TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
NOVEMBER 17, 2026

ITEM #1 **MYERS SUBDIVISION 2026-** Request for a 2-lot subdivision of a 19.16-acre lot resulting in lot 1 being 15.86-acres of remaining land, and lot 2 being a 3.3-acre new buildable lot. Located on Akey Rd. with private water and private sewer; Zoned R2; Tax Map Parcel #204.-1-17; Owner/Applicant Terrence & Christine Myers; Engineer RMS **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

ITEM #2 **SCHLUTER SYSTEMS PARKING EXPANSION SITE PLAN 2026-** Request to expand an existing 77 space parking lot by 107 spaces for a total of 184 parking spaces with related site improvements. Located on Connecticut Rd. with public water and public sewer; Zoned NC; Tax Map Parcel # 233.-5-52; Owner Connecticut Ave Holdings LLC; Applicant Schluter Systems, LP; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

ITEM #3 **RUGAR STREET SOLAR SITE PLAN & SPECIAL USE PERMIT 2026-** Request to construct a 7-acre, 2.8 MW-DC solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW AND TOWN BOARD WAIVER REQUIRED.** Located on Reeves Lane with private water and private sewer; Zoned T3C; Tax Map Parcel #'s 220.-4-30.21 & 30.22; Owner Edward Champagne Jr.; Applicant Zuvan Renewables, LLC; Engineer Zuvan Renewables, LLC **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

ITEM #4 **CAVERN SOLAR SITE PLAN & SPECIAL USE PERMIT 2025-** Request to construct a 15-acre 2 MW-AC Tier 3 solar farm with related site improvements. **SUBJECT TO TOWN OF PLATTSBURGH SOLAR LOCAL LAW.** Located on Banker Rd. with public water and public sewer; Zoned R2; Tax Map Parcel # 205.-2-5.1; Owner Rebecca Banker; Applicant Cavern Solar, LLC; Engineer AEDA **SEQRA REAFFIRMATION AND DETAILED PRELIMINARY PLAN RENEWAL**

ITEM #5 **MANNY'S LIQUOR STORE SITE PLAN 2026-** Request to renovate an existing 864 sq. ft. unoccupied building into a liquor store with related site improvements. **USE VARIANCE REQUIRED.** Located on State Route 3 with public water and private sewer; Zoned NC; Tax Map Parcel # 205.1-1-4.1 Owner/Applicant Manny Khurana; Engineer AEDA **SKETCH PLAN REVIEW**

TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
NOVEMBER 17, 2026

PLEASE TAKE NOTICE that a Public Meeting of the Town of Plattsburgh Planning Board will be held at the Town Hall, 151 Banker Road, Plattsburgh, New York, on Tuesday, November 17, 2026, beginning at 5:00 p.m. and a work session at 4:30 p.m. prevailing time for the purpose of reviewing the following agenda items, and hearing all those for and against the following proposals. Public hearings will be held for those agenda items as noted.

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PLANNING BOARD MEETING
AGENDA
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In compliance with the American with Disabilities Act, special accommodations, within reason and upon request at least 48 hours in advance of the meeting will be provided to persons with disabilities in accordance with Section 276 of Town Law. Requests shall be made to the Planning & Community Development Office at (518) 562-6850.

/s/ Tim Palmer, Chairperson of the Planning Board