



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

June 18, 2026

Andrew Mortensen
825 O'Neil Rd.
West Chazy, NY 12992

RE: Mortensen Subdivision 2026
Detailed Preliminary Plan Review Meeting

Dear Mr. Mortensen:

Transmitted herewith is a copy of Resolutions No. 26-32A and 26-32B dated June 18, 2026, wherein the Town of Plattsburgh's Planning Board has made the required SEQR determination, and your detailed preliminary subdivision plan was approved subject to your complying with all items contained in the list of recommendations, changes, additions and modifications prepared by the Planning & Community Development Department and dated June 12, 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 June 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 **December 15, 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 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 stroke extending to the right.

Trevor Cole, AICP
Senior Planner

Pc: Dean Lashway, Project Surveyor
Jeremiah Cross, Assessor (Tax Map Parcel #193.-3-16.1)

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

The Public Hearing is called to order at: 5:08 p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

MORTENSEN SUBDIVISION 2026- Request for a 2-lot subdivision of a 6.15-acre lot resulting in lot 1 being a 3.86-acre new buildable lot, and lot 2 being a 2.29-acre lot to be merged with an adjoining lot. Located on Wallace Hill Rd. and Durand Rd. with public water and public sewer; Zoned R2; Tax Map Parcel #193.-3-16.1; Owner/ Applicant Andrew Mortensen; Surveyor Dean Lashway **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

PERSONS SPEAKING FOR OR AGAINST

None

The hearing was adjourned at: 5:09 p.m.

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

Resolution No. 26-32A

Motioned by: Sarah Cayea

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

MORTENSEN SUBDIVISION 2026- Request for a 2-lot subdivision of a 6.15-acre lot resulting in lot 1 being a 3.86-acre new buildable lot, and lot 2 being a 2.29-acre lot to be merged with an adjoining lot. Located on Wallace Hill Rd. and Durand Rd. with public water and public sewer; Zoned R2; Tax Map Parcel #193.-3-16.1; Owner/ Applicant Andrew Mortensen; Surveyor Dean Lashway **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 June 16, 2026; and

WHEREAS, the Town's Planning Board received, considered, and placed on file the Subdivision applications, Project Summary, Maps, Plans, site pictures, and Planning & Community Development Department review comments; and

WHEREAS, the Town's Planning Board reviewed the information filed with the application for the Project, including but not limited to the subdivision plat, 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 Projects 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 the Town's Planning Board does hereby determine that the Mortensen Subdivision 2026 does constitute an "Unlisted Action" in accordance with said Environmental Review procedures and a coordinated review has been conducted; and, be it further

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

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 ___ 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 Summary was reviewed by the Town Planning Board and found acceptable; and
- c) The proposed impervious area in the Project Plan is not significant; and

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 _____ Site Plan application, maps, plan, completed EAFs, 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, Jessica Kogut informed the Planning Board that the project had submitted a complete SEQRA short form EAF Part I. Ms. Kogut and the Planning Board reviewed the questions on the SEQRA EAF Part II together and discussed the responses. Ms. Kogut 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	Excused	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 5-0

Robt Burgess, Dep
6/17/26

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

Resolution No.: 26-32B

Motion by: Terry Senecal

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

MORTENSEN SUBDIVISION 2026- Request for a 2-lot subdivision of a 6.15-acre lot resulting in lot 1 being a 3.86-acre new buildable lot, and lot 2 being a 2.29-acre lot to be merged with an adjoining lot. Located on Wallace Hill Rd. and Durand Rd. with public water and public sewer; Zoned R2; Tax Map Parcel #193.-3-16.1; Owner/ Applicant Andrew Mortensen; Surveyor Dean Lashway **DETAILED PRELIMINARY PLAN REVIEW**; and

WHEREAS, public hearings for the said subdivision were held on June 16, 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 a staff review letter dated June 12, 2026, for the Planning Board's consideration; and

WHEREAS, review of the detailed preliminary subdivision map, plans and materials have been coordinated with the Town Highway & Water and Wastewater Departments, and no comments were issued; now therefore be it

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

- A. Receive and place on file the said Planning & Community Development Staff Review letter dated June 12, 2026; and
- B. Concur with the said letter and ALL items listed therein; and
- C. Grant and approve the said preliminary subdivision plan subject to and under the following conditions:
 - a. 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 June 12, 2026

- D. Required that upon the Planning & Community Development Department certifying in writing that the revised paper subdivision (final) plans and related materials are in compliance with all the items requested, the applicant is required to submit the following:
- a. Three (3) sets of paper copies of the accepted subdivision (final) plan; and further require
- E. 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
- F. 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; and be it further

RESOLVED, that upon the submittal of the "Final" subdivision plan duly filed in the Clinton County Clerk's Office, the Codes Enforcement Officer shall then be notified and authorized to issue building permits for parcels within the said subdivision.

Seconded By: Debbie Blake

Discussion: (Not Verbatim) Town Senior Planner, Jessica Kogut 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	Excused	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 5-0



**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

June 12, 2026

Mortensen Subdivision 2026

Project is located on Wallace Hill Rd. & Durand Rd.

Plans dated May 2026

Plans received by Planning Department on May 26, 2026

Dear Members of the Planning Board:

PLANNING & COMMUNITY DEVELOPMENT STAFF REVIEW

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

1. None

RECOMMENDED CONDITIONS OF APPROVAL

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

1. It is recommended that the Planning Board condition approval of the subdivision upon filing of the plat and deed(s) associated with the subdivision/sale with the Clinton County Clerk.
2. Subject to the comments and additional conditions as set forth by the Planning Board during the meeting.

SEQRA

The project has provided the Part 1 Short EAF as attached. The Part 2 EAF will be completed and reviewed at the meeting. Additional supplemental information has been reviewed as provided. Staff has not identified any potential significant adverse impacts requiring additional consideration.

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,

Jessica Kogut, AICP
Senior Planner

Project: Mortensen Subd 2026

Date: 6/18/20

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: Mortensen Subd

Date: 6/16/26

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.

The Part 2 was reviewed and completed in the planning board meeting, no significant environmental impacts were identified.

☐ 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.

☒ 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

6-16-26

Name of Lead Agency

Date
Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM



TOWN OF PLATTSBURGH

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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

June 18, 2026

Thomas Maggy
81 Wilson Rd.
Saranac, NY 12981

RE: Page Drive Subdivision 2025 Phase V
Detailed Preliminary Plan Review Meeting

Dear Mr. Maggy:

Transmitted herewith is a copy of Resolution No. 26-33A & 26-33B dated June 16, 2026, wherein the Town of Plattsburgh's Planning Board has made the required SEQR determination and your detailed preliminary subdivision plan was approved subject to your complying with all items contained in the list of recommendations, changes, additions and modifications prepared by the Planning Department and dated June 12, 2026.

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

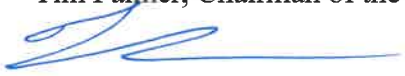
1. Submit to the Town of Plattsburgh Planning Office a revised preliminary plan with ALL the changes as noted on the list of recommendations, changes, additions, and modifications dated June 12, 2026.

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 December 13, 2026, and will require submittal of a new subdivision application and map. Your immediate attention is requested on this matter.

Upon the Town of Plattsburgh's Planning Department reviewing and accepting your revised preliminary plan, you will be requested to submit five (5) paper sets of plans. Your signature will be required on those plans as an agreement that you will proceed with the project in accordance with the approved preliminary plan.

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

Sincerely yours,
Tim Palmer, Chairman of the Planning Board



Trevor Cole, AICP
Senior Planner

Pc: Dean Lashway, Surveyor
Jeremiah Cross, Assessor (203.-2-47.11, 203.-2-62, & 203.-2-61)

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

The Public Hearing is called to order at: 5:22 p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

PAGE DRIVE SUBDIVISION 2025 PHASE V – Request for a 4-lot residential subdivision with improvements including the extension of Page Drive and stormwater management facilities to be conveyed to the Town. Located on Page Drive with private water and private sewer; Zoned R5; Tax Map Parcel #203.-2-47.11, 203.-2-62, & 203.-2-61; Owner/Applicant Thomas Maggy; Surveyor Dean Lashway; **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

PERSONS SPEAKING FOR OR AGAINST

None _____

The hearing was adjourned at: 5:23 p.m.

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

Resolution No. 26-33A

Motioned by: Terry Senecal

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

PAGE DRIVE SUBDIVISION 2025 PHASE V – Request for a 4-lot residential subdivision with improvements including the extension of Page Drive and stormwater management facilities to be conveyed to the Town. Located on Page Drive with private water and private sewer; Zoned R5; Tax Map Parcel #203.-2-47.11, 203.-2-62, & 203.-2-61; Owner/Applicant Thomas Maggy; Surveyor Dean Lashway; **SEQRA DETERMINATION**; and

WHEREAS, Part 617 of the Environmental Conservation Law - "State Environmental Quality Review Act", Section 8-0113 provides for the review of any "ACTION" to determine the effect of said action on the environment, along with any related administrative procedures for the implementation, authorization or approval of said 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 said action on the environment; and

WHEREAS, said determination of the effect of said action on the environment will be necessary to determine whether a Draft Environmental Impact Statement (DEIS) is required; and

WHEREAS, the Town's Planning Board is considered an involved agency in accordance with State and Local Laws for the purpose of assessing the effect of this "Project" on the environment and whether or not said effect is significant enough to warrant the preparation of a DEIS; and

WHEREAS, the Town's Planning Board has determined that the project is an UNLISTED "ACTION" in accordance with said Environmental Review Procedures and a coordinated review will NOT be done; 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

RESOLVED, that the Town's Planning Board does hereby receive and place on file the x Subdivision and Site Plan applications, maps, plans, completed EAF and other related material submitted; and, be it further

RESOLVED, that the Town's Planning Board of the Town of Plattsburgh after review of the said x Subdivision and _____ Site Plan application, maps, plan, completed EAF, and related materials does hereby determine 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's 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 Part 617 of the Environmental Conservation Law 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: 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	Excused	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 5-0

Robt Burgess, Dep
6/17/26

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

Resolution No. 26-33B

Motion by: Terry Senecal

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

PAGE DRIVE SUBDIVISION 2025 PHASE V – Request for a 4-lot residential subdivision with improvements including the extension of Page Drive and stormwater management facilities to be conveyed to the Town. Located on Page Drive with private water and private sewer; Zoned R5; Tax Map Parcel #203.-2-47.11, 203.-2-62, & 203.-2-61; Owner/Applicant Thomas Maggy; Surveyor Dean Lashway; **DETAILED PRELIMINARY PLAN REVIEW**; and

WHEREAS, public hearings for the said subdivision were held on June 16, 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 Department who has submitted the list of recommendations letter dated June 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 Department Review Letter dated June 12, 2026;
now, therefore be it

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

- A. Receive and place on file the said list of recommendations, changes additions and modifications from the Planning Department dated June 12, 2026; and
- B. Concur with the said letter and ALL items listed therein; and
- C. Grant and approve the said 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 Department showing compliance with all items in the said checklist and list of recommendations dated June 12, 2026; and

2. Subject to the applicant submitting a tax map parcel merge request to the Town Assessing Department for parcels 203.-2-61 and 203.-2-62 to be joined with 203.-2-47.11, and said parcel merge being in effect prior to the certification of a final plat; and
 3. 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.
 4. Subject to inspection of the proposed road extension by the Town of Plattsburgh Highway Department.
 5. Subject to coordination and approval from the Town Highway Department for the location of appropriate signage (stop, directional, speed, road name, etc.).
 6. Subject to the receipt of a one (1) year road & utilities warranty bond upon final acceptance and recommendation for dedication by the Highway Superintendent, and Planning Departments.
 7. Subject to a final inspection of all road, stormwater, lighting infrastructure etc. conducted by the CCHD, Highway, Planning, and Facilities Departments.
 8. Subject to the Applicant submitting a check for \$1,000.00 to the Town Planning Department for the 4-lot Recreation Fee prior to final plat certification.
 9. Subject to the Applicant preparing the road deeds and associated forms for filing with the Clinton County Clerk.
 10. Subject to the applicant reimbursing the Town for engineering review fees for Storm Water Management review in accordance with Zoning Ordinance Section 7.12, and further,
- D. Require that upon the Planning Department certifying in writing that the revised paper subdivision (detailed preliminary) plans and related materials are in compliance with all the items requested, the applicant is required to submit the following:
1. Three (3) sets of paper copies of the accepted subdivision (detailed preliminary) plan; and
- E. Upon receipt of the said preliminary plans and other related materials, the Chairman of the Town of Plattsburgh's Planning Board is authorized to execute,

as a Preliminary Subdivision Plan Approval, the paper copies of the subdivision maps and plans to be filed with the Town Planning Department; and

- F. Upon completion of the project the Applicant shall provide final as-built subdivision plans showing all site work as constructed, to the Planning & Community Development Department upon completion of road construction and prior to residential development; and further
- G. 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; and be it further

RESOLVED, that upon the submittal of the "Final" subdivision plan duly filed in the Clinton County Clerk's Office, the Codes Enforcement Officer shall then be notified and authorized to issue building permits for parcels within the said subdivision.

Seconded By: Debbie Blake

Discussion :(Not Verbatim) Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components. Project Surveyor, Dean Lashway explained to the Board that the applicant had a new deed drawn up but the County never merged the properties. It was discussed and agreed by the Board that a condition of approval to have the applicant submit a merge form with the Assessing Office before final approval will be granted to the subdivision.

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

Carried: 5-0



**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

June 12, 2026

Page Drive Subdivision 2025 Phase V

Project is located on Page Drive

Plans dated May, 2026

Plans received by Planning Department on May 26, 2026

Dear Mr. Palmer and Members of the Planning Board:

**COMMENTS, RECOMMENDATIONS, CHANGES, ADDITIONS, OR
MODIFICATIONS**

The Planning Department has reviewed the Detailed Preliminary Subdivision Plan for the above referenced project and offers the following comments:

1. The project will disturb greater than 1 acre of soil and will therefore require an erosion and sediment control plan. Please provide a copy of the permit or Notice of Intent Acknowledgement Letter to the Planning Department prior to any site disturbance.
2. Please review the sketch plan review letter dated February 13, 2025.
3. The Zoning Information Table references lots 12-15 and remaining lands. The proposed road should be added to the table with area information provided.
4. It was identified during the initial sketch plan review that the subdivision involves tax parcels 203.-2-61 and 203.-2-62 which are not listed or clearly shown on the proposed plan. The parcels will need to be merged with the remaining lands prior to executing the subdivision or be made part of this map's information and parcel data
5. It appears that a residence located in the Town of Saranac accesses their property over proposed lot 15. Any existing or proposed easements should be shown on the plat.
6. Reference maps for the previous phases of this subdivision should be cited on the plat.

7. It is recommended that the Applicant coordinate with Clinton County Emergency Services for proper and timely 911 addressing.

HIGHWAY COMMENTS

1. The roadside ditches for this development have been designed to be open and shall remain so. Future installation of buried culvert pipe to eliminate the drainage ditch and expand front yards is not permitted.
2. The Town requires 12 inches of cover over culverts. The ditch/culvert details and ditch design should be updated to reflect this requirement.
3. 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.

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. Subject to the project complying with all conditions of the Clinton County Health Department and any ISTS Permits.
2. Subject to inspection of the proposed road extension by the Town of Plattsburgh Highway Department.
3. Subject to coordination and approval from the Town Highway Department for the location of appropriate signage (stop, directional, speed, road name, etc.).
4. 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 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 7.12 of the Town Zoning Ordinance.
6. It is recommended that the Planning Board condition certification of the final plats upon the Applicant preparing the road deeds and associated forms for filing with the

Clinton County Clerk and said materials are reviewed and approved by the Town Attorney.

FEES

1. The Applicant shall be required to submit a check for \$1,000.00 to the Town Planning Department for the 4-lot Recreation Fee prior to final plat certification.

SEQR

The project has provided the Part 1 Short EAF as attached. The Part 2 EAF shall be reviewed, considered, and completed at the regularly scheduled meeting. Additional supplemental information shall be reviewed as provided. Staff has conducted a thorough review and has not identified any items with significant environmental impact to bring to the Planning Board's attention.

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

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

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.

☐	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.
☐	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	
Name of Lead Agency Tim Palmer	Date 6-16-26
Print or Type Name of Responsible Officer in Lead Agency 	Title of Responsible Officer Chairman
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



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

Patty Davis
321 Hill Rd.
Boxborough, MA 01719

RE: Fortin Subdivision 2026
Sketch Plan Review Meeting

Dear Ms. Davis:

Transmitted herewith is a copy of Resolution No. 26-34 dated June 16, 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 June 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 June 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 July 21, 2026, and deadline for the Planning Board Meeting is June 30, 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: Dean Lashway, Project Surveyor

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

Resolution No. 26-34

Motion by: Joseph Krupka

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

FORTIN SUBDIVISION 2026- Request for a 2-lot subdivision of an 88.9-acre lot resulting in lot 1 being 86.9-acres of remaining land, and lot 2 being a 2.0-acre lot with an existing home. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel #206.-1-15.1; Owner Irene Fortin Irrevocable Trust; Applicant Patty Davis; Surveyor Dean Lashway **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 review letter dated June 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.
- ☐ 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 and project review letter completed by the Town Planning & Community Development Department dated June 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
- E. 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: 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>
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Roll Call:

Terry Senecal	X
Debbie Blake	X
James Sherman	Excused
Malana Tamer	Excused
Sarah Cayea	X
Joseph Krupka	X
Tim Palmer, Chairman	X

Carried: 5-0

Rob Burgess Dep.
6/17/26

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

June 12, 2026

Fortin Subdivision 2026

Sketch Plan Review

Project is located on Tom Miller Rd.

Plans dated May 2026

Plans received by Planning Department on May 26, 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

PLANNING DEPARTMENT SKETCH PLAN REVIEW COMMENTS

The Planning & Community Development Department has conducted a sketch plan review of Fortin Subdivision 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 Subdivision Checklist, dated June 12, 2026, prepared by the Planning staff.
2. It is recommended that the applicant be required to add notes to the plan as checked on the Planning Board Notes checklist.

3. Please include a zoning information table identifying site statistics for the existing and proposed lots. The table should identify the parcel zoning and acreages in each zone.
4. The subdivision plan should show existing structures and building setback lines.

HIGHWAY

1. A Highway Access Permit for any new driveways will be required to be obtained from the Clinton County Highway Department at their prevailing fee and the developer shall be responsible for any County Highway Department Permit conditions.

WATER & WASTEWATER

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.

FEES

1. The project is required to provide a \$150.00 subdivision fee for detailed review with the detailed preliminary plan submittal.
2. The project will be required to provide a \$250.00 recreation fee prior to certification of the final plat

SEQRA

Planning & Community Development Department Staff has reviewed the Part I SEQRA Short 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 "Unlisted Action". This subdivision is associated with a proposed site plan, therefore we will review the site plan and subdivision together under SEQRA.

Planning Department Subdivision Review Checklist

An application for detailed subdivision plat approval shall be made in writing and shall be accompanied by a detailed subdivision plan and report prepared by a licensed land surveyor and/or professional engineer along with required fees. The application, including the detailed subdivision plat 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 subdivision plat is to be reviewed. Said detailed plat 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 otherwise specified.

Required	N/A	Subdivision Plat Review Elements
Project: Fortin Subdivision 2026		
☒	☐	Title of drawing, including name and address of applicant and person responsible for preparation of such drawing
☒	☐	North arrow, graphic and numeric scale and date (initial plan date and provisions for plan revision dates)
☒	☐	Metes and bounds dimensions of the property prepared by a Land Surveyor licensed in New York State, with lot area labeled in square feet or acres
☒	☐	All existing and proposed structures, features, and land use activities
☒	☐	Reference to parcels/lots adjacent to the subject parcel with the owner's name and address with current tax map ID, deed date, and recording data along with previous subdivision map reference, if any
☒	☐	Lots within the proposed subdivision numbered in numerical order within blocks, and blocks lettered in alphabetical order
☒	☐	Minimum setback lines shown on all proposed lots
☒	☐	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
☐	☒	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
☐	☒	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)
☒	☐	Exterior dimensions of all existing and proposed structures, with distances between all structures and distances between all structures and property lines properly dimensioned
☐	☒	Location, design, construction materials and written specifications of all existing and proposed site improvements including drains, culverts, retaining walls, and fences
☐	☒	Method of sewage disposal with location, design, construction materials and within specifications of such facilities, properly dimensioned and location of any existing facilities

Planning Department Subdivision Review Checklist

✓	N/A	Subdivision Plat Review Elements
☐	☒	Location and results of percolation tests, with notation of subsurface conditions and depth to groundwater unless pits are dry at a depth of five (5') feet along with reference to any Clinton County Health department ISTS permits and conditions
☒	☐	Method of securing water with location, design, construction materials, and specifications of such facilities, properly dimensioned with locations of any existing wells or infrastructure
☒	☐	The location of water mains, sewer mains, valves, manholes, stormwater pipes and catchbasins
☒	☐	The location of underground energy utilities, conduit, and utility manholes
☒	☐	The location of all planned street improvements and public facilities, existing and proposed watercourses, edge of pavement, curbs, roadside ditches, and sidewalks
☒	☐	Street names and right-of-way lines
☒	☐	The length of all straight lines, angles, radii, curves, and distances of each proposed street
☒	☐	The distance along a street from one property corner to the nearest existing street intersection
☒	☐	Existing and proposed pedestrian and vehicular links to adjacent lots and public rights-of-way
☒	☐	All Parcels to be dedicated to public use and the conditions of such dedication
☒	☐	Location and description of Town right-of-way monuments to Town specifications
☒	☐	The location of temporary markers to enable the Board to readily locate and appraise the basic layout in the field, unless an existing street intersection is shown
☒	☐	Location of existing and proposed fire and other emergency zones, including the location of fire hydrants
☐	☒	Fire protection adequacy report and/or fire flow test results not more than twenty-four (24) months old
☒	☐	Identification of applicable Town service districts (water, sewer, lighting, ambulance, fire) and location of Town service district boundary lines
☐	☒	Location, design, construction materials, and written specifications of all proposed energy distribution facilities, including electrical, gas and solar energy, properly dimensioned
☒	☐	Location of all existing underground energy/communications utilities conduit and manholes
☐	☒	Location of existing and proposed buffer areas, including existing and proposed vegetative cover (refer to Section 5.14 of the Town Zoning Ordinance)
☐	☒	Location design and written specifications of all existing and proposed outdoor lighting facilities
☐	☒	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
☐	☒	Location, design and written specifications of all materials to be used in the landscaping plan and planting schedule for the proposed project
☒	☐	Location of all trees on the site over one foot (1') in diameter at four feet (4') above ground level except in wooded areas where the outline of the wooded area shall be shown
☐	☒	landscaping and planting schedule previously approved for the site relative to planting existing at the time of the new detailed plan approval

Planning Department Subdivision Review Checklist

✓	N/A	Subdivision Plat Review Elements
☒	☐	Project schedule for all site plan improvements and proposed buildings or structures
☐	☒	Record of all other applications and approval status of all necessary permits from federal, state, county and local officials
☐	☒	A Storm Water Management Report, prepared 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
☐	☒	Erosion and Sediment Control Plan consistent with New York State Standards and Specifications
✓	N/A	Details Required
☐	☒	Public Access Road typical with proposed cross section details at 50 foot intervals
☐	☒	Typical Sidewalk details
☐	☒	Typical driveway detail with culvert pipe and ditch line
☐	☒	Public water main detail with profile sections
☐	☒	Public sewer main details with profile sections
☐	☒	Open drainage details with profile and cross section details at 50 foot intervals
☐	☒	Utility/water/sewer trench cross section details
☐	☒	Sanitary sewer manhole detail, complete with cross section
☐	☒	Private septic tank and leach field details and reference to ISTS permit if applicable
☐	☒	Water/sewer service lateral to main with tap, connection, valves, etc.
☐	☒	Private well details
☐	☒	Meter and meter pit detail
☐	☒	Fire hydrant detail
☐	☒	Streetlight detail
☐	☒	Stormwater catch basin detail
☐	☒	Stormwater management facilities detail with area and volume calculations and cross section details at 50 foot intervals

Planning Department Subdivision Review Checklist

☒	N/A	Subdivision Plat Review Elements
Identification of any permits required for the project's execution		
☐	☒	Federal:
☐	☒	State:
☒	☐	County : Highway/Driveway Permit
☐	☒	Local (Highway):
☐	☒	Local (Water & Wastewater):
☐	☒	Zoning:
☒	☐	Environmental: SEQRA Review

Additional Information Required		
☐	☒	Traffic Impact Analysis
☐	☒	Wetland Delineation
☐	☒	Phase IA/IB Cultural Resource Investigation
☐	☒	Conceptual Drawings, 3D renderings
☐	☒	Environmental Impact Statement (EIS)
☐	☒	Other:

☒	☐	Subdivision Fees: See Attached Town of Plattsburgh 2025 Fee Schedule. All fees shall be submitted along with the detailed site plan
Sketch Plan fee: \$100.00 Detailed Plan Fee: \$150.00 Recreation Fee: 250.00		
☐	☒	An estimated project site plan improvement construction cost sheet, excluding building cost as calculated on the "Schedule A" Cost Estimate Worksheet;
☐	☒	Construction deposit required (3% of "Schedule A" Cost Estimate Total)
☒	☐	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 subdivision 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 25-207 Dated September 5, 2025

Staff Reviewer: Trevor Cole	Date: 6/2/2026
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**TOWN OF PLATTSBURGH
PLANNING BOARD NOTES**

Revised: 4/30/2018

Fortin Subdivision 2026

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 without 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 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

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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

June 18, 2026

Douglas Hoffman
5115 Cascade Rd.
Lake Placid, NY 12946

RE: Hoffman Towing Site Plan 2026
Sketch Plan Review Meeting

Dear Mr. Hoffman:

Transmitted herewith is a copy of Resolution No. 26-35 dated June 16, 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 June 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 June 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
JUNE 16, 2026**

Resolution No. 26-35

Motion by: Sarah Cayea

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

HOFFMAN TOWING SITE PLAN 2026- Request to construct a 2 +/- acre fenced-in contractor's storage yard to store towed vehicles, and a 5,100 sq. ft. commercial building to be used as an office space and an automobile repair facility. Located on New York Rd. with public water and public sewer; Zoned A2; Tax Map Parcel #233.-5-86; Owner/Applicant Douglas Hoffman; Engineer AES Northeast **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 Project review letter and checklist for detailed preliminary plans dated June 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, 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 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, upon receipt of a complete Detailed Preliminary Plan Application for the above referenced project the Planning board shall refer the application to the Clinton County Planning Board in conformance with NYS General Municipal Law Section 239m; 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 June 12, 2026, does hereby:

- A. Receive and place on file the site plan review letter and checklist completed by the Town's Planning & Community Development Department dated June 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, Jessica Kogut provided a brief but detailed project summary and slide presentation outlining the project's components. Project Surveyor, Scott Allen

explained to the Board that the building would be used to work on tractor trailers. He added that the trailers would pull into the building, get worked on and then pull out, which is why they want the driveway on Arizona so close to the intersection of New York Rd. He told the Board that they will investigate pushing the building back if it is something that DOT will not allow. Mr. Allen provided the Board with what will happen with the phasing of this project; Phase I would be the gravel lot with fencing, stormwater, New York Rd. driveway and landscaping, Phase II would be the building, parking lot, and Arizona Rd. driveway. Tim Palmer asked about potential oil spills with wrecked cars and Mr. Allen said he would look into that.

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

Carried: 5-0



**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

June 12, 2026

Hoffman Towing Site Plan 2026

Project is located on New York Rd.

Plans dated May 2026

Plans received by Planning Department on May 26, 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 Hoffman Towing 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 June 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 (including environmental) 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. The project will disturb more than 1 acre of soil and therefore requires the preparation of a SWPPP and must obtain a NYSDEC SPDES permit.
6. It is recommended that the Planning Board require the project to coordinate review of the development by the Clinton County Emergency Services for access and 911 addressing. This is particularly important due to the project having frontage and access on two roads. The Emergency Services Director has provided comment outlining concern regarding the separation of the driveway on Arizona Ave and the intersection with New York Road.
7. It is recommended the Applicant be required to show the location of existing and proposed fire and other emergency zones, including location of fire hydrants.
8. 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.
9. Please coordinate with the Codes Enforcement Office regarding any proposed signs.
10. It is recommended that the applicant attempt to preserve as much existing vegetation and mature trees as possible during construction.
11. Please provide location and service plan for waste/refuse management and removal in accordance with Article XII.I.1-4.
12. Please provide the location for postal services.
13. It is recommended that the Applicant be required to show snow stockpiling areas on the site plan.
14. It is recommended that the site plan indicates any proposed outdoor storage.
15. It is recommended that the applicant provide façade renderings including a depiction of the fence material.
16. It is recommended that the Applicant provide the number of fleet vehicles and the proposed hours of operation.

17. It is recommended that the applicant identify the phasing for the Planning Board. It appears that the initial use of the property is proposed to function as a contractor's storage yard. With automobile repair facility being a future phase. It is recommended that the applicant provide a separate detailed preliminary plan showing Phase 1 with related improvements. It is recommended that the Planning Board require the applicant to complete all landscaping and stormwater provisions with Phase 1, and require the applicant to return to the Planning Board for Detailed Plan Approval of Phase 2.

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.

STORMWATER

1. Town Zoning Ordinance Article VII Section 7.5 FF describes the Town requirements for stormwater management. It is recommended that the Planning Board require the Applicant's Engineer to comply with this section. It is further recommended that the project develops stormwater management facilities that are both ecologically beneficial and aesthetically pleasing.
2. The project involves the disturbance of more than one acre of soil and therefore will require coverage under NYSDEC SPDES Construction Activity Permit. The SPDES permit number should be added to the Detailed Preliminary Plans submitted for certification.
3. 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. 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.

FEES

1. It is recommended that the Applicant be required to provide Detailed Site Plan fees in the amount of \$750.00 to the Planning Department with the submittal of the Detailed Preliminary Plans.
2. It is recommended that the Planning Board Condition approval of the detailed preliminary plans upon the applicant submitting the 3% construction cost performance guarantee and

associated escrow agreement documents to the Planning & Community Development Department prior to plan certification.

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". This site plan is associated with a proposed subdivision; therefore we will review the site plan and subdivision together under SEQRA.

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: Hoffman Site Plan 2026
Site Plan Review Elements		
☒	☐	Title of drawing, including name and address of applicant and person responsible for preparation of such drawing
☒	☐	North arrow, graphic and numeric scale and date (initial plan date and provisions for plan revision dates)
☒	☐	Metes and bounds dimensions of the property prepared by a Land Surveyor licensed in New York State
☒	☐	All existing and proposed structures, features, and land use activities
☒	☐	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
☐	☒	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
☒	☐	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
☒	☐	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)
☒	☐	Exterior dimensions of all existing and proposed structures, with distances between all structures and distances between all structures and property lines properly dimensioned
☒	☐	Type of construction materials and exterior color(s), height (eave and peak) and other exterior features for all existing and proposed structures, properly dimensioned
☒	☐	Elevations of all views for all existing and proposed structures
☒	☐	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
☒	☐	Existing and proposed provision for pedestrian access and movement
☒	☐	Existing and proposed pedestrian and vehicular links to adjacent lots and public rights-of-way
☒	☐	Location of existing and proposed outdoor storage, if any, properly dimensioned

Planning Department Site Plan Review Checklist

✓	N/A	Site Plan Review Elements
☒	☐	Location, design, construction materials and written specifications of all existing and proposed site improvements including drains, culverts, retaining walls, and fences
☒	☐	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
☒	☐	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
☒	☐	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
☒	☐	Location, design, construction materials and written specifications of all energy distribution facilities, including electrical, gas and solar energy, properly dimensioned
☒	☐	Location, size design and type of construction of all existing and proposed signs
☒	☐	Location of existing and proposed buffer areas, including existing and proposed vegetative cover (refer to Section 5.14 on page 47);
☒	☐	Location design and written specifications of all existing and proposed outdoor lighting facilities
☒	☐	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
☒	☐	Location, design and written specifications of all materials to be used in the landscaping plan and planting schedule for the proposed project
☒	☐	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
☒	☐	Project schedule for all site plan improvements and proposed buildings or structures
☒	☐	Record of all other applications and approval status of all necessary permits from federal, state, county and local officials
☒	☐	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
☒	☐	Erosion and Sediment Control Plan consistent with New York State Standards and Specifications
☐	☒	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		
☐	☒	Federal:
☐	☒	State:
☒	☐	County: 239m
☒	☐	Local (Highway): Access Permit(s)
☒	☐	Local (Water & Wastewater): service permit(s)
☒	☐	Zoning: Building Permit
☒	☐	Environmental: SEQRA

Additional Information Required		
☐	☒	Traffic Impact Analysis:
☐	☒	Wetland Delineation:
☐	☒	Phase IA/IB Cultural Resource Investigation:
☒	☐	Conceptual Drawings, 3D renderings: facade renderings
☐	☒	Environmental Impact Statement (EIS):
☐	☒	Other:

☐	☒	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: 150.00 Detailed Plan Fee: 750.00 Special Use fee:		
☒	☐	An estimated project site plan improvement construction cost sheet, excluding building cost as calculated on the "Schedule A" Cost Estimate Worksheet;
☒	☐	Construction deposit required (3% of "Schedule A" Cost Estimate Total)
☒	☐	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 charged 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: Jessica Kogut	Date: 6/12/26
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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 without 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
PLATTSBURGH, NY 12901-7307

WWW.TOWNOFPLATTSBURGH.NY.GOV
DEPT. LINE: (518)-562-6850
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TDD: (800)-662-1220

SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

June 18, 2026

Frederick & Linda Ward
64 Sunnyside Rd.
Plattsburgh, NY 12901

RE: Ward Subdivision 2026
Sketch/Detailed Preliminary Plan Review Meeting

Dear Mr. & Mrs. Ward:

Transmitted herewith is a copy of Resolutions No. 26-36A and 26-36B dated June 18, 2026, wherein the Town of Plattsburgh's Planning Board has made the required SEQR determination, and your sketch/detailed preliminary subdivision plan was approved subject to your complying with all items contained in the list of recommendations, changes, additions and modifications prepared by the Planning & Community Development Department and dated June 12, 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 June 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 **December 15, 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 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
Jeremiah Cross, Assessor (Tax Map Parcel #209.3-2-1.12)

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

The Public Hearing is called to order at: 5:59p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

WARD SUBDIVISION 2026- Request for a 3-lot subdivision of a 5-acre lot resulting in three new buildable lots. Lot 1 being 1.44-acres, lot 2 being 1.75-acres and lot 3 being 1.82-acres. Located on Sunnyside Rd. with public water and private sewer; Zoned R4; Tax Map Parcel #209.3-2-1.12; Owner/Applicant Fred and Linda Ward; Engineer RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

PERSONS SPEAKING FOR OR AGAINST

None

The hearing was adjourned at: 6:00 p.m.

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

Resolution No. 26-36A

Motioned by: Debbie Blake

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

WARD SUBDIVISION 2026- Request for a 3-lot subdivision of a 5-acre lot resulting in three new buildable lots. Lot 1 being 1.44-acres, lot 2 being 1.75-acres and lot 3 being 1.82-acres. Located on Sunnyside Rd. with public water and private sewer; Zoned R4; Tax Map Parcel #209.3-2-1.12; Owner/Applicant Fred and Linda Ward; Engineer RMS **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 June 16, 2026; and

WHEREAS, the Town's Planning Board received, considered, and placed on file the Subdivision applications, Project Summary, Maps, Plans, site pictures, and Planning & Community Development Department review comments; and

WHEREAS, the Town's Planning Board reviewed the information filed with the application for the Project, including but not limited to the subdivision plat, 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 Projects 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 the Town's Planning Board does hereby determine that the Ward Subdivision 2026 does constitute an "Unlisted Action" in accordance with said Environmental Review procedures and a coordinated review has been conducted; and, be it further

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

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 ___ 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 Summary was reviewed by the Town Planning Board and found acceptable; and
- c) The proposed impervious area in the Project Plan is not significant; and

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 _____ Site Plan application, maps, plan, completed EAFs, 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.

Roll Call:

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

Carried: 5-0

Robin Burgess, Dep
6/17/26

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

Resolution No.: 26-36B

Motion by: Sarah Cayea

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

WARD SUBDIVISION 2026- Request for a 3-lot subdivision of a 5-acre lot resulting in three new buildable lots. Lot 1 being 1.44-acres, lot 2 being 1.75-acres and lot 3 being 1.82-acres. Located on Sunnyside Rd. with public water and private sewer; Zoned R4; Tax Map Parcel #209.3-2-1.12; Owner/Applicant Fred and Linda Ward; Engineer RMS **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**; and

WHEREAS, public hearings for the said subdivision were held on June 16, 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 a staff review letter dated June 12, 2026, for the Planning Board's consideration; and

WHEREAS, review of the detailed preliminary subdivision map, plans and materials have been coordinated with the Town Highway & Water and Wastewater Departments, and no comments were issued; now therefore be it

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

- A. Receive and place on file the said Planning & Community Development Staff Review letter dated June 12, 2026; and
- B. Concur with the said letter and ALL items listed therein; and
- C. Grant and approve the said preliminary subdivision plan subject to and under the following conditions:
 - a. 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 June 12, 2026

- D. Required that upon the Planning & Community Development Department certifying in writing that the revised paper subdivision (final) plans and related materials are in compliance with all the items requested, the applicant is required to submit the following:
- a. Three (3) sets of paper copies of the accepted subdivision (final) plan; and further require
- E. 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
- F. 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; and be it further

RESOLVED, that upon the submittal of the "Final" subdivision plan duly filed in the Clinton County Clerk's Office, the Codes Enforcement Officer shall then be notified and authorized to issue building permits for parcels within the said subdivision.

Seconded By: Debbie Blake

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	Excused	
Sarah Cayea	X	
Joseph Krupka	X	
Tim Palmer, Chairman	X	

Carried: 5-0

Robt Burgess, Dep.
6/17/26

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

June 12, 2026

Ward Subdivision 2026
Project is located on Sunnyside Rd.
Plans dated May 2026
Plans received by Planning Department on May 26, 2026

Dear Members of the Planning Board:

PLANNING & COMMUNITY DEVELOPMENT STAFF REVIEW

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

1. None.

RECOMMENDED CONDITIONS OF APPROVAL

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

1. It is recommended that the Planning Board condition approval of the subdivision upon filing of the plat and deed(s) associated with the subdivision/sale with the Clinton County Clerk.
2. Subject to the comments and additional conditions as set forth by the Planning Board during the meeting.

SEQRA

The project has provided the Part 1 Short EAF as attached. The Part 2 EAF will be completed and reviewed at the meeting. Additional supplemental information has been reviewed as provided. Staff has not identified any potential significant adverse impacts requiring additional consideration.

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,

Jessica Kogut, AICP
Senior Planner

Project: Ward Subd 2026

Date:

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?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
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?	☒	☐
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?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Project: Ward Subd

Date:

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.

- ☐ 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.
- ☒ 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

Name of Lead Agency

6-26-26

Date

Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



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

June 17, 2026

UMS Properties LLC
194 Pleasant Ridge Rd.
Plattsburgh, NY 12901

RE: UMS Properties LLC Distribution Center Site Plan 2024
Final Environmental Impact Statement Review Meeting

Dear UMS Properties:

Transmitted herewith is a copy of Resolution No. 26-37 dated June 16, 2026, wherein the Planning Board accepted the Final Environmental Impact Statement (FEIS) (including the Supplemental Draft Environmental Impact Statement Dated May 4, 2026) as submitted by the Applicant pursuant to 6 N.Y.C.R.R. § 617.9 as complete, and directs that copies of the FEIS be provided to all involved agencies, as well as to any individual requesting a copy.

The Town Planning Board shall prepare, file, and publish a notice of completion of the FEIS in accordance with 6 N.Y.C.R.R. § 617.9(a)(6) and § 617.12 of the SEQRA regulations and the Planning Board will afford the involved agencies and the public ten (10) calendar days in which to consider the FEIS before issuing its written findings statement pursuant to 6 N.Y.C.R.R. § 617.11(b) and taking final action on the application for assistance for the Project. Upon expiration of the ten (10) calendar-day waiting period, Planning Board shall prepare and adopt its written findings statement within thirty (30) calendar days after filing the FEIS.

Once adopted by the Planning Board, the Final Environmental Impact Statement shall be filed and circulated to the extent required by any applicable ordinance, statute or regulation and made available for public review and inspection on the internet at <https://www.townofplattsburghny.gov/> with paper copies located at the Town of Plattsburgh Town Hall, 151 Banker Road, Plattsburgh, NY, 12901; and

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

A handwritten signature in blue ink, appearing to read 'Trevor Cole', followed by a long horizontal line.

Trevor Cole, AICP
Senior Planner

Pc: RMS, Project Engineer
County of Clinton CCIDA & CCCRC
New York State Department of Environmental Conservation
New York State Department of Transportation
Town of Plattsburgh Town Board
Town of Plattsburgh Zoning Board of Appeals

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 16, 2026**

Resolution No. 26-37

--State Environmental Quality Review Act Resolution Accepting as Complete a Final Environmental
Impact Statement--

Motion by:

WHEREAS, UMS Property, LLC (the “Applicant”) has submitted an application to the Town of Plattsburgh (“Town”) Planning Board (“Planning Board”) seeking approval for:

UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024- Request to construct a 774,750. sq. ft. warehouse and distribution facility with an office area and related site improvements. **AREA VARIANCES REQUIRED.** Located on Salmon River Rd and Route 22 with public water and private sewer; Zoned I*; Tax Map Parcels 245.-4-16.2, 22.11, 40.1, & 41. Owners Iona Brand Revocable Living Trust, Thomas LeClair Living Trust and Robert & Rita Brunell; Applicant UMS Properties LLC; Engineer RMS (the “Proposed Action”); and

WHEREAS, by motion made at its Planning Board meeting of June 18, 2024, the Town Planning Board classified the project as a Type I action under the State Environmental Quality Review Act (“SEQRA”), announced its intent to serve as Lead Agency under SEQRA, and initiated a coordinated review; and

WHEREAS, on June 21, 2024, the Planning Board issued a Notice of Intent (“NOI”) to Establish Lead Agency, and circulated said NOI along with the application and Part 1 Environmental Assessment Form to involved and interested agencies; and

WHEREAS, on August 6, 2024, the Planning Board adopted a resolution declaring itself to be the lead agency under SEQRA; and

WHEREAS, on August 6, 2024, the Planning Board found and determined that the Proposed Action may have a significant adverse impact on the environment as described in the FEAF Parts 2 and 3 and adopted a Positive Declaration; and

WHEREAS, on August 6, 2024, the Planning Board conducted a public scoping session and accepted a draft scoping document for review and consideration by the Planning Board and the public; and

WHEREAS, on September 17, 2024, the Planning Board adopted a Final Scope and directed the Applicant to prepare a Draft Environmental Impact Statement (“DEIS”); and

WHEREAS, on April 24, 2025, the Applicant submitted a DEIS evaluating the potential significant adverse environmental impacts from the Proposed Action; and

WHEREAS, the Planning Board and its consultants reviewed the DEIS for completeness and by memorandum dated May 14, 2025, a request was made to the Applicant for an extension of the review period until at least June 17, 2025; and

WHEREAS, on June 17, 2025, the Planning Board determined the DEIS to be adequate for public review and the Planning Board scheduled a public hearing to be held on July 15, 2025, at 5:00 p.m. at the Town of Plattsburgh Town Hall, 151 Banker Road, Plattsburgh, NY, 12901 with written public comments to be received through July 29, 2025, at 3:00 p.m.; and

WHEREAS, the Planning Board conducted the requisite comment period pursuant to the SEQRA regulations, and conducted a public hearing on July 15, 2025, in order to receive public input on the DEIS; and

WHEREAS, public comments were collected with additional comments received by e-mail and the same were provided to the Applicant for review and preparation of a response; and

WHEREAS, by mutual consent between the Applicant the Planning Board extended the review period for the Applicant's responses to public comments, agency comments, and the planning staff review letter be extended by mutual consent to November 18, 2025; and

WHEREAS, the Planning Board has now received and reviewed Applicant's responses to comments received during the public comment period and has prepared a Responsiveness Summary; and

WHEREAS, on November 24, 2025 the Planning Board accepted the FEIS as submitted by the Applicant pursuant to 6 N.Y.C.R.R. § 617.9 as complete and directed that copies of the FEIS be provided to all involved agencies and published a notice of completion of the FEIS in accordance with 6 N.Y.C.R.R. § 617.9(a)(6) and § 617.12 of the SEQRA regulations; and

WHEREAS, the Planning and Community Development Office subsequently received a letter from the NYSDEC dated December 11, 2025 providing additional comment on the project's FEIS including, but not limited to; wetlands and disadvantaged communities (DAC); and

WHEREAS, the amended DEC regulations 617.19 regarding actions that may impact disadvantaged communities takes effect on June 12, 2026; and

WHEREAS, the language of the revised 617.19 states: "This Part, as revised takes effect 30 calendar days after publication of the Notice of Adoption in the New York State Register, except as provided below. For actions subject to a determination of significance, this Part, as revised, applies to actions for which a determination of significance has not been made or the lead agency has issued a positive declaration and a draft environmental impact statement as not been accepted prior to [effective date] the effective date of this regulation, as amended."; and

WHEREAS, on June 17, 2025, the Planning Board determined the DEIS to be adequate for public review, which was prior to the June 12, 2026, effective date of amended 6 NYCRR § 617.19; and

WHEREAS, although not required, the Applicant has provided a supplement to the draft environmental impact statement, which includes additional analysis and consideration of environmental factors including, but not limited to disadvantaged communities (DAC); and

WHEREAS, the Planning Board has now received and reviewed the Responsiveness

Summary and reviewed the Final Environmental Impact Statement ("FEIS") prepared by the Applicant for the Project.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWN OF PLATTSBURGH AS FOLLOWS:

THAT THE Planning Board accepts the FEIS as submitted by the Applicant pursuant to 6 N.Y.C.R.R. § 617.9 as complete and directs that copies of the FEIS be provided to all involved agencies, as well as to any individual requesting a copy.

IT IS FURTHER RESOLVED, that the Planning Board shall prepare, file, and publish a notice of completion of the FEIS in accordance with 6 N.Y.C.R.R. § 617.9(a)(6) and § 617.12 of the SEQRA regulations, including publication in the Environmental Notice Bulletin.

IT IS FURTHER RESOLVED, that pursuant to 6 N.Y.C.R.R. § 617.11(a), the Planning Board will afford the involved agencies and the public a minimum of ten (10) calendar days in which to consider the FEIS before issuing its written findings statement pursuant to 6 N.Y.C.R.R. § 617.11(b) and taking final action on the application for assistance for the Project. Upon expiration of the minimum ten (10) calendar-day waiting period, Planning Board shall prepare and adopt its written findings statement within thirty (30) calendar days after filing the FEIS.

IT IS FURTHER RESOLVED, that the Final Environmental Impact Statement shall be filed and circulated to the extent required by any applicable ordinance, statute or regulation and made available for public review and inspection on the internet at <https://www.townofplattsburghny.gov/> with paper copies located at the Town of Plattsburgh Town Hall, 151 Banker Road, Plattsburgh, NY, 12901; and

IT IS FURTHER RESOLVED, that Planning Board of the Town of Plattsburgh hereby authorizes and requires the Planning Board Chairman, the Town Clerk and the Town Attorney to take the appropriate steps to effectuate this resolution.

IT IS FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption.

Seconded By: Debbie Blake

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a detailed project summary and slide presentation outlining the project's components. Staff and the Planning Board discussed the additional materials provided by the applicant and the manner in which they addressed the questions regarding potential impacts to disadvantaged communities. Mr. Krupka asked staff for a summary of the project overall, which was provided by Mr. Cole.

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

Sarah Cayea	X
Joseph Krupka	X
Tim Palmer, Chairman	X

Carried: 5-0

Robt Burgess, Dep.
6/17/2005



**UMS Warehouse & Distribution Facility Site Plan
Draft Environmental Impact Statement (DEIS)
Written Agency & Public Comment Responsiveness Summary
June 16, 2026**

On behalf of UMS Property, LLC (UMS), JMT of New York, Inc. (JMT) (also collectively referred to as “Applicant” or “Project Sponsor”) has prepared responses to written comments from involved agencies as well as comments collected during the public comment period from July 15, 2025 to July 29, 2025. JMT prepared a ‘*Response to DEIS comments*’ report dated September 19, 2025 (hereinafter “JMT’s Response”) for Planning Board consideration. The public comments have been categorized by topic, and responses to comments within each topic are provided in this Responsiveness Summary.

UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024- Request to construct a 774,750. sq. ft. warehouse and distribution facility with an office area and related site improvements. **AREA VARIANCES REQUIRED** Located on Salmon River Rd and Route 22 with public water and private sewer; Zoned I*; Tax Map Parcels 245.-4-16.2, 22.11, 40.1, & 41; Owners Iona Brand Revocable Living Trust, Thomas LeClair Living Trust and Robert & Rita Brunell; Applicant UMS Properties LLC; Engineer RMS **ENVIRONMENTAL IMPACT STATEMENT DETERMINATION OF COMPLETENESS**

Traffic- Comments made at the public hearing and in writing regarding the topic of traffic were focused primarily on concerns that industrial traffic would enter the site via Linda Lane, or Superior Drive. Additional comments were made about the overall potential increase in vehicular traffic on NY Route 22.

JMT’s Response addresses comments regarding the intersection of Route 22 and Irish Settlement Road. The letter contends that “no significant traffic impacts are anticipated”. The Traffic Assessment dated March 25, 2025 has been provided to the New York State Department of Transportation (“NYSDOT”) for review. NYSDOT issued a comments letter dated October 31, 2025, providing comments and requesting additional information. The project has affirmed that they will be required to obtain driveway access permits from NYSDOT as well as compliance with any mitigations associated with the increase in local traffic identified in the Traffic Analysis. These permits and conditions are outside of the jurisdiction of the Planning Board. For these reasons the Planning Board finds that the Project Sponsor has sufficiently addressed traffic as identified in the Draft Environmental Impact Statement (“DEIS”) scope.

Noise- Comments made at the public hearing and in writing regarding the topic of noise were focused primarily on concerns that there would be an increase in noise impacting adjacent residential neighbors. Concerns were raised regarding idling trucks, back-up warning beepers, and rooftop equipment.

JMT's Response addresses comments regarding noise. Applicant contends that a very conservative model was used to prepare the noise analysis and that no mitigation will be necessary. They further state that most noise (including buzzer, beeps, alarms, etc.) will occur almost exclusively indoors and not be audible outside. Any noise associated with HVAC units and trucks is not anticipated to exceed 5 dB(A) above ambient levels. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed noise as identified in the DEIS scope.

Emergency Services Response- Comments made at the public hearing and in writing regarding the topic of Emergency Services were focused primarily on concerns that JMT's Response addresses comments regarding Emergency Services.

The Project Sponsor has reviewed the project site and proposed building with the South Plattsburgh Fire Department, whose Chief has provided e-mail indicating that the Department has no issue with the height of the building and that all of their concerns have been addressed by the project. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed Emergency services as identified in the DEIS scope.

NYSDEC Comments- In a letter dated July 29, 2025, the New York State Department of Environmental Conservation ("NYSDEC") made comments regarding the following topics: Disadvantaged Communities, Emissions, State Pollutant Discharge Elimination System ("SPDES") regulated discharges, Wetlands, and Segmentation under the State Environmental Quality Review Act ("SEQRA").

JMT's Response addresses the comments made in NYSDEC Permit Administrator, Erin Donhauser's letter dated July 29, 2025. The NYSDEC comments, and those responses provided by Applicant, primarily concern the applicability of environmental permitting associated with industrial activities, Construction/Stormwater Permits and regulations associated with Environmental Justice, Disadvantaged Communities, filling wetland and the required mitigations.

In a "Response to DEIS Comments" report dated September 19, 2025 the applicant provided a letter from environmental consultants B. Laing Associates, detailing the extent to which wetlands would be disturbed and how they would be mitigated. The letter concludes

that the wetlands will be mitigated and replaced on-site as per Article 24 of the NYSDEC regulation resulting in higher quality wetlands of comparable or greater acreage.

Regarding the topic of Segmentation specifically, the Planning Board has reviewed the Proposed Project and a previously approved “KB4” manufacturing facility independently for several reasons. The projects have been developed years apart, are functionally independent from one-another (each can be constructed without the other), and the proposed warehouse facility had not even secured a location at the time of review for the KB4 facility. At the time of review for KB4, it was possible that the warehouse facility may not even be constructed in Plattsburgh. Regardless of the construction of the proposed warehouse facility, the KB4 manufacturing facility would be constructed (on property already owned by the sponsor), and comply with all NYSDEC permit conditions. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed this matter as identified in the DEIS scope.

Site Access/Entrance- Comments made at the public hearing and in writing regarding the topic of site access were focused primarily on concerns that industrial traffic would enter the site via Linda Lane, or Superior Drive. Multiple comments were made by the public regarding site access and questioning where the primary entrance would be located.

The Applicant, in their response letter dated September 19, 2025, affirmed that there would only one primary access entrance from NYS Route 22. For these reasons, the Planning Board finds that the project sponsor has sufficiently addressed site Access as identified in the DEIS scope.

Visual Impacts/Light- Comments made at the public hearing and in writing regarding the topic of visual impacts and lighting were focused primarily on concerns that the height of the building would render is visible from long distances and it would be visual blight. Several neighbors expressed concern about bright lights impacting their properties at night.

The Applicant cites the Visual Resource Assessment provided in the DEIS and reaffirms the conclusion therein that “there is no potential for adverse visual impacts associated with the Distribution Center”. Regarding light, the applicant references site plan sheets C600-C602 which identify lighting that complies with the Town’s regulations and is designed to limit off-site light pollution. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed Visual Impacts and Light as identified DEIS scope.

Stormwater/Runoff- Comments made at the public hearing and in writing regarding the topic of stormwater runoff were focused primarily on concerns that the subject property is already wet in areas, and during significant rain, there is runoff to adjacent properties. Neighbors were concerned that the project would increase the presence of water on their property.

JMT's Response reaffirms that the project has been designed to control surface water runoff. Appendix G (Stormwater Management Report) of the DEIS is cited for reference. Future site plan review of the project will also include a third-party engineering analysis of the stormwater plan to verify compliance with the Town's local laws and State regulations which do not permit the negative impact of runoff to adjacent properties. For these reasons, the Planning Board finds that the project sponsor has sufficiently addressed comments related to Stormwater as identified in the DEIS scope.

In a letter dated December 11, 2025, the New York State Department of Environmental Conservation ("NYSDEC") made additional comments specifically regarding potential impacts on disadvantaged communities (DAC) and the States recent changes to Environmental Conservation Law (ECL) regarding the same. The changes to ECL Part 617.19 regarding actions that my impact disadvantaged communities takes effect on June 12, 2026. Since the Town Planning Board accepted the Draft Environmental Impact Statement as complete and adequate for public review on June 17, 2025, long before the effective date of the changes to ECL, Those provisions and requirements do not apply to the review of this project. However, though not required, the applicant elected to provide a supplemental draft environmental impact statement, dated May 4, 2026 which assessed the potential impacts of the proposed action on disadvantaged communities (DAC). The document concludes; "Based on the detailed analyses presented in the DEIS and this SDEIS, the Proposed Action is not expected to result in significant adverse impacts related to noise, light, air quality, solid waste, wastewater, or cumulative effects during construction or operation, and therefore would not cause a disproportionate pollution burden on the identified DAC. Through incorporation of project design features and impact-avoidance and impact-minimization measures integral to the Proposed Action, potential environmental effects have been avoided or minimized to the maximum extent practicable."

Property Value- Comments made at the public hearing and in writing regarding the topic of property value were focused primarily on concerns that the presence of a large industrial property next to theirs would negatively impact property value.

JMT's Response states *"Property values generally have the potential to be impacted by commercial activity and land development, however, impacts to property values generally are not an impact subject to SEQRA. Even were they an impact to be considered, as the proposed Distribution Center will not result in any significant adverse environmental or aesthetic impacts that cannot be fully mitigated, it does not present the potential to adversely impact proximal property values. To the extent that economic prosperity is also a driver of property values, the continued and expanded local economic activity associated with the proposed Distribution Center maintains the potential to support existing property values and potential future increases in property values."* While the purpose of SEQRA is to focus on environmental impacts, while considering social and economic considerations as opposed to property values, there is no evidence in the record to support the assertion that the Project would result in negative impacts on property values. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed comments related to property values.

Zoning- Comments made at the public hearing and in writing regarding the topic of zoning were focused primarily on concerns that the property was improperly zoned, needed to be rezoned, and that the project should be located elsewhere.

JMT's Response states *"The current zoning of the proposed Distribution Center site (I*) supports the proposed use. A height variance is required for the proposed project. See Section 4.1 of the DEIS for additional information."* The Planning Board confirms that the proposed project is an allowed use in the district in which it proposed and will require an area variance for height. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed Zoning as identified in the DEIS scope.

Buried Tanks/Groundwater Contamination- Comments made at the public hearing and in writing regarding the topic of tanks were focused primarily on concerns that the property would contain buried petroleum or chemical tanks that could leak and contaminate groundwater.

JMT's Response states *"As discussed in Section 4.9, the proposed Distribution Center does not include bulk storage of petroleum or chemicals."* For this reason, the Planning Board finds that the project sponsor has sufficiently addressed comments relating to buried tanks and groundwater contamination as identified in the DEIS scope.

General Public Comments Wetlands, Air Quality, Traffic- Various duplicate comments were made at the public hearing and in writing regarding the topics of wetlands, stormwater, emergency services, air quality, and traffic.

The Planning Board finds that these comments/questions have been sufficiently answered in the previous responses and that further, many of the concerns will be addressed during jurisdictional oversight and permitting by the NYSDEC and NYSDOT.

Project Alternatives – The applicant has considered the no-build scenario and found it to be economically infeasible, and to have negative impacts on local employment. Alternative sites were researched extensively. Sites with more than 100 buildable acres, Industrially zoned, access to utilities, and in proximity to existing manufacturing were extremely limited. Other properties did not have the required combination or were not for sale. The project did also consider a reduced scale but determined that a reduced size would not meet their needs and would affect the economic viability of the project



SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT STATEMENT

**UMS PROPERTY, LLC
NEW DISTRIBUTION CENTER SITE PLAN 2024**

**TOWN OF PLATTSBURGH
CLINTON COUNTY, NEW YORK**

Lead Agency:

Town of Plattsburgh Planning Board
151 Banker Road
Plattsburgh, New York 12901

Applicant:

UMS Property, LLC
194 Pleasant Ridge Road
Plattsburgh, New York 12901

Preparer:

JMT of New York, Inc.
19 British American Boulevard
Latham, New York 12110
(518) 782-0882

Project No.: 24-02308-001

Submitted: May 04, 2026

Lead Agency Acceptance: _____

Public Hearing: _____

Comments Period: _____

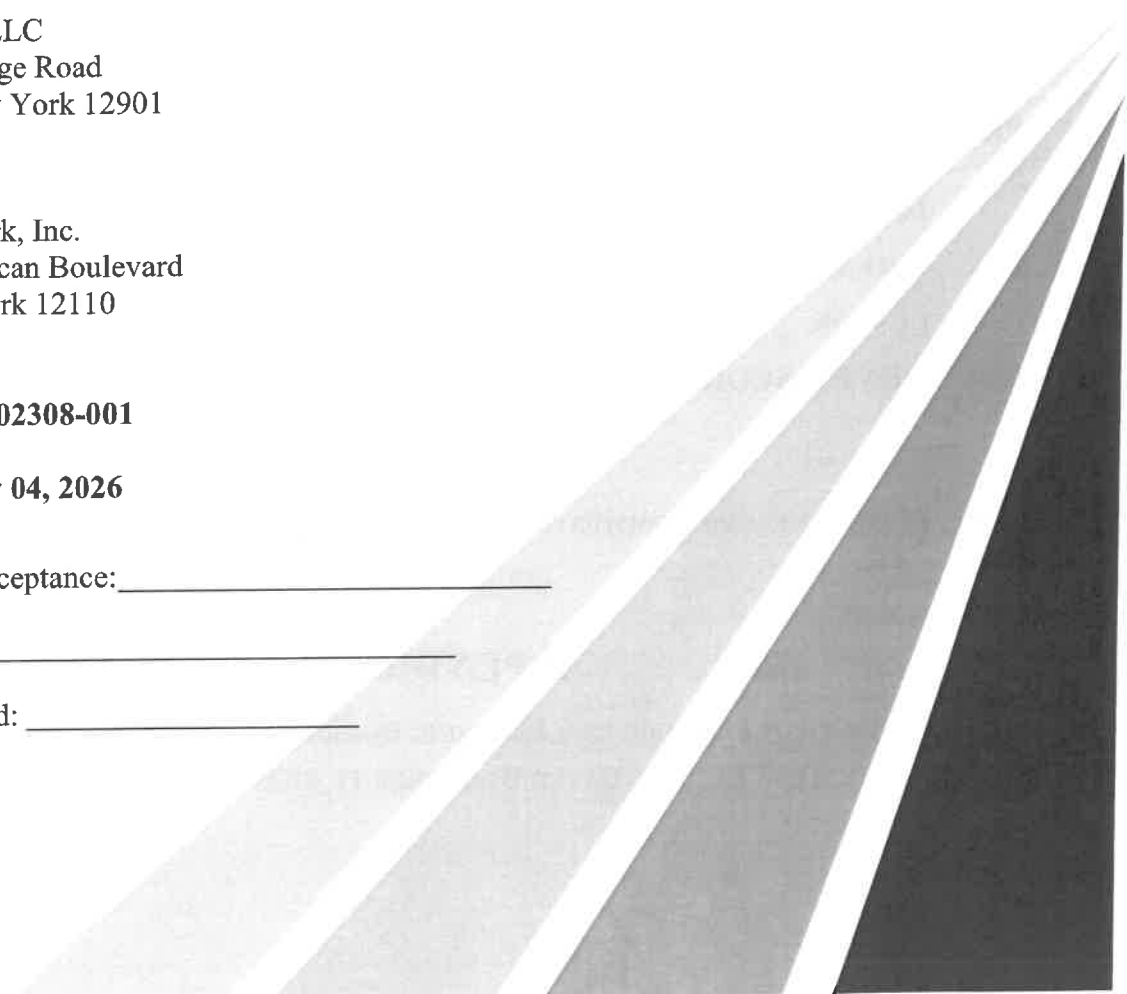


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FIGURE

FIGURE 1 DISADVANTAGED COMMUNITIES MAP

APPENDICES

- APPENDIX A TOWN OF PLATTSBURGH PLANNING BOARD RESOLUTION # 25-78**
APPENDIX B NYSDEC LETTER, DATED DECEMBER 11, 2025

EXECUTIVE SUMMARY

This Supplemental Draft Environmental Impact Statement (SDEIS) for the UMS Property, LLC New Distribution Center Site Plan 2024 has been prepared subsequent to the Town of Plattsburgh Planning Board's acceptance of the Draft Environmental Impact Statement (DEIS) as complete on November 18, 2025 (Appendix A) and the associated public review process. Following DEIS acceptance, the Applicant, in response to New York State Department of Environmental Conservation (NYSDEC) correspondence, dated December 11, 2025 (Appendix B), elected to proceed with the preparation of a SDEIS to assess the impacts of the Proposed Action on disadvantaged communities (DAC) and whether the action may cause or increase a disproportionate pollution burden on a DAC that is directly or significantly indirectly affected by such action.

According to the analyses summarized herein and in the DEIS, the Proposed Action, a proposed, approximately 774,750-square-foot warehouse and distribution facility on the west side of NYS Route 22 between Salmon River Road and Archie Bourdeau Road, is not expected to result in significant adverse impacts related to noise, light/visual resources, air quality, solid waste/materials, or wastewater, and therefore would not cause or increase a disproportionate pollution burden on the DAC (Census Tract 36019102100).

Findings summarized in this SDEIS include:

Noise. The DEIS Noise Impact Assessment, supplemented by subsequent correspondence (made part of the FEIS record), shows daytime increases at residences of ≤ 1 dBA and worst-case nighttime increases up to +5 dBA at certain southern receptors. Absolute levels remain below the Town of Plattsburgh's 61 dBA threshold at residential receptors (Route 22 ambient can exceed 61 dBA independently). No significant adverse noise impacts are anticipated and no disproportionate noise burden to DAC residents is expected.

Lighting/Visual. The Proposed Lighting Plan (Sheets C600–C602) uses fully shielded, down-directed DarkSky-approved Lithonia LED fixtures at approximately 25 feet above finished grade with no poles within 20 feet of property boundaries. Photometrics show illumination contained within the site and no off-site illumination. The Visual Resource Assessment (DEIS Appendix E) found proximal views are extremely limited due to topography and vegetative screening and concluded no significant adverse visual impacts. As a result, no disproportionate lighting or visual burden on the DAC is anticipated.

Air Quality. The vacant site has no existing emission sources. Construction emissions, which include diesel exhaust and fugitive dust, are short-term and temporary and will be controlled through Best Management Practices (BMPs) that include idling limits, dust suppression, and stabilized exits. Operational emissions are primarily mobile sources consisting of employee vehicles and trucks. Stationary sources are limited to two 8-MMBtu/hr natural gas boilers, which are a backup to geothermal, and intermittent emergency generators, which are exempt from air permitting under 6 NYCRR Subpart 201-3 due to low potential to emit. A NYSDEC air permit/registration is not required and air quality standards

will be maintained. As such, no significant adverse air impacts and no disproportionate air burden on the DAC are anticipated.

Solid Waste/Materials. Operational solid waste consisting primarily of corrugated cardboard, wood pallets, plastic film/wrap, and office recyclables, is estimated at 75 cubic yards per week, which the Clinton County Landfill can manage with existing capacity. The facility will recycle cardboard, plastics, and returnables, with most warehouse cardboard or wood recovered. Hazardous waste is not anticipated as there are no industrial processes or chemical bulk storage at the proposed facility. As there are no significant adverse solid waste or hazardous materials impacts, there is no disproportionate burden on the DAC.

Wastewater. In the absence of public sewer, the project proposes an onsite wastewater treatment system (OWTS) with three septic tanks, a pump station, and two alternating absorption fields sized for 3,315 gallons per day associated with sanitary and floor-cleaning wastewater. As the system will be properly sized, designed, and maintained to applicable standards, there will be minimal impacts, with no mitigation warranted. As a result, no disproportionate wastewater burden on the DAC is anticipated.

As the DEIS explains, standard BMPs will be implemented and maintained throughout construction and operation. These practices further support the SDEIS findings that the Proposed Action avoids or minimizes adverse environmental impacts to the maximum extent practicable, including the potential for impacts on the DAC.

Alternatives. The alternatives evaluated in the DEIS include No Action, Alternative Sites, and Alternative Size options. None of these alternatives would better avoid or minimize potential impacts, including those to the DAC. The No Action and Alternative Site or Size Options would either fail to meet project objectives or shift and potentially increase transportation-related impacts without reducing overall environmental burdens. The Proposed Action therefore represents the most practicable approach to meeting project needs while limiting potential effects on the DAC.

Cumulative Impacts. When considered together with existing conditions and ongoing or reasonably foreseeable nearby projects—including the Plattsburgh International Airport Expansion, and limited residential development such as the Brunell Subdivision—the Proposed Action would not result in significant cumulative adverse impacts. Construction-related effects would be temporary, localized, and controlled, and would not overlap with other activities in a manner that would result in prolonged or intensified exposure to the DAC. Operational impacts associated with noise, lighting, air quality, solid waste, and wastewater are minimal, effectively managed through project design and operational measures, and small relative to existing transportation-related background conditions in the area. As a result, the incremental contribution of the Proposed Action to overall environmental conditions is minor and does not interact cumulatively with other nearby projects to create disproportionate or significant environmental burdens on the DAC.

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Based on the detailed analyses presented in the DEIS and subsequent information included in the FEIS record, including the September 19, 2025 JMT response to DEIS comments from the Town, NYSDEC and public, this SDEIS demonstrates that the Proposed Action would not result in significant adverse impacts related to noise, lighting, air quality, solid waste, wastewater, or cumulative effects during either construction or operation. This SDEIS supports the conclusion that the Proposed Action is not expected to cause or increase a disproportionate pollution burden on the identified DAC.

SEQRA ACTIONS

A Draft Environmental Impact Statement (DEIS) was prepared for the Proposed Action in accordance with a Final Scoping Document, dated September 2024. The Town of Plattsburgh Planning Board, acting as Lead Agency, accepted the DEIS as complete on November 18, 2025 (Appendix A). Following acceptance of the DEIS, and in consideration of comments received from the NYSDEC regarding the lack of a discussion of the effects of the proposed action on the DAC, the Applicant decided to proceed with the preparation of this SDEIS.

1.0 INTRODUCTION

1.1 PURPOSE OF THE SUPPLEMENTAL

JMT of New York, Inc. (JMT) has prepared this SDEIS to address NYSDEC comments regarding the requirements of the New York State Environmental Justice Siting Law (EJSL) which became effective on December 30, 2024- specifically its application under the State Environmental Quality Review Act (SEQRA). Consistent with these statutory requirements, this SDEIS evaluates the effects of the Proposed Action on the DAC and whether the action may cause or increase a disproportionate pollution burden.

1.2 REGULATORY FRAMEWORK

The EJSL amended the Uniform Procedure Act (UPA) of the Environmental Conservation Law (ECL) to create a new section titled “Disproportionate Impacts on Disadvantaged Communities”. The EJSL also requires the consideration of impacts and existing burdens to DACs in environmental decision-making. The EJSL requires lead agencies under SEQRA to include an evaluation of whether the proposed action causes or increases any disproportionate pollution burden in a DAC when an environmental impact statement is required. The EJSL went into effect January 1, 2025.

Also in January, 2025, NYSDEC released the proposed amendments to SEQRA regulations to incorporate these SEQRA-related requirements of the EJSL. However, these proposed amendments have yet to be finalized, and therefore are not in effect. Further, they provide that the SEQRA-related requirements of the EJSL only apply to “actions subject to a determination of significance...for which a determination of significance has not been made or the lead agency has issued a positive declaration and a draft environmental impact statement has not been accepted prior to the effective date of” the amendments.

Here, the positive declaration has previously been issued, and a DEIS accepted. Notwithstanding that this action would not require DAC review per the language of the proposed ESJL DAC SEQRA amendments, the applicant nevertheless has prepared this supplemental environmental review.

1.3 PROPOSED ACTION AND SCOPE OF ANALYSIS

The Proposed Action consists of the construction of a new warehouse and distribution facility on the west side of NYS Route 22 between Salmon River Road and Archie Bourdeau Road in the Town of Plattsburgh, Clinton County, New York. The facility is proposed to replace multiple distributed facilities in the region which currently support UMS Property, LLC's (UMS) nearby existing manufacturing facility as well as materials provided by other facilities from outside the region. The location of the Proposed Action includes Tax Parcel Nos. 245.-4-40.1, 245.-4-16.2, 245.-4-41, and portions of 245.-4-22.11, where the proposed building is approximately 774,750 sq ft. (the Site).

The Site is located entirely within an identified disadvantaged community (DAC), Census Tract 36019102100, as designated by New York State (see Figure 1, *Disadvantaged Communities Map*). To address the EJSI and ECL § 8- 0109(2)(k), this SDEIS evaluates whether the Proposed Action has the potential to cause or increase a disproportionate pollution burden on the DAC in which it is located.

Specifically, this SDEIS presents a detailed DAC impact analysis that:

- evaluates potential construction and operation-related impacts relevant to the DAC, including air quality, noise, wastewater, solid waste, and lighting;
- considers these potential impacts in the context of existing environmental burdens and vulnerabilities; and
- identifies any mitigation measures and project design features intended to avoid, minimize, or reduce the potential for disproportionate pollution burdens on the disadvantaged community.

2.0 DISADVANTAGED COMMUNITIES (DAC) IDENTIFICATION AND SCREENING

As discussed in Section 2.3 above, the Site is located within Census Tract 36019102100, which is designated as a DAC. This Tract covering the DAC has a population of 2,055 residents. NYSDEC maintains DAC Population Characteristics and Health Vulnerabilities, Environmental Burdens, and Climate Change Risks indicators for this DAC. The environmental burden is higher than 72% of Census Tracts statewide, and population vulnerability is higher than 53% of Census Tracts statewide. This section discusses the potential for disproportionate environmental burden through potential pollutant exposure factors associated with the action. Table 1 summarizes the Environmental Burden and Climate Change Risk for the DAC census tract 36019102100. Table 2 illustrates the relationship between the Proposed Action and the identified DAC indicators.

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Table 1

Environmental Burden & Climate Change Risk		
Potential Pollution Exposure	Benzene Concentration (Modeled)	18%
	Particulate Matter (PM2.5)	1%
	Traffic: Diesel Trucks	77%
	Traffic: Number of Vehicles	20%
	Wastewater Discharge	35%

Data Source: Disadvantaged Communities Criteria - New York's Climate Leadership & Community Protection Act

Table 2

Potential Pollution Exposure Indicator	Reported Percentile	Proposed Action Relevance to DAC Impact Analysis	DEIS/Source Reference
Traffic: Diesel Trucks	77% (higher burden relative to NYS tracts)	Project mobile emissions are low relative to NYS Route 22 corridor traffic; no major stationary sources will be added.	DAC Criteria (CLCPA)
Traffic: Number of Vehicles	20%	Site access via NYS Route 22; operational traffic assessed; no significant air/noise impacts with mitigation.	DEIS §4.8; §4.5
Wastewater Discharge	35%	No public sewer; OWTS sized at 3,315 gallons per day with controls; minimal impact.	DEIS §4.10.4
PM2.5 (Modeled Concentration)	1%	Background particulate burden low; construction dust controlled via BMPs; operational emissions minimal.	DEIS §4.8; SDEIS §3.3
Benzene (Modeled Concentration)	18%	No new benzene sources; mobile emissions insignificant relative to NYS Route 22 corridor.	DEIS §4.8; Mobile Emissions Addendum

2.1 NOISE IMPACTS TO DISADVANTAGED COMMUNITIES

A detailed Noise Impact Assessment was completed for both construction and operational phases of the Proposed Action, which included the evaluation of sensitive receptors within the DAC. In addition, correspondence from JMT to the Town of Plattsburgh Planning Board (Lead Agency), dated September 19, 2025, responding to DEIS comments from the Town, NYSDEC, and the public, provided supplemental information that further clarifies and supports the DEIS noise impact findings. This correspondence is included in the FEIS record and is incorporated by reference.

DEIS Section 4.5 and DEIS Appendix F *Noise Impact Assessment* document that daytime ambient sound levels ranged from 48.9 to 65.7 dBA Leq, with conditions reflecting both residential areas and the NYS Route 22 corridor; nighttime ambient levels were conservatively assumed to be 10 dBA lower for analysis. Using SoundPlan® and conservative operational assumptions, the analysis predicted daytime noise increases of 1 dBA or less at residential receptors and nighttime increases of up to 6 dBA at certain

residences south of the Site, while absolute sound levels remained below the Town of Plattsburgh's 61 dBA threshold, except where existing corridor traffic already exceeds that level.

Subsequent to completion of the DEIS, the *Noise Impact Assessment* was updated via correspondence of September 19, 2025, with revised sound source parameters provided by equipment vendors and is part of the FEIS record. The revised, conservative, model-based analysis demonstrated maximum potential increases in nighttime sound levels of no more than 5 dBA. Consistent with NYSDEC guidance, the analysis demonstrates there is no potential for significant adverse noise impacts associated with the Proposed Action. As such, there is no potential for a disproportionate noise burden on the DAC.

2.2 LIGHT POLLUTION IMPACTS TO DISADVANTAGED COMMUNITIES

Potential visual effects associated with site lighting and building mass were evaluated in the Visual Resource Assessment, prepared by Saratoga Associates (DEIS Appendix E). The analysis used representative photo simulations for locations where partial views may be possible and determined that off-site views are extremely limited due to existing topography and vegetative screening. The Visual Resource Assessment concluded that the Proposed Action would not result in any significant adverse visual impacts.

Further, as shown on DEIS Sheets C600–C602 *Proposed Lighting Plan*, exterior lighting for the Proposed Action will be fully shielded, down directed, and mounted at approximately 25 feet above finished grade, with no light poles located within 20 feet of property boundaries. The lighting plan specifies DarkSky approved Lithonia LED fixtures, which are designed to minimize glare, backlighting, and sky glow. Photometric analyses demonstrate that illumination will be contained entirely within the Site and that no off-site illumination will occur.

In response to comments raised during public review, UMS reaffirmed these lighting and visual mitigation commitments in the September 19, 2025 JMT comment response letter, and the associated materials were incorporated into the FEIS record.

Based on the contained lighting design, use of DarkSky approved fixtures, and the absence of significant visual effects documented in DEIS Appendix E, the Proposed Action is not expected to result in any significant adverse lighting or visual impacts during construction or operation. Because exterior lighting will remain fully on-site and views of the facility are largely screened, no lighting or visual effects would affect surrounding neighborhoods and mitigation is not warranted. Accordingly, the Proposed Action would not result in a disproportionate light pollution or visual burden on the DAC.

2.3 AIR QUALITY QUALITY IMPACTS TO DISADVANTAGED COMMUNITIES

As discussed in DEIS Section 4.8, the Site is currently vacant with no onsite emission sources. The local background air quality is driven primarily by area heating and traffic along NYS Route 22, I-87, and CR-33.

Construction emissions resulting from the Proposed Action consist of diesel equipment and exhaust and fugitive dust from land disturbance. Regulated stationary construction sources are not proposed. With the implementation of standard BMPs, such as idle limiting, minimizing active disturbed area, applying water/approved palliatives for dust, and using stabilized construction exits, no significant adverse construction air impacts are anticipated.

Operational emissions are discussed in DEIS Section 4.8.3 and are dominated by mobile sources consisting of employee vehicles and truck traffic. Stationary sources are limited to intermittent emergency generators and two natural gas boilers (each 8 MMBtu/hr) that act solely as supplemental or backup heat to the geothermal system. Emergency generators (intermittent use) and comfort heating units <10 MMBtu/hr are exempt from air permitting under 6 NYCRR Subpart 201-3. Additional emissions information provided via correspondence of September 19, 2025, confirmed that facility operations, including potential off-gassing associated with stored materials, do not present potentially significant adverse operational air impacts. Best management practices will be implemented and include limiting vehicle idling as well as tracking generator hours to ensure operating hours do not exceed 500 hours per year.

Vehicle emissions associated with facility operation are substantially or completely offset by the elimination of current vehicle emissions associated with operations at existing distributed facilities in the region. Nonetheless, a Mobile Emissions Addendum, which was included in the September 19, 2025 comment response letter, quantified construction and operational mobile source criteria pollutants using AFLEET and found aggregate emissions well below NYSDEC Air Facility Registration (AFR) thresholds and orders of magnitude lower than existing corridor traffic emissions along NY 22/I 87, which supports the conclusion of no significant adverse air quality impacts.

Given that the Proposed Action introduces no major stationary sources, construction emissions are temporary and managed through BMPs, operational stationary equipment is categorically exempt with minimal emissions, and supplemental analysis demonstrates low mobile emissions relative to regulatory thresholds and to existing traffic, the Proposed Action would not result in significant adverse air quality impacts and would not therefore create a disproportionate air quality burden on the DAC. No mitigation is warranted.

2.4 SOLID WASTE IMPACTS TO DISADVANTAGED COMMUNITITES

Solid waste generation, handling, and off-site disposal pathways were evaluated in DEIS Section 4.9. During operation, solid waste will be generated primarily from routine warehouse activities (e.g., corrugated cardboard, wood pallets, plastic wrap/film) and office functions (mixed paper and limited food related waste). Total solid waste generation is estimated at approximately 75 cubic yards per week, which is within the existing handling capacity of the Clinton County Landfill. These wastes would otherwise be generated across multiple, existing, distributed facilities in the region.

As described in DEIS Section 4.9.2, the facility will implement on site recycling and material recovery, including segregation and baling where appropriate, for cardboard, plastics, and returnable containers, and will maximize diversion of warehouse cardboard and wood materials through established recycling and vendor take back programs. The Distribution Center will not include industrial processes or bulk chemical storage and therefore, no hazardous waste is anticipated. Routine spill prevention and housekeeping practices will also be implemented.

Municipal solid waste collection will be scheduled to prevent on site accumulation, and disposal will occur within existing local capacity without requiring changes to regional waste routing or landfill operations. Based on the waste volumes, high diversion rates, absence of hazardous waste, and availability of local disposal capacity, the Proposed Action would not result in significant adverse solid waste or hazardous materials impacts and would not create a disproportionate pollution burden on the DAC. No mitigation is warranted.

2.5 WASTEWATER IMPACTS TO DISADVANTAGED COMMUNITIES

Wastewater is discussed in DEIS Section 4.10.4. The Site will use an on-site wastewater treatment system (OWTS) because public water sewer is not available on-site. The system includes three septic tanks, a pump station, and two alternating absorption fields designed to handle a maximum daily flow of 3,315 gallons per day, which covers both sanitary use and floor-cleaning wastewater. The DEIS concludes that impacts will be minimal because the system is properly sized, built to state and county standards, and will be maintained through regular inspections, pump-outs, and alarmed controls to prevent overflows. Power outages will not affect performance because the site will have backup generators. With erosion and sediment controls in place during construction and proper long-term maintenance, the Proposed Action would not result in any significant adverse wastewater impacts and therefore, would not create a disproportionate wastewater burden on the DAC. No mitigation is warranted.

3.0 ALTERNATIVES TO THE PROPOSED ACTION

Alternatives to the Proposed Action with respect to location and size were evaluated in DEIS Section 6.0. The evaluation of each alternative included a comparison of potential impacts on natural resources, traffic, and demands on utilities and community services.

The alternatives evaluated included: (1) the No Action Alternative, (2) Alternative Sites, and (3) Alternative Size.

No Action Alternative. Under the No Action Alternative, the proposed warehouse and distribution center would not be developed. While this alternative would avoid project-related changes within the Site, it would fail to meet UMS's operational needs, eliminate job creation opportunities within the community, and would likely shift warehousing and distribution activities to other locations, potentially increasing regional truck travel, noise, and air emissions without providing any corresponding benefit to the DAC.

Alternative Sites. Alternative sites were also considered; however, no other nearby properties are available that meet the project's size, zoning, and logistical requirements. Locating the facility farther from the existing manufacturing operation would increase trip lengths for trucks and employees, resulting in greater traffic volumes, noise, and mobile-source air emissions that could affect other communities, including DACs elsewhere, rather than reducing overall environmental burdens.

Alternative Size. A smaller-scale alternative was evaluated but determined to be infeasible because it would prevent consolidation of existing warehousing operations and require continued use of multiple off-site facilities. This scenario would not meaningfully reduce environmental impacts and could increase cumulative transportation-related effects, including truck traffic and emissions, within and beyond the identified DAC.

Overall, none of the alternatives evaluated would better avoid or minimize potential impacts to the DAC than the Proposed Action. As a result, the Proposed Action represents the alternative that best meets project objectives while avoiding or minimizing environmental effects to the maximum extent practicable, including effects on the DAC.

4.0 CUMULATIVE IMPACTS ANALYSIS

This section evaluates whether the incremental effects of the Proposed Action, when considered in combination with existing environmental conditions and other reasonably foreseeable activities in the surrounding area, could result in cumulative adverse impacts, including the potential to cause or increase a disproportionate pollution burden on the identified DAC (Census Tract 36019102100).

The cumulative impacts analysis considers the combined effects of construction and operational activities associated with the Proposed Action across relevant environmental resource areas, including noise, lighting and visual character, air quality, solid waste and materials management, and wastewater.

Although SEQRA does not require a cumulative impacts analysis for unrelated actions not sponsored by the project sponsor, this discussion is provided to inform the evaluation of whether the Proposed Action may cause or increase a disproportionate pollution burden on a disadvantaged community, consistent with the EJSL.

4.1 EVALUATION OF COMBINED EFFECTS ON DACS

As documented in Sections 3.1 through 3.5 of this SDEIS and the DEIS, the Proposed Action does not result in any significant adverse impacts within individual resource areas. When these impact areas are considered collectively, there is no mechanism by which they would interact or compound to create a moderate or significant cumulative adverse effect on the disadvantaged community (DAC).

The following table summarizes the nearby projects and cumulative considerations. These projects are either geographically separated from the Site, limited in scope, or phased over time such that construction activities would not overlap in a manner that would result in prolonged or heightened exposure for those within the DAC.

Table 3

Project	Location	Nature of Work / Scale	Setting Relative to Site	Timing / Phasing	Cumulative Interaction Conclusion
Brunell Subdivision	4003 NY-22, Plattsburgh, NY 12901	Two-lot subdivision of an 11.9-acre parcel; no new construction; non-residential use proposed on the subdivided lot (see associated GR8 Courier, Inc. project).	Located along NY-22; limited to a single parcel with no new construction.	Reviewed and approved by Town Planning Board in 2024.	No new construction; not expected to overlap with or amplify impacts from the Proposed Action.
GR8 Courier, Inc. – Site Plan/Change in Use	4003 NY-22, Plattsburgh, NY 12901	Change in use of existing buildings for vehicle storage and maintenance; no new construction.	On the NY-22 corridor; contained within existing developed parcel.	Under Planning Board review in 2024; activity limited to minor site or operational changes.	Parcel-level activity unlikely to temporally or spatially overlap with the Proposed Action.
Federal Government/GSA – Homeland Security Investigations Facility	284 Idaho Ave, Plattsburgh, NY 12903	Interior conversion of an existing warehouse with a small addition; primarily adaptive reuse.	Located near the airport, physically separated from the Site and DAC residential areas.	Approved in late 2025; construction focused on interior build-out.	Geographic separation and limited exterior work prevent cumulative interaction.
Plattsburgh International Airport Expansion	Plattsburgh International Airport campus	Phased airport and tenant facility expansions, including terminal and aviation-related upgrades.	Concentrated on airport property, separate from the Site and adjacent communities.	Phased implementation through 2024–2026 to maintain airport operations.	Phasing and location limit potential for overlapping or compounding impacts with the Proposed Action.

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Construction-related impacts associated with the Proposed Action—including temporary noise, fugitive dust, and construction lighting—would be short-term in duration and controlled through established measures such as limits on construction hours, use of properly muffled equipment, dust suppression, stabilized construction entrances, and erosion and sediment controls. Similar short-term construction activities have occurred or may occur in the vicinity in connection with other nearby projects, including the Plattsburgh International Airport Expansion, and limited residential development such as the Brunell Subdivision. These projects are either geographically separated from the Site, limited in scope, or phased over time such that construction activities would not overlap in a manner that would result in prolonged or heightened exposure for residents within the DAC.

Operational impacts from the Proposed Action are similarly limited and controlled by project design and operational commitments. Noise increases during operations are minimal, remain below applicable thresholds, and are further reduced through equipment selection, placement, and noise attenuation measures. Exterior lighting is fully shielded and down-directed, with photometric modeling demonstrating that illumination is contained entirely on-site. Air quality impacts are primarily associated with mobile sources and are minor relative to existing traffic along NYS Route 22 and other regional corridors, with no new major stationary emission sources introduced. In comparison, operational activities at the Plattsburgh International Airport and associated facilities represent established sources of transportation-related activity that already contribute to background conditions in the area. Against this existing baseline, the incremental contribution of the Proposed Action would be small and not discernible as a distinct or additive burden on the DAC.

Solid waste generated by the Proposed Action, which would otherwise be generated across multiple, existing, distributed facilities, would remain within existing local disposal and recycling capacity and would include robust material recovery practices. Wastewater would be managed by a properly designed and maintained on-site wastewater treatment system incorporating alarms, redundancy, and backup power. These systems operate independently of municipal or airport-related infrastructure and do not interact with wastewater or solid waste demands associated with other nearby developments, including the Brunell Subdivision.

Because impacts in each resource category are temporary, negligible, or effectively minimized, and because they do not overlap spatially or temporally with impacts from other nearby projects in a manner that would intensify exposure, the Proposed Action does not pose the potential for cumulative or synergistic adverse effects on the DAC. Accordingly, the combined effects of the Proposed Action, when considered alongside ongoing airport-related improvements and localized residential development, would not result in a disproportionate pollution burden on the DAC.

In a broader context, the Proposed Action is consistent with modern warehouse and distribution facilities located in industrially zoned areas and incorporates design features that reduce potential environmental impacts relative to comparable developments. By consolidating warehousing operations near an existing manufacturing facility, the project reduces inter-facility transportation and associated vehicle miles

traveled, thereby limiting regional traffic-related emissions compared to a dispersed development scenario.

The Site is located adjacent to an established transportation corridor, NYS Route 22, where ambient noise levels and traffic-related emissions already influence baseline environmental conditions due to regional traffic and nearby airport-related activity. Within this context, the incremental contribution of the Proposed Action to noise, air emissions, and other environmental stressors is small and largely indistinguishable from existing conditions.

When viewed in the context of existing land use patterns, zoning, and ongoing development activity in the area—including airport expansions, facility upgrades, and small-scale residential development—the Proposed Action does not meaningfully increase cumulative environmental burdens within the DAC. Instead, through careful siting, thoughtful design, and implementation of impact-avoidance and impact-minimization measures, the project avoids or minimizes potential impacts to the maximum extent practicable. As a result, the Proposed Action does not result in cumulative adverse impacts and does not cause or increase a disproportionate pollution burden on the DAC.

5.0 PROPOSED MITIGATION AND COMMUNITY BENEFIT MEASURES

The Proposed Action will have positive economic benefits for both local and regional communities by supporting existing jobs and creating new ones. Mitigation and minimization measures are planned to reduce potential environmental and operational impacts, including actions already integrated into project design.

5.1 SUMMARY OF DESIGN AND OPERATIONAL MEASURES TO MINIMIZE AND AVOID IMPACTS TO DISADVANTAGED COMMUNITIES

Project-specific impact-minimizing measures include: (1) Construction BMPs—dust suppression, stabilized entrances, and erosion/sediment controls; (2) Anti-idling and fleet management for trucks; (3) Noise controls—sound barriers where needed, equipment shrouding/encapsulation, and placement of rooftop/yard equipment away from receptors; (4) Dark-sky compliant, fully shielded luminaires with zero off-site illumination; (5) On-site wastewater treatment designed to New York State and County standards with alarms, redundancy, and generator backup; and (6) Solid waste minimization and robust recycling of cardboard, plastics, and pallets.

The following table summarizes the potential construction and operational impacts relevant to the DAC, key design/BMP commitments, and DAC impact conclusions discussed throughout this SDEIS for the Proposed Action which is consistent with the findings of the DEIS.

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Table 4

Resource Area	Construction Impact	Operational Impact	Key Design / BMPs & Mitigation	DAC Impacts
Noise	Daytime construction only; managed by BMPs (hours limits, maintained mufflers, staging, temporary barriers as needed). No significant adverse impacts anticipated.	Daytime increase ≤ 1 dBA at residences; worst-case nighttime up to +5 dBA at certain southern receptors; absolute levels below 61 dBA at residences (Route 22 ambient may already exceed 61 dBA).	Rooftop equipment selection/placement; enforce construction hours/BMPs.	No significant adverse noise impacts; no disproportionate noise burden on DAC.
Lighting / Visual	Construction lighting temporary and limited; no off-site illumination expected.	Fully shielded, down-directed lighting; 25 ft AFG poles and ≥ 20 ft from boundaries; DarkSky-approved luminaires; photometrics show no off-site illumination. Visual assessment finds extremely limited viewpoints and no significant adverse visual impact.	DarkSky fixtures; fixture height/setbacks; photometric compliance; retention of topography/vegetation; per DEIS Sheets C600–C602.	No significant adverse light/visual impacts; no disproportionate lighting/visual burden on DAC.
Air Quality	Short-term diesel exhaust and fugitive dust; controlled via BMPs (idling limits, dust suppression, stabilized exits, minimized active areas). No significant adverse impacts.	Emissions dominated by mobile sources; two 8-MMBtu/hr gas boilers (supplemental/backup) and intermittent emergency generators—exempt under 6 NYCRR Part 201-3; Mobile Emissions Addendum shows emissions well below AFR thresholds and far lower than corridor traffic.	Construction BMPs (idling/dust/track-out controls). Operational BMPs (idling limits; ≤ 500 hours/year generator tracking).	No significant adverse air impacts; no disproportionate air burden on DAC.
Solid Waste / Materials	Construction debris managed per standard practice; not a major generator in record.	Routine warehouse/office waste; 75 cy/week; managed by Clinton County Landfill capacity. On-site recycling (cardboard, plastics, returnables); vendor take-back for cardboard/wood. No hazardous waste (no industrial processes/bulk chemicals).	Segregation/baling on-site; routine collection to avoid accumulation; spill prevention/housekeeping.	No significant adverse solid waste/hazmat impacts; no disproportionate burden on DAC.
Wastewater	Temporary construction controls per SWPPP; no adverse wastewater impacts identified.	OWTS with 3 septic tanks, pump station, two alternating absorption fields sized to 3,315 gpd (sanitary and floor cleaning). Properly sized and maintained; minimal impacts. Backup power ensures reliability.	Routine inspections and pump-outs; alarmed controls; erosion/sediment controls during construction; backup generators.	No significant adverse wastewater impacts; no disproportionate wastewater burden on DAC.

5.2 POTENTIAL COMMUNITY BENEFITS

The project provides direct and indirect employment, supports the regional supply chain, and stabilizes tax revenues that fund local services. Co-location near the existing manufacturing facility shortens haul distances, which can reduce regional vehicle miles traveled and associated emissions relative to dispersed warehousing. Potential partnerships for local hiring, workforce training, and vendor participation can further extend benefits to the DAC.

6.0 CONCLUSION

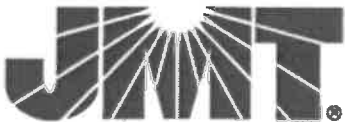
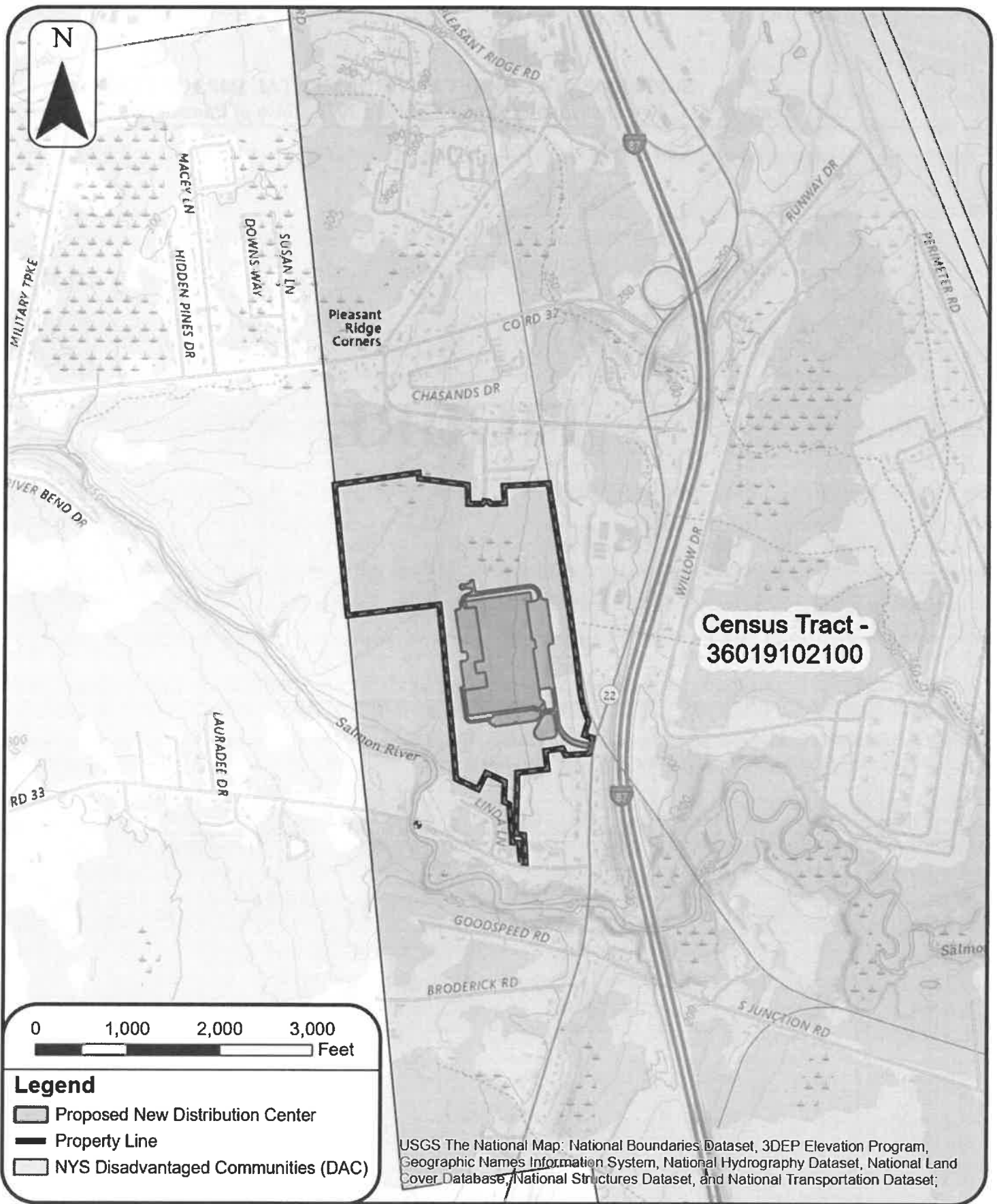
Based on the detailed analyses presented in the DEIS and this SDEIS, the Proposed Action is not expected to result in significant adverse impacts related to noise, light, air quality, solid waste, wastewater, or cumulative effects during construction or operation, and therefore would not cause a disproportionate pollution burden on the identified DAC. Through incorporation of project design features and impact-avoidance and impact-minimization measures integral to the Proposed Action, potential environmental effects have been avoided or minimized to the maximum extent practicable.

7.0 DOCUMENTS INCORPORATED BY REFERENCE

JMT of New York, Inc. Draft Environmental Impact Statement (DEIS) for the UMS Property, LLC New Distribution Center Site Plan 2024, Town of Plattsburgh, Clinton County, New York. Submitted March 28, 2025; accepted by the Town of Plattsburgh Planning Board (Lead Agency) on November 18, 2025.

JMT of New York, Inc. Letter to the Town of Plattsburgh Planning Board (Lead Agency), dated September 19, 2025, responding to comments on the Draft Environmental Impact Statement (DEIS) for the UMS Property, LLC New Distribution Center Site Plan 2024, including comments from the Town of Plattsburgh, the New York State Department of Environmental Conservation, and the public.

FIGURE



19 British American Blvd. W, Latham NY 12110
P: 518-782-0882 | F: 518-782-0973 | JMT.com

DISADVANTAGED COMMUNITIES

UMS PROPERTY, LLC
Proposed New Distribution Center

Town of Plattsburgh

Clinton County, NY

PROJ. NO: 24-02308

DATE: 2/12/2025

SCALE: 1 IN = 2,000 FT

DWG NO. DAC

FIGURE: 1



APPENDIX A

TOWN OF PLATTSBURGH PLANNING BOARD RESOLUTION # 25-78

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

Resolution No. 25-78

-State Environmental Quality Review Act Resolution Accepting as Complete a Final Environmental Impact Statement

Motion by: Malana Tamer

WHEREAS, UMS Property, LLC (the “Applicant”) has submitted an application to the Town of Plattsburgh (“Town”) Planning Board (“Planning Board”) seeking approval for:

UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024- Request to construct a 774,750. sq. ft. warehouse and distribution facility with an office area and related site improvements. AREA VARIANCES REQUIRED Located on Salmon River Rd and Route 22 with public water and private sewer; Zoned I*; Tax Map Parcels 245.-4-16.2, 22.11, 40.1, & 41. Owners Iona Brand Revocable Living Trust, Thomas LeClair Living Trust and Robert & Rita Brunell; Applicant UMS Properties LLC; Engineer RMS (the “Proposed Action”); and

WHEREAS, by motion made at its Planning Board meeting of June 18, 2024, the Town Planning Board classified the project as a Type I action under the State Environmental Quality Review Act (“SEQRA”), announced its intent to serve as Lead Agency under SEQRA, and initiated a coordinated review; and

WHEREAS, on June 21, 2024, the Planning Board issued a Notice of Intent (“NOI”) to Establish Lead Agency, and circulated said NOI along with the application and Part 1 Environmental Assessment Form to involved and interested agencies; and

WHEREAS, on August 6, 2024, the Planning Board adopted a resolution declaring itself to be the lead agency under SEQRA; and

WHEREAS, on August 6, 2024, the Planning Board found and determined that the Proposed Action may have a significant adverse impact on the environment as described in the FEAF Parts 2 and 3 and adopted a Positive Declaration; and

WHEREAS, on August 6, 2024, the Planning Board conducted a public scoping session and accepted a draft scoping document for review and consideration by the Planning Board and the public; and

WHEREAS, on September 17, 2024, the Town Board adopted a Final Scope and directed the Applicant to prepare a Draft Environmental Impact Statement (“DEIS”); and

WHEREAS, on April 24, 2025, the Applicant submitted a DEIS evaluating the potential significant adverse environmental impacts from the Proposed Action; and

WHEREAS, the Planning Board and its consultants reviewed the DEIS for completeness and

by memorandum dated May 14, 2025, a request was made to the Applicant for an extension of the review period until at least June 17, 2025; and

WHEREAS, on June 17, 2025, the Planning Board determined the DEIS to be adequate for public review and the Planning Board scheduled a public hearing to be held on July 15, 2025, at 5:00 p.m. at the Town of Plattsburgh Town Hall, 151 Banker Road, Plattsburgh, NY, 12901 with written public comments to be received through July 29, 2025, at 3:00 p.m.; and

WHEREAS, the Planning Board conducted the requisite comment period pursuant to the SEQRA regulations, and conducted a public hearing on July 15, 2025, in order to receive public input on the DEIS; and

WHEREAS, public comments were collected with additional comments received by e-mail and the same were provided to the Applicant for review and preparation of a response; and

WHEREAS, by mutual consent between the Applicant the Planning Board extended the review period for the Applicant's responses to public comments, agency comments, and the planning staff review letter be extended by mutual consent to November 18, 2025; and

WHEREAS, the Planning Board has now received and reviewed Applicant's responses to comments received during the public comment period and has prepared a Responsiveness Summary; and

WHEREAS, the Planning Board has now received and reviewed the Responsiveness Summary and reviewed the Final Environmental Impact Statement ("FEIS") prepared by the Applicant for the Project.

NOW, THEREFORE BE IT RESOLVED BY THE PLANNING BOARD OF THE TOWN OF PLATTSBURGH AS FOLLOWS:

THAT THE Planning Board accepts the FEIS as submitted by the Applicant pursuant to 6 N.Y.C.R.R. § 617.9 as complete and directs that copies of the FEIS be provided to all involved agencies, as well as to any individual requesting a copy.

IT IS FURTHER RESOLVED, that the Town Board shall prepare, file, and publish a notice of completion of the FEIS in accordance with 6 N.Y.C.R.R. § 617.9(a)(6) and § 617.12 of the SEQRA regulations.

IT IS FURTHER RESOLVED, that pursuant to 6 N.Y.C.R.R. § 617.11(a), the Planning Board will afford the involved agencies and the public ten (10) calendar days in which to consider the FEIS before issuing its written findings statement pursuant to 6 N.Y.C.R.R. § 617.11(b) and taking final action on the application for assistance for the Project. Upon expiration of the ten (10) calendar-day waiting period, Planning Board shall prepare and adopt its written findings statement within thirty (30) calendar days after filing the FEIS.

IT IS FURTHER RESOLVED, that the Final Environmental Impact Statement shall be filed and circulated to the extent required by any applicable ordinance, statute or regulation and made

available for public review and inspection on the internet at <https://www.townofplattsburghny.gov/> with paper copies located at the Town of Plattsburgh Town Hall, 151 Banker Road, Plattsburgh, NY, 12901; and

IT IS FURTHER RESOLVED, that Planning Board of the Town of Plattsburgh hereby authorizes and requires the Planning Board Chairman, the Town Clerk and the Town Attorney to take the appropriate steps to effectuate this resolution.

IT IS FURTHER RESOLVED, that this Resolution shall take effect immediately upon adoption.

Seconded By: Terry Senecal

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and outlined the project's components. He then read the resolution into the record. The Final Environmental Impact Statement will be posted on the Electronic Notice Bulletin at the Department of Environmental Conservation website. The plan must be shared with involved agencies and the Planning Board may not adopt a final finding statement for at least ten days.

Roll Call:

Terry Senecal
Debbie Blake
James Sherman
Malana Tamer
Sarah Cayea
Tim Palmer, Chairman

Yes

No

X
X
X
X
X
X

Carried: 6-0

PLATTSBURGH
[Signature]

11/24/21

**UMS Warehouse & Distribution Facility Site Plan
Draft Environmental Impact Statement (DEIS)
Written Agency & Public Comment Responsiveness Summary
November 18, 2025**

On behalf of UMS Property, LLC (UMS), JMT of New York, Inc. (JMT) (also collectively referred to as “Applicant” or “Project Sponsor”) has prepared responses to written comments from involved agencies as well as comments collected during the public comment period from July 15, 2025 to July 29, 2025. JMT prepared a ‘*Response to DEIS comments*’ report dated September 19, 2025 (hereinafter “JMT’s Response”) for Planning Board consideration. The public comments have been categorized by topic, and responses to comments within each topic are provided in this Responsiveness Summary.

UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024- Request to construct a 774,750. sq. ft. warehouse and distribution facility with an office area and related site improvements. **AREA VARIANCES REQUIRED** Located on Salmon River Rd and Route 22 with public water and private sewer; Zoned I*; Tax Map Parcels 245.-4-16.2, 22.11, 40.1, & 41; Owners Iona Brand Revocable Living Trust, Thomas LeClair Living Trust and Robert & Rita Brunell; Applicant UMS Properties LLC; Engineer RMS **ENVIRONMENTAL IMPACT STATEMENT DETERMINATION OF COMPLETENESS**

Traffic- Comments made at the public hearing and in writing regarding the topic of traffic were focused primarily on concerns that industrial traffic would enter the site via Linda Lane, or Superior Drive. Additional comments were made about the overall potential increase in vehicular traffic on NY Route 22.

JMT’s Response addresses comments regarding the intersection of Route 22 and Irish Settlement Road. The letter contends that “no significant traffic impacts are anticipated”. The Traffic Assessment dated March 25, 2025 has been provided to the New York State Department of Transportation (“NYSDOT”) for review. NYSDOT issued a comments letter dated October 31, 2025, providing comments and requesting additional information. The project has affirmed that they will be required to obtain driveway access permits from NYSDOT as well as compliance with any mitigations associated with the increase in local traffic identified in the Traffic Analysis. These permits and conditions are outside of the jurisdiction of the Planning Board. For these reasons the Planning Board finds that the Project Sponsor has sufficiently addressed traffic as identified in the Draft Environmental Impact Statement (“DEIS”) scope.

Noise- Comments made at the public hearing and in writing regarding the topic of noise were focused primarily on concerns that there would be an increase in noise impacting adjacent residential neighbors. Concerns were raised regarding idling trucks, back-up warning beepers, and rooftop equipment.

JMT's Response addresses comments regarding noise. Applicant contends that a very conservative model was used to prepare the noise analysis and that no mitigation will be necessary. They further state that most noise (including buzzer, beeps, alarms, etc.) will occur almost exclusively indoors and not be audible outside. Any noise associated with HVAC units and trucks is not anticipated to exceed 5 dB(A) above ambient levels. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed noise as identified in the DEIS scope.

Emergency Services Response- Comments made at the public hearing and in writing regarding the topic of Emergency Services were focused primarily on concerns that JMT's Response addresses comments regarding Emergency Services.

The Project Sponsor has reviewed the project site and proposed building with the South Plattsburgh Fire Department, whose Chief has provided e-mail indicating that the Department has no issue with the height of the building and that all of their concerns have been addressed by the project. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed Emergency services as identified in the DEIS scope.

NYSDEC Comments- In a letter dated July 29, 2025, the New York State Department of Environmental Conservation ("NYSDEC") made comments regarding the following topics: Disadvantaged Communities, Emissions, State Pollutant Discharge Elimination System ("SPDES") regulated discharges, Wetlands, and Segmentation under the State Environmental Quality Review Act ("SEQRA").

JMT's Response addresses the comments made in NYSDEC Permit Administrator, Erin Donhauser's letter dated July 29, 2025. The NYSDEC comments, and those responses provided by Applicant, primarily concern the applicability of environmental permitting associated with industrial activities, Construction/Stormwater Permits and regulations associated with Environmental Justice, Disadvantaged Communities, filling wetland and the required mitigations. Such permitting and regulation is outside the jurisdiction of the Planning Board. Any Planning Board approvals for the proposed project are conditioned upon, and subject to, any and all regulations and permit conditions of the NYSDEC. Regarding the topic of Segmentation specifically, the Planning Board has reviewed the

Proposed Project and a previously approved “KB4” manufacturing facility independently for several reasons. The projects have been developed years apart, are functionally independent from one-another (each can be constructed without the other), and the proposed warehouse facility had not even secured a location at the time of review for the KB4 facility. At the time of review for KB4, it was possible that the warehouse facility may not even be constructed in Plattsburgh. Regardless of the construction of the proposed warehouse facility, the KB4 manufacturing facility would be constructed (on property already owned by the sponsor), and comply with all NYSDEC permit conditions. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed this matter as identified in the DEIS scope.

Site Access/Entrance- Comments made at the public hearing and in writing regarding the topic of site access were focused primarily on concerns that industrial traffic would enter the site via Linda Lane, or Superior Drive. Multiple comments were made by the public regarding site access and questioning where the primary entrance would be located.

The Applicant, in their response letter dated September 19, 2025, affirmed that there would only one primary access entrance from NYS Route 22. For these reasons, the Planning Board finds that the project sponsor has sufficiently addressed site Access as identified in the DEIS scope.

Visual Impacts/Light- Comments made at the public hearing and in writing regarding the topic of visual impacts and lighting were focused primarily on concerns that the height of the building would render is visible from long distances and it would be visual blight. Several neighbors expressed concern about bright lights impacting their properties at night.

The Applicant cites the Visual Resource Assessment provided in the DEIS and reaffirms the conclusion therein that “there is no potential for adverse visual impacts associated with the Distribution Center”. Regarding light, the applicant references site plan sheets C600-C602 which identify lighting that complies with the Town’s regulations and is designed to limit off-site light pollution. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed Visual Impacts and Light as identified DEIS scope.

Stormwater/Runoff- Comments made at the public hearing and in writing regarding the topic of stormwater runoff were focused primarily on concerns that the subject property is already wet in areas, and during significant rain, there is runoff to adjacent properties. Neighbors were concerned that the project would increase the presence of water on their property.

JMT's Response reaffirms that the project has been designed to control surface water runoff. Appendix G (Stormwater Management Report) of the DEIS is cited for reference. Future site plan review of the project will also include a third-party engineering analysis of the stormwater plan to verify compliance with the Town's local laws and State regulations which do not permit the negative impact of runoff to adjacent properties. For these reasons, the Planning Board finds that the project sponsor has sufficiently addressed comments related to Stormwater as identified in the DEIS scope.

Property Value- Comments made at the public hearing and in writing regarding the topic of property value were focused primarily on concerns that the presence of a large industrial property next to theirs would negatively impact property value.

JMT's Response states *"Property values generally have the potential to be impacted by commercial activity and land development, however, impacts to property values generally are not an impact subject to SEQRA. Even were they an impact to be considered, as the proposed Distribution Center will not result in any significant adverse environmental or aesthetic impacts that cannot be fully mitigated, it does not present the potential to adversely impact proximal property values. To the extent that economic prosperity is also a driver of property values, the continued and expanded local economic activity associated with the proposed Distribution Center maintains the potential to support existing property values and potential future increases in property values."* While the purpose of SEQRA is to focus on environmental impacts, while considering social and economic considerations as opposed to property values, there is no evidence in the record to support the assertion that the Project would result in negative impacts on property values. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed comments related to property values.

Zoning- Comments made at the public hearing and in writing regarding the topic of zoning were focused primarily on concerns that the property was improperly zoned, needed to be rezoned, and that the project should be located elsewhere.

JMT's Response states *"The current zoning of the proposed Distribution Center site (I*) supports the proposed use. A height variance is required for the proposed project. See Section 4.1 of the DEIS for additional information."* The Planning Board confirms that the proposed project is an allowed use in the district in which it proposed and will require an area variance for height. For these reasons the Planning Board finds that the project sponsor has sufficiently addressed Zoning as identified in the DEIS scope.

Buried Tanks/Groundwater Contamination- Comments made at the public hearing and in writing regarding the topic of tanks were focused primarily on concerns that the property would contain buried petroleum or chemical tanks that could leak and contaminate groundwater.

JMT's Response states *"As discussed in Section 4.9, the proposed Distribution Center does not include bulk storage of petroleum or chemicals."* For this reason, the Planning Board finds that the project sponsor has sufficiently addressed comments relating to buried tanks and groundwater contamination as identified in the DEIS scope.

General Public Comments Wetlands, Air Quality, Traffic- Various duplicate comments were made at the public hearing and in writing regarding the topics of wetlands, stormwater, emergency services, air quality, and traffic.

The Planning Board finds that these comments/questions have been sufficiently answered in the previous responses and that further, many of the concerns will be addressed during jurisdictional oversight and permitting by the NYSDEC and NYSDOT.

Project Alternatives – The applicant has considered the no-build scenario and found it to be economically infeasible, and to have negative impacts on local employment. Alternative sites were researched extensively. Sites with more than 100 buildable acres, Industrially zoned, access to utilities, and in proximity to existing manufacturing were extremely limited. Other properties did not have the required combination or were not for sale. The project did also consider a reduced scale but determined that a reduced size would not meet their needs and would affect the economic viability of the project

APPENDIX B

NYSDEC LETTER, DATED DECEMBER 11, 2025



December 11, 2025

Trevor Cole
Town of Plattsburgh Planning Dept.
151 Banker Road
Plattsburgh, NY 12901

**Re: Final Environmental Impact Statement, UMS Warehouse
Plattsburgh (T), Clinton County**

Dear Mr. Cole:

This letter is in response to the notice of the acceptance of the Final Environmental Impact Statement (FEIS) for the proposed UMS Warehouse that you provided to DEC on December 1, 2025. As indicated in 6 NYCRR Part 617.11 (a), "Prior to the lead agency's decision on an action that has been the subject of a final EIS, it shall afford agencies and the public a reasonable time period (not less than 10 calendar days) in which to consider the final EIS before issuing its written findings statement. If a project modification or change of circumstance related to the project requires a lead or involved agency to substantively modify its decision, findings may be amended and filed in accordance with section 617.12(b) of this Part."

DEC has reviewed the FEIS, which consists of the draft EIS, the applicant's responses to comments and supplemental analyses dated September 19, 2025, and the Town Planning Board's response to comments attached to the November 18, 2025 resolution accepting the FEIS. The FEIS is deficient for the following reasons:

Impact Determination: In the Planning Board's response to DEC's comments accompanying the November 18, 2025, resolution, the Board elects not to address or consider DEC's comments related to "permitting and regulation [that] is outside the jurisdiction of the Planning Board. Any Planning Board approvals for the proposed project are conditioned upon, and subject to any and all regulations and permit conditions of the NYSDEC."

The Board, as lead agency, has an obligation to take a hard look at *all* impacts of this project, not just those subject to its regulatory jurisdiction. Earlier this year, the Appellate Division overturned a SEQR determination by a town planning board after that board deferred to DEC's permitting jurisdiction instead of independently analyzing the effects of a project for which it was acting as lead agency. In *Clean Air Action Network of Glens Falls, Inc. v Town of Moreau Planning Board*, 235 AD3d 1124, 1128-29 (3d Dept 2025) the Third Department annulled a negative declaration after the planning board concluded that the issuance of a DEC air permit would mitigate any impacts of air

pollution from the project. The court explained that “the planning board's unexplained deference to DEC's permitting standards ... with respect to the impacts of the project's emissions on air quality does not satisfy its SEQRA obligations, resulting in an arbitrary and capricious negative declaration.”

Here, the Town of Plattsburgh Planning Board's response to DEC's comments reflects a similar “unexplained deference to DEC's permitting standards” that would not pass judicial review. The Board must make its own determination why, for example, there is no alternative to, and the proposal adequately avoids or minimizes, impacts from the loss of 9 acres of Class II wetlands and 17 acres of adjacent area. And, the Board must itself evaluate impacts on the disadvantaged community. As self-appointed lead agency, the Board cannot avoid taking a hard look at, and making a determination on, these issues.

Disadvantaged Community (DAC): In its comments on the DEIS, DEC pointed out that changes to SEQR effective December 30, 2024, require all environmental impact statements to “include a detailed statement setting forth the ... effects of any proposed action on disadvantaged communities, including whether the action may cause or increase a disproportionate pollution burden on a disadvantaged community.” ECL § 8-0109(2)(k). The applicant responded that, because DEC's proposed regulations to codify the EJSL provision verbatim are not yet adopted, the applicant does not have to comply with this provision.¹ This is incorrect: the EJSL took effect before the finalization of the EIS and applies to the Town of Plattsburgh as the lead agency here. There is nothing in the EJSL that exempts a project sponsor or lead agency from compliance just because DEC has not yet incorporated this statutory requirement in Part 617. The EIS does not include “a detailed statement” of the effects of the proposed action on the disadvantaged community where this project is located, without which the Town cannot find the EIS is complete.

Freshwater Wetlands: As described in the revised delineation accompanying the applicant's September 9 submission, this project would fill 9.4 acres of Class II wetland and disturb a further 17.8 acres of regulated adjacent area. This is a remarkable level of wetland impact. Although the applicant's consultant submitted a freshwater wetland permit application to DEC, neither the permit application nor the EIS materials address all items required for DEC to determine whether this application is approvable. Notably, the applicant has not provided a fulsome evaluation of alternative sites, nor has it demonstrated how the proposed project avoids and minimizes impacts to regulated freshwater wetlands and adjacent area on the chosen site. The applicant has also not submitted any proposed mitigation plan to DEC or to the Planning Board. The applicant has made no attempt to describe how it would locate, plan, construct, and conduct long-term monitoring for mitigation wetlands of sufficient size to counter the extensive adverse effects of the proposed project.

¹ The applicant also asserts that DEC failed to raise the applicability of the EJSL during scoping. This is not correct: the Town did not provide a copy of the scoping document to DEC or otherwise seek DEC's input before releasing the scoping document.

As explained above, it is not sufficient for the Planning Board to entirely defer analysis of these significant adverse wetland impacts to a later DEC permitting process. The Board has an obligation under 6 NYCRR 617.9(b) to make its own informed determination of significant adverse impacts and evaluate (or direct the sponsor to evaluate) all reasonable alternatives, including the full analysis required by section 617.9(b)(5)(v). Under 6 NYCRR 617.11(d)(5), the Board's determination to accept an EIS requires it to "certify" that "the action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable." The Board cannot carry out this function based on the limited evaluation of wetland impact alternatives and mitigation in the FEIS.

Please feel free to contact me with any questions.

Sincerely,

Erin M. Donhauser
Regional Permit Administrator

cc: Aaron Love, DEC
Meredith Gillman, DEC