received and reviewed a detailed preliminary subdivision map and plan for:

GIROUX PLATTSBURGH COMMUNITY SOLAR SUBDIVISION & SPECIAL USE PERMIT 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 **SEORA REAFFIRMATION & DETAILED PRELIMINARY PLAN REAPPROVAL**; and

WHEREAS, public hearing for the said subdivision was held on April 15, 2025, and May 20, 2025, in accordance with the Town of Plattsburgh *zoning ordinance & subdivision regulations*; and

WHEREAS, the subdivision map, site plans and related material has been reviewed by the Town of Plattsburgh Planning Department who has submitted the list of recommendations letter dated March 12, 2026; and

WHEREAS, the Planning Board has previously identified this project to be a Type I SEQR action and a SEQR review was conducted with the Planning Board determining that a Negative Declaration and Determination that the proposed subdivision would not have a significant environmental impact and was formalized with adoption by the Board Resolution No. 25-19 on April 15, 2025; and

WHEREAS, there have been no significant changes in the underlying zoning, nor development on adjacent lots that would alter the outcome of the original "hard look" environmental analysis conducted by the Planning board in 2025; now, therefore be it;

RESOLVED, that the Planning Board of the Town of Plattsburgh does hereby:

- A. Re-affirm the negative declaration of environmental significance issued by the Planning Board by Resolution 25-19 on April 15, 2025; and
- B. Receive and place on file the Detailed Preliminary Subdivision maps, plans and related material; and

- C. Receive and place on file the said list of recommendations letter dated March 12, 2026; and
- D. Concur with all items contained in the said list of recommendations by letter dated March 12, 2026; and
- E. Grant and approve the said subdivision subject to and under the following conditions:
 - 1. That the applicants are hereby required to have their surveyor/engineer submit a revised paper plan and related material to the Town Planning Department showing compliance with all items in the said list and the recommendations letters dated March 12, 2026; and
- F. Require that upon the Planning Department Certifying the revised paper subdivision plans and related material are in compliance with all the items requested, the applicant shall submit the following:
 - 1. Four (4) sets of paper copies of the accepted subdivision (final) plan; and
- G. Upon receipt of the said final plans and other related materials, the Chairman of the Town of Plattsburgh's Planning Board is authorized to execute, as a Final Subdivision Plan Approval, the paper copies of the subdivision maps and plans; and
- H. Require that the applicant shall have the said approved Final Subdivision maps and plans filed in the Clinton County Clerk's Office in accordance with the Town of Plattsburgh subdivision regulations

Seconded By: Sarah Cayea

Discussion: Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components.

	<u>Yes</u>	<u>No</u>
Roll Call:		
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 6-0

TOWN CLERK, TOWN OF PLATTSBURGH

[Handwritten Signature]
3/19/26

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

March 12, 2026

Giroux Plattsburgh Community Solar Subdivision 2024
Detailed Plan Review
Project is located on Route 9.
Plans dated April 2025
Plans received by Planning Department on April 29, 2025

RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS

The Planning & Community Development Department has reviewed the Detailed Preliminary Plan **renewal request** for the above referenced project and offers the following comments and recommendations for consideration by the Planning Board:

RECOMMENDED CONDITIONS OF APPROVAL

The Planning Department has reviewed the Detailed Preliminary Subdivision Plan for the above referenced project and recommends the following conditions of approval for consideration by the Planning Board:

1. It is recommended that the applicant be required to coordinate with the Clinton County Office of Emergency services regarding 911 address changes prior to final plat certification.
2. The Zoning table indicates that proposed Lot 1 has 737.38ft of road frontage. Non-accessible I-87 does not account for frontage. The existing and proposed conditions should be 136.35ft for the west side of Rte 9 and the remaining lands on the east side listed with a separate frontage calculation.
3. The Zoning table indicates that Lot 2 has 636.29ft of road frontage. Non-accessible I-87 does not account for frontage. The existing and proposed conditions should be 75.37ft (Rte 9 frontage).
4. Please add a revised zoning information table to Sheet S100 which also includes setback requirements.
5. The proposed reciprocal access easement (for either proposed location) should be filed with the Clinton County Clerk's Office

SEQR

The project has submitted a complete Part 1 Long EAF as attached along with a Section F supplemental information package. The Planning Department has completed the SEQRA Part II EAF for this Project. The Planning Department has considered all aspects of the action, reviewed the EAF, Section F supplement, Project Narrative, storm-water management report, decommissioning plan, and thoroughly analyzed the identified relevant areas of environmental concern to determine if the action may have a significant adverse impact on the environment. In consideration of all materials reviewed and provision of all additional materials noted above, it is the recommendation of the Planning Department that the Planning Board consider, based on the information and analysis of Part 2 of the EAF that the proposed action **WILL NOT** result in any significant adverse environmental impacts and does further recommend that the Planning Board find a **NEGATIVE DETERMINATION** of significance for this project.

*On April 15, 2025, the Planning Board did issue a negative declaration of environmental significance for the project (subdivision and two solar energy installations) by resolution 25-19. There are no proposed changes to the project scope, underlying zoning, or adjacent land uses since the original approval.

RECOMMENDATION

In light of the above, it is the recommendation of Planning & Community Development Department Staff that any Planning Board consideration for **renewal of the application** be conditioned subject to the aforementioned recommendations and any Planning Board Member Meeting comments or modification requests.

If I can be of any further assistance, please contact me.

Sincerely yours,

Trevor Cole, AICP

Senior Planner



TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

March 19, 2026

Housing Visions Consultants
1201 East Fayette St.
Syracuse, NY 13210

RE: Hamlin Heights Subdivision 2026
Sketch Plan Review Meeting

Dear Housing Visions Consultants:

Transmitted herewith is a copy of Resolution No. 26-20 dated March 17, 2026, wherein the Town of Plattsburgh Planning Board accepted your sketch plan and authorized you to proceed to Detailed Preliminary Plan submittal subject to complying with the conditions of said resolution and the checked items on the subdivision application checklist completed by the Town Planning & Community Development Office and dated March 12, 2026.

It is requested that you have your licensed land surveyor and/or professional engineer submit five (5) paper copies of the Detailed Preliminary map and Plan in accordance with the subdivision regulations and the items requested on said subdivision application checklist, as completed by the Planning & Community Development Department dated March 12, 2026, along with all other required materials to the Town Planning & Community Development Office a minimum of three (3) weeks before the Planning Board meeting at which your Detailed Preliminary Plan is to be considered.

The next regularly scheduled Planning Board Meeting is April 21, 2026, and deadline for the Planning Board Meeting is March 31, 2026. If you have any questions regarding the above information, please contact the Planning & Community Development Office at the Town of Plattsburgh.

Sincerely yours,
Tim Palmer, Chairperson of the Planning Board

Trevor Cole, AICP
Senior Planner

Pc: AEDA, Project Engineer

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

Resolution No.: 26-20

Motion by: Terry Senecal

WHEREAS, the Town Planning Board has received and reviewed a Sketch Plan Application, Sketch Plan, and Sketch Plan Fees for:

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** and;

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act" (SEQRA), provides for the review of any "ACTION" to determine the effect of the action on the environment, along with any related administrative procedures for the implementation, authorization or approval of the action; and

WHEREAS, the Town of Plattsburgh Planning & Community Development Department has conducted a Sketch Plan Review of the proposed subdivision and has submitted a completed subdivision checklist and letter dated March 12, 2026, for the Town Planning Board to review and consider; now therefore be it

RESOLVED, that the Town of Plattsburgh Planning Board after a review of the said application, sketch plan and recommended checklist items does hereby determine that the proposed project is as checked below:

- An action involving a Federal Agency - A final EIS for the action has been duly prepared under the National Environmental Policy Act of 1969 and a findings statement pursuant to NYS Environmental Law Part 617.11 will be prepared by the Town's Planning Board.
- X Type I Action - a coordinated review will be conducted and the Town of Plattsburgh Planning Board shall request to be designated lead Agency;
- Type II Action - no further environmental review is necessary;
- Unlisted Action:
 - A coordinated review will not be done

A coordinated review will be done and the Town of Plattsburgh Planning Board shall request to be designated lead agency

A coordinated review will be done and the Town of Plattsburgh Planning Board does hereby designate _____ to assume the lead agency role in accordance with the New York State Environmental Law; and, be it further

RESOLVED, that the Town of Plattsburgh Planning Board, after a review of the said sketch plan application, sketch plan documents and recommended checklist of items submitted with related materials, does hereby:

- A. Receive and place on file the subdivision checklist of the Town of Plattsburgh's subdivision application completed by the Town Planning & Community Development Department on March 12, 2026; and
- B. Concur and accept the findings and recommendations contained therein; and
- C. Require that the applicant have her/his licensed land surveyor and/or professional engineer submit five (5) paper copies of a Detailed Preliminary Subdivision Map and Plans in accordance with the subdivision regulations and checklist items as recommended by the Town Planning & Community Development Department and as shown on the checklist; and
- D. Require that the applicant submit ALL REQUIRED PERMITS, APPLICATIONS, DRAWINGS AND ALL OTHER MATERIALS as indicated on said CHECKLIST; and, be it further

RESOLVED, that the said Detailed Preliminary map, plans and related materials as listed above shall be submitted to the Town Planning & Community Development Department twenty-one (21) days prior to the Planning Board Meeting at which time the above said map, plan and related materials are to be considered.


Seconded By: Malana Tamer

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components.

Roll Call:	<u>Yes</u>	<u>No</u>
Terry Senecal	X	
Debbie Blake	X	
James Sherman	Excused	
Malana Tamer	X	
Sarah Cayea	X	
Joseph Krupka	Recused	
Tim Palmer, Chairman	X	

Carried: 5-0

TOWN CLERK, TOWN OF PLATTSBURGH


3/19/26

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

March 12, 2026

Hamlin Heights Subdivision 2026

Sketch Plan Review

Project is located on Tom Miller Rd.

Plans dated February 2026

Plans received by Planning & Community Development Department on February 24, 2026

SKETCH PLAN REVIEW IS INTENDED TO:

1. Enable the Applicant to inform the Planning Board of his/her proposal prior to the submittal of a formal detailed subdivision plan application; and
2. Allow the Planning Board to review the basic subdivision layout; and
3. Allow the Planning Board to advise the Applicant as to potential problems, concerns and conformity with the Town Zoning Ordinance; and
4. Allow the Planning Board to determine the information to be required with the formal detailed subdivision application; and
5. Allow the Planning Board and Applicant to review the project so as to determine the type of action and procedures to be followed in accordance with Article 8 provisions of the New York State Environmental Quality Review Act; and
6. Establish applicable fees and reimbursable costs for the proposed project

OTHER ELEMENTS INTREGAL TO THE REVIEW

The Planning Department has conducted a sketch plan review of Hamlin Heights Subdivision 2026 Sketch Plan and recommends to the Planning Board that the project be required to respond to the following comments for further staff review and Planning Board consideration of the detailed preliminary plan:

1. Please provide all required items identified on the Subdivision Checklist, dated March 12, 2026, prepared by the Planning staff.
2. The detailed plan should include a zoning information table which identifies the Town zoning requirements and the proposed conditions for each new lot and the remaining lands.

3. The project involves the extension of an existing public Town Road intended to be conveyed to the Town and dedicated by the Town Board. The road shall be constructed to Town specifications and routinely inspected by the Highway Superintendent during construction. The project shall be required to coordinate with the Highway Department to schedule inspections. Additionally, the developer must obtain all necessary permits from the Department in advance of construction.
4. Coordination with the Town Highway Department is required for the determination of appropriate signage (stop, directional, speed, etc.).
5. A one (1) year road & utilities warranty bond is required upon final acceptance and recommendation for dedication by the Highway Superintendent, Water & Wastewater, and Buildings and Grounds, and Planning Departments.
6. A final inspection of all road, water, stormwater, lighting infrastructure etc. conducted by the CCHD, Highway, Planning, and Buildings and Grounds Departments will be required prior to any recommendation for acceptance and dedication by the Town.
7. It is recommended that the Planning Board require the project to coordinate review of the development by the Clinton County Emergency Services and the local Fire District specifically relating to fire and life safety access and 911 addressing.
8. It is recommended the Planning Board require the applicant's consultant to coordinate with the Town Facilities Department regarding any street lighting requirements, fees, or deposits.
9. It is recommended that the Planning Board require all necessary easements and conveyances associated with the road, water and sanitary sewer service, and stormwater be shown and noted on the subdivision plan.
10. Please add the Town of Plattsburgh Planning Board Notes as indicated on the provided checklist.
11. The proposed extension of new town road is identified as street type #5 'local lane' which requires sidewalks on both sides of the road, it is recommended that additional sidewalk be added to the future town road right of way. This street type also prescribes 1 tree every 50 ft as per T3C zoning Section C.3, and it is recommended that this landscaping be added to the future town road right of way.

WATER & WASTEWATER

1. The extension of the public water line will require coordination, review and approval by the Clinton County Health Department.

2. All water and sewer relocation or new construction requires Town of Plattsburgh Water and Sewer Department Permits. After obtaining the necessary permits the project construction schedule shall be coordinated with Water and Sewer Departments within 72 hours advance notice for inspection of all work.

HIGHWAY

1. The project involves the construction of a new public Town Road intended to be conveyed to the Town and dedicated by the Town Board. The road shall be constructed to Town specifications and routinely inspected by the Highway Superintendent during construction. The project shall be required to coordinate with the Highway Department to schedule inspections. Additionally, the developer must obtain all necessary permits from the Department in advance of construction.
2. The project will need to coordinate with the Highway Department regarding a snow plow turn around area. The turnaround shown should be changed to a right-hand turnaround.
3. Coordination with the Town Highway Department is required for the determination of appropriate signage (stop, directional, speed, etc.).
4. A one (1) year road warranty bond is required upon final acceptance and recommendation for dedication by the Highway Superintendent.
5. A Highway Access Permit is required to be obtained from the Town of Plattsburgh Highway Department (new road extension) as well as the Clinton County Highway Department (Tom Miller Road access) at their prevailing fee and the developer shall be responsible for any Permit conditions.
6. It is recommended that the applicant work with the Town Board as well as Clinton County Emergency Services to identify a suitable road name prior to construction.

SEQRA

Planning & Community Development Department Staff has reviewed the Part I SEQRA Long Form EAF submitted with the subdivision application, subdivision map and other documents associated with the project and recommends that the Planning Board consider the project to be an "Type 1 Action" and will be reviewed jointly with the related Hamlin Heights Site Plan .