TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

151 BANKER ROAD
PLATTSBURGH, NY 12901-7307

WWW.TOWNOFPLATTSBURGHNY.GOV
DEPT. LINE: (518)-562-6850
FAX: (518)-563-8396
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SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

October 22, 2026

Jay Pellerin
441 Wallace Hill Rd.
Plattsburgh, NY 12901

RE: Pellerin Subdivision 2026
Detailed Preliminary Plan Review Meeting

Dear Mr. Pellerin:

Transmitted herewith is a copy of Resolutions No. 26-51A and 26-51B dated October 20, 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 October 15, 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 October 15, 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 April 19, 2027, 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

The Town of Plattsburgh is an equal opportunity provider and employer

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

Trevor Cole, AICP
Senior Planner

Pc: Dean Lashway, Project Surveyor
Jeremiah Cross, Assessor (Tax Map Parcel #192.-2-26.1)

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

The Public Hearing is called to order at: 5:13 p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

PELLERIN SUBDIVISION 2026- Request for a 2-lot subdivision of a 142.4-acre lot resulting in lot 1 being 130-acres, and lot 2 being a 12.4-acre lot with an existing home and accessory buildings. Located on Wallace Hill Rd. with public water and private sewer; Zoned R2; Tax Map Parcel #192.-2-26.1; Owner/Applicant Jay Pellerin; Surveyor Dean Lashway **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

PERSONS SPEAKING FOR OR AGAINST

None

The hearing was adjourned at: 5:14 p.m.

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

Resolution No. 26-51A

Motioned by: Debbie Blake

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

PELLERIN SUBDIVISION 2026- Request for a 2-lot subdivision of a 142.4-acre lot resulting in lot 1 being 130-acres, and lot 2 being a 12.4-acre lot with an existing home and accessory buildings. Located on Wallace Hill Rd. with public water and private sewer; Zoned R2; Tax Map Parcel #192.-2-26.1; Owner/Applicant Jay Pellerin; Surveyor Dean Lashway **SEQRA DETERMINATION;** and

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 October 20, 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 Pellerin 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: Joseph Krupka

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

Roll Call:		Yes	No
	Terry Senecal, Acting Chairperson	X	
	Debbie Blake	X	
	James Sherman	X	
	Sarah Cayea	Excused	
	Joseph Krupka	X	
	Tim Palmer, Chairman	Excused	

Carried: 4-0

TOWN CLERK, TOWN OF PLATTSBURGH
OCT 23 2026

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

Resolution No.: 26-51B

Motion by: James Sherman

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

PELLERIN SUBDIVISION 2026- Request for a 2-lot subdivision of a 142.4-acre lot resulting in lot 1 being 130-acres, and lot 2 being a 12.4-acre lot with an existing home and accessory buildings. Located on Wallace Hill Rd. with public water and private sewer; Zoned R2; Tax Map Parcel #192.-2-26.1; Owner/Applicant Jay Pellerin; Surveyor Dean Lashway **DETAILED PRELIMINARY PLAN REVIEW**; and

WHEREAS, public hearings for the said subdivision were held on October 20, 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 October 15, 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 October 15, 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 October 15, 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: Joseph Krupka

Discussion: (Not Verbatim) Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components. Mr. Cole asked that the owner consider adding an easement for the Towns water pump station and project surveyor, Dean Lashway responded that he would speak to Mr. Pellerin.

Roll Call:		Yes	No
	Terry Senecal, Acting Chairperson	X	
	Debbie Blake	X	
	James Sherman	X	
	Sarah Cayea	Excused	
	Joseph Krupka	X	
	Tim Palmer, Chairman	Excused	

Carried: 4-0



TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

October 15, 2026

Pellerin Subdivision 2026
Project is located on Wallace Hill Rd.
Plans dated September 2026
Plans received by Planning Department on September 29, 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:

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,

Trevor Cole, AICP
Senior Planner

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Pellerin Subdivision 2026

Project Location (describe, and attach a location map):
441 Wallace Hill Road, Plattsburgh, NY

Brief Description of Proposed Action:
Applicant proposes to subdivide an approximately 142 acre lot into two parcels, one lot to be retained, the second lot to be sold.

Name of Applicant or Sponsor:	Telephone: 518-572-5400
Jay Pellerin	E-Mail:

Address:
441 Wallace Hill Road

City/PO:	State:	Zip Code:
Plattsburgh	NY	12901

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 142 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 142 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ■ Rural (non-agriculture) ☐ Industrial ☐ Commercial ■ Residential (suburban)
   ■ Forest ■ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional

☒ Wetland ☐ Urban ☒ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

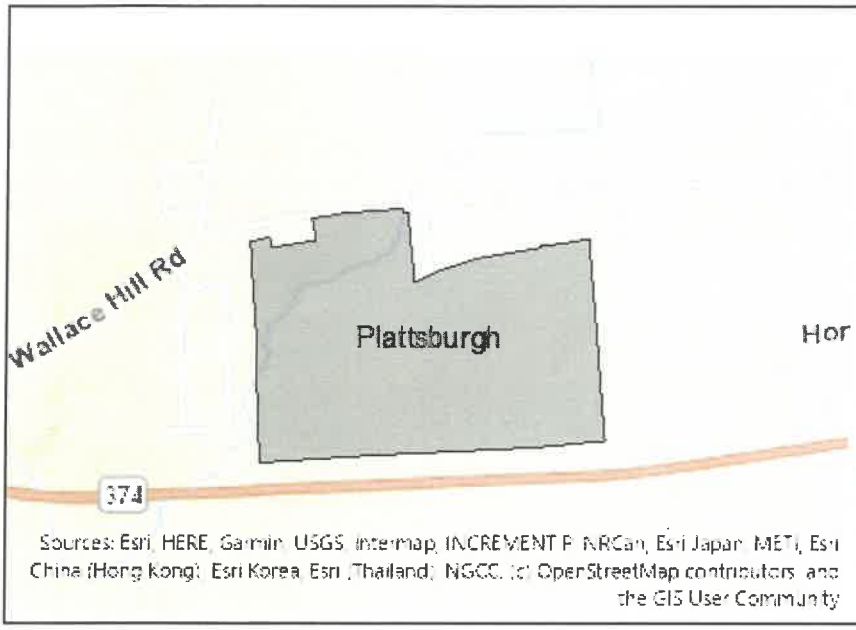
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jay Pellerin Date: 8/24/26

Signature: Jay Pellerin Title: Owner

EAF Mapper Summary Report

Sunday, August 23, 2026 2:02 PM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Agency Use Only [If applicable]

Project: Pellerin Subdivision 2026

Date: 10/20/2026

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?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project: Pellerin Sub 2026

Date: 10/23/2026

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 Planning Board has considered the application, maps EAF Part I and topics of discussion during the Planning Board meeting and has determined that as proposed, the 2 lot residential subdivision is not likely to have a negative environmental impact.

☐ 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	October 20, 2026
Name of Lead Agency	Date
TERRY SENECAL	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
NEW YORK
ESTD 1785

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

October 22, 2026

Town of Beekmantown
571 Spellman Rd.
West Chazy, NY 12992

RE: Town of Beekmantown Mining
Site Plan and Special Use Permit 2026
SEQRA Determination & Detailed Preliminary Plan Review

Dear Town of Beekmantown:

Transmitted herewith is a copy of Resolutions No 26-52A & 26-52B dated October 20, 2026, wherein the Town of Plattsburgh's Planning Board has made the required SEQR determination, and your detailed preliminary site plan was approved subject to your compliance with all items contained in the list of recommendations, changes, additions and modifications prepared by the Planning & Community Development Department and dated October 15, 2026.

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

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

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

Prior to the issuance of a "Certificate of Occupancy" you are required to submit "As Built" construction drawings in accordance with Section 7.12 of the Town of Plattsburgh's *Zoning Ordinance* regulations. Your signature on the plans will confirm your responsibility to submit as-built construction drawings.

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

Sincerely yours,
Tim Palmer, Chairman of the Planning Board

Trevor Cole, AICP
Senior Planner

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

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 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:

TOWN OF BEEKMANTOWN MINING SITE PLAN & SPECIAL USE PERMIT 2026- Request to expand an existing life of mine from 10 acres to 14.9 acres. **AREA VARIANCE REQUIRED.** Located on State Route 3 with private water and private sewer; Zoned R2; Tax Map Parcel #205.-1-41.1; Owner/Applicant Town of Beekmantown; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

PERSONS SPEAKING FOR OR AGAINST

None

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

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

Resolution No. 26-52A

Motion by: Joseph Krupka

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

TOWN OF BEEKMANTOWN MINING SITE PLAN & SPECIAL USE PERMIT 2026- Request to expand an existing life of mine from 10 acres to 14.9 acres. **AREA VARIANCE REQUIRED.** Located on State Route 3 with private water and private sewer; Zoned R2; Tax Map Parcel #205.-1-41.1; Owner/Applicant Town of Beekmantown; Engineer RMS **SEQRA DETERMINATION;** and

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

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

WHEREAS, public comment opportunity was provided in consideration of this Project on October 20, 2026; and

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

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

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

Now, therefore, be it

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

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

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

a) The access and traffic proposed in the Project were reviewed by the Town Planning Board and found acceptable; and

b) The proposed impervious area in the project plan is not significant; and

c) The lot coverage in the Project and density comply with local zoning regulations; and

d) The erosion and sedimentation from the development and water quality during such development will be properly controlled by the existing storm water facilities and site design; and it is further

RESOLVED, that the Project does not:

a) involve a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems;

b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources,

c) conflict with the Town's current plans or goals for the area where the project is located

d) impair the character or quality of the neighborhood;

e) represent a major change in the use of energy;

f) create any hazards to human health;

g) represent a substantial change in the use of the land;

h) significantly increase the number of people who would come to the site absent such development; or

i) impair the environmental characteristics of the area; and, *it is further*

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

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

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

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

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

Seconded By: James Sherman

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:	Yes	No
Terry Senecal, Acting Chairperson	X	
Debbie Blake	X	
James Sherman	X	
Sarah Cayea	Excused	
Joseph Krupka	X	
Tim Palmer, Chairman	Excused	

Carried: 4-0

TOWN CLERK, TOWN OF PLATTSBURGH
OCT 23 2020

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

Resolution No. 26-52B

Motion by: Debbie Blake

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

TOWN OF BEEKMANTOWN MINING SITE PLAN & SPECIAL USE PERMIT 2026- Request to expand an existing life of mine from 10 acres to 14.9 acres. **AREA VARIANCE REQUIRED.** Located on State Route 3 with private water and private sewer; Zoned R2; Tax Map Parcel #205.-1-41.1; Owner/Applicant Town of Beekmantown; Engineer RMS **DETAILED PRELIMINARY PLAN REVIEW;** and

WHEREAS, **Special Use Permit** regulations are embodied in Article VIII of the Town Zoning Ordinance; and

WHEREAS, the **Special Use Permit** review procedure is set out in Article VIII Section 8.3 and requires a site plan review with a mandatory public hearing; and

WHEREAS, Section 8.6 – General Standards establish that approval of the Special Use is conditional upon the provision of adequate safeguards to protect the health, safety and general welfare of the public and minimize possible detrimental effects of the proposed use on adjacent property; and

WHEREAS, public hearing for the said project was held on October 20, 2026, in accordance with the Town of Plattsburgh's *Zoning Ordinance* Article VIII Special Use Permit Review Section 8.4 and several individuals did comment and said comments were noted for the record; and

WHEREAS, this project requires a Mining Permit authorized by the NYSDEC in accordance with the revised Mined Land Reclamation Law, Article 23 of the Environmental Conservation Law, Section 23-2711.3; and

WHEREAS, the project was referred and submitted to the Clinton County Planning Board on September 28, 2026, in accordance with NYS municipal Law Section 239m; and

WHEREAS, On October 7, 2026, the Clinton County Planning Board was unable to reach a quorum to act on the referral; and

WHEREAS, the Codes Enforcement Officer determined that the project required an area variance for expansion of a non-conforming setback; and

WHEREAS, the project obtained Use Variance #xxxx (re-opened and amended) from the Zoning Board of Appeals on October xx, 2026; and

WHEREAS, the detailed preliminary site map, plans and related materials have been reviewed by the Town's Planning & Community Development Department which has submitted a recommendations letter dated October 15, 2026, to the Planning Board for the Planning Board's consideration; and

WHEREAS, the detailed preliminary site map, plans and associated materials have been reviewed by the Town's Water and Sewer Department and no comments were made; now therefore be it

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

A. Receive and place on file the said Planning & Community Development Department's recommendations letter dated October 15, 2026; and

B. Concur with the said items and recommendations contained in the said Planning & Community Development Department's list of recommendations letter dated October 15, 2026; and be it further

RESOLVED, that as Part 617.6 (b) (3) (iii) states "the determination of significance issued by the lead agency following coordinated review is binding on all other involved agencies" and therefore no further SEQR requirements remain for the Town Planning Board; and

RESOLVED, that the Town Planning Board does hereby find and determine that the detailed preliminary site plan and Special Use Permit request with the proposed changes identified in the Planning & Community Development Department's recommendations letter dated October 15, 2026, will be in an approvable form and does hereby grant and approve the site plan changes and does hereby authorize and approve the special use permit for said project involving a mining use for the purpose of removal of soil, loam, sand or gravel for sale in a Residential R-2 District providing that the following conditions are complied with:

A. That the applicants have their Surveyor/Engineer submit a revised paper plan to the Town's Planning & Community Development Department showing compliance with the items and conditions contained in the Town's Planning & Community Development Department's recommendations letter dated October 15, 2026; and

B. That the Town's Planning & Community Development Department reviews said revised paper plan and certifies there on the revised paper plan that the plan is in compliance with all the items and conditions as requested and;

C. That the applicants provide the Town's Planning & Community Development Department with five (5) paper copies of the detailed preliminary site plan signed by the applicants to acknowledge that he/she shall construct all site plan improvements in accordance with and as shown on the approved detailed preliminary site plan which

plans shall also be certified by the Town's Planning & Community Development Department to be in compliance with Planning Board requirements; and be it further

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

A. The applicant fails to undertake the proposed action or project, or

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

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

A. Subject to the applicant 's compliance with Zoning Ordinance Section 5.9 paragraph A. that no excavation, blasting or stock piling of materials occur within 200 feet of any public road or other property line or as permitted by variance; and

B. Subject to the applicant's compliance with Zoning Ordinance Section 5.9 paragraph B. that no power-activated sorting machinery or equipment shall be located within six-hundred (600) feet of any public road or other property line or as permitted by variance, and all such equipment shall be equipped with satisfactory dust-elimination devices; and

C. Subject to the applicant's compliance with Zoning Ordinance Section 5.9 paragraph C. regarding slopes; and

D. Subject to the applicant maintaining a valid NYSDEC Mining Permit at all times. If at any time the applicant is served with a notice of violation of the NYSDEC Mining Permit the Town shall be notified of said violation; and

E. Subject to the applicant's compliance with all applicable NYS and Town stormwater regulations.

F. Subject to the condition that all site reclamation be in accordance with the NYSDEC Mining Permit Conditions and upon satisfaction of said compliance the applicant provide the Town Planning & Community Development Department with documentation obtained by the applicant from the NYSDEC and;

G. Subject to the applicant complying with any requirements of the Planning Board noted in the Planning Board Resolution discussion; and be it further

Special Use Permit certified by the Town's Planning & Community Development Department; and, be it further

RESOLVED, that the Planning Board does hereby authorize and direct the Chairman of the Town of Plattsburgh's Planning Board to execute the revised detailed preliminary site plan and **Special Use Permit** certified by the Town's Planning & Community Development Department; and, be it further

RESOLVED, that upon the applicants completing all of the above requirements the Town's Planning & Community Development Department is hereby authorized to transmit one copy of the executed Approved Detailed Preliminary Plan to the applicant and a copy to the Town's Codes Enforcement Officer informing him that the plans are in compliance with the Town's Planning Board requirements; and, be it further

RESOLVED, that mining permits are valid for five (5) years, and that prior to any future expansions or permit extensions of the mine, the applicant shall provide plans showing existing conditions along with a Special Permit application and materials to be submitted to the NYSDEC for said mining permit.

Seconded By: James Sherman

Discussion (Not Verbatim): Town Senior Planner, Trevor Cole provided a brief but detailed project summary and slide presentation outlining the project's components. Project Engineer, Aaron Ovios added that there would not be an increase in truck traffic as they would not be mining more sand than before.

Roll Call:		Yes	No
	Terry Senecal, Acting Chairperson	X	
	Debbie Blake	X	
	James Sherman	X	
	Sarah Cayea	Excused	
	Joseph Krupka	X	
	Tim Palmer, Chairman	Excused	

Carried: 4-0

TOWN CLERK, TOWN OF PLATTSBURGH

OCT 23 2025

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

October 15, 2026

Town of Beekmantown Mining Site Plan & Special Use Permit 2026
Project is located on Route 3
Plans dated September 2026
Plans received by Planning & Community Development Department on September 29, 2026

Dear Mr. Palmer and Members of the Planning Board:

ARTICLE 8 SECTION 8.6 SPECIAL USE PERMIT GENERAL STANDARDS

Approval is conditional upon the provision of adequate safeguards to protect the health, safety, and general welfare of the public and minimize possible detrimental effects of the proposed use on adjacent property. The Applicant's Engineer has provided a narrative response to Article VII, Section 8.6 of the Zoning Ordinance.

Staff has reviewed the narrative responses and finds them to generally and adequately address each component.

RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS

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

1. It is recommended that the applicant be required to cite the updated variance information on the site plan.

RECOMMENDED CONDITIONS OF APPROVAL

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

A. Subject to the applicant's compliance with Zoning Ordinance Section 5.9 paragraph A. that no excavation, blasting or stock piling of materials occur within 200 feet of any public road or other property line or as permitted by variance;

B. Subject to the applicant's compliance with Zoning Ordinance Section 5.9 paragraph B. that no power-activated sorting machinery or equipment shall be located within six-hundred (600) feet of any public road or other property line or as permitted by variance, and all such equipment shall be equipped with satisfactory dust-elimination devices; and

C. Subject to the applicant's compliance with Zoning Ordinance Section 5.9 paragraph C. regarding slopes; and

D. Subject to the applicant maintaining a valid NYSDEC Mining Permit at all times. If at any time the applicant is served with a notice of violation of the NYSDEC Mining Permit the Town shall be notified of said violation; and

E. Subject to the applicant's compliance with all applicable NYS and Town stormwater regulations.

F. Subject to the condition that all site reclamation be in accordance with the NYSDEC Mining Permit Conditions; and

G. Subject to the applicant complying with any requirements of the Planning Board noted in the Planning Board Resolution discussion

SEQR

The project proposes a 4.9 acre expansion of the mine and therefore falls below the threshold of a Type I action. The NYSDEC and Town of Plattsburgh have determined the project to be an Unlisted Action and have proceeded with uncoordinated reviews of the mining expansion. The Town is in receipt of the NYSDEC SEQRA EAF Part II & III wherein a determination was made that the project would not have a significant adverse effect on the environment.

The project has submitted a complete Part 1 Long EAF as attached. The Planning Department has completed the SEQRA Part II EAF for this project for review and consideration by the Planning Board. Planning staff have reviewed all aspects of the action, including the EAF, Project Narrative, storm-water management report, noise analysis and site plans and has thoroughly analyzed the identified relevant areas of environmental concern to determine if the action may have a significant

adverse impact on the environment. In consideration of all materials reviewed and provision of all additional materials noted above, the Planning Department has not identified any items that would result in a significant adverse environmental impact and does further recommend that the Planning Board, after review and discussion of the aforementioned materials, consider the issuance of a **NEGATIVE DETERMINATION** of significance for this project.

RECOMMENDATION

It is the recommendation of Planning & Community Development Department Staff that any Planning Board consideration for approval be conditioned subject to the aforementioned recommendations including 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

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

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

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

Tips for completing Part 2:

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

1. Impact on Land ☐NO ☑YES

Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)

If "Yes", answer questions a - j. If "No", move on to Section 2.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☑
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☑	☐
h. Other impacts: _____		☑	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

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

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

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☑ NO ☐ YES

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

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

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

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

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

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

g. Other impacts: _____ _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) ☑NO ☐YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____ _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑NO ☐YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

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

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)
☑ NO ☐ YES
If "Yes", answer questions a - g. If "No", go to Section 10.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)
☑ NO ☐ YES
If "Yes", answer questions a - e. If "No", go to Section 11.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

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

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)

☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 12.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", go to Section 13.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

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

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

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

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

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

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

d. The proposed action may result in light shining onto adjoining properties.	D2n	☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☑	☐
f. Other impacts: _____ _____		☑	☐

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

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

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

PRINT FULL FORM

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

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

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

Reasons Supporting This Determination:
To complete this section:

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

Based upon the the information provided in the project site plan application and the materials provided to the NYSDEC in the mining permit application, along with information discussed during Planning Board review discussions; The 4.9 acre expansion of the existing Beekmantown sand pit (mine) should not result in any adverse environmental impacts.
Documentation reviewed to make this conclusion includes: NYSDEC Mining Permit Application, NYSDEC SEQRA Part II/III, Storm-water analysis, Noise impact analysis, site plans and project narrative, Zoning Board of Appeals decision.

10/29/26

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☑ Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Materials of particular significance that were examined during this review include but are not limited to: Site Plans, Project Narrative, Storm-water Plan, reclamation plan, Noise impact Analysis, SEQRA EAF Part I

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

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

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

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

Name of Action: Beekmantown sand pit Mining Expansion 2026

Name of Lead Agency: Town of Plattsburgh Planning Board

Name of Responsible Officer in Lead Agency: ~~Timothy Palmer~~ TERRY SOVEREIGN

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Tim Sovereign Date: 10/20/26

Signature of Preparer (if different from Responsible Officer) _____ Date: 10/20/2026

For Further Information:

Contact Person: Trevor Cole, AICP Sr. Planner

Address: 151 Banker Road Plattsburgh, NY 12901

Telephone Number: (518) 562 6850

E-mail: trevorc@townofplattsburgh.org

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

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

TOWN OF PLATTSBURGH

PLANNING & COMMUNITY DEVELOPMENT

151 BANKER ROAD
PLATTSBURGH, NY 12901-7307

WWW.TOWNOFPLATTSBURGHNY.GOV
DEPT. LINE: (518)-562-6850
FAX: (518)-563-8396
TDD: (800)-662-1220

SENIOR PLANNER
TREVOR COLE, AICP

SENIOR PLANNER
JESSICA KOGUT, AICP

PLANNING BOARD SECRETARY
MICHELE BUCKMINSTER

October 22, 2026

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

RE: UMS Properties Parking Lot & Tent Relocation Site Plan 2026
Planning Board Detailed Plan Review Meeting

Dear UMS Properties LLC:

Transmitted herewith is a copy of Resolutions No. 26-53A and 26-53B dated October 20, 2026, wherein the Town of Plattsburgh's Planning Board has made the required SEQR determination, and your detailed preliminary site plan was approved subject to your compliance with all items contained in the list of recommendations, changes, additions and modifications prepared by the Planning & Community Development Department and dated October 15, 2026.

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

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

The Town of Plattsburgh is an equal opportunity provider and employer

Prior to the issuance of a "Certificate of Occupancy" you are required to submit "As Built" construction drawings in accordance with Section 7.12 of the Town of Plattsburgh's *Zoning Ordinance* regulations. Your signature on the plans will confirm your responsibility to submit as-built construction drawings.

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

Sincerely yours,
Tim Palmer, Chairperson of the Planning Board

Trevor Cole, AICP
Senior Planner

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

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

The Public Hearing is called to order at 5:38 p.m. by the Chairman of the Planning Board for the purpose of hearing all persons interested in, or wanting to comment:

UMS PROPERTIES PARKING LOT & TENT RELOCATION SITE PLAN 2026- Request to relocate an existing 10,610 sq. ft. storage tent to an open space near the eastern property line and to construct a parking lot with 46 parking spaces in that area. Located on Pleasant Ridge Rd. with public water and public sewer; Zoned I; Tax Map Parcel #232.-3-10.1; Owner/Applicant UMS Properties LLC; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

PERSONS SPEAKING FOR OR AGAINST

None

The hearing was adjourned at: 5:39p.m.

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

Resolution No. 26-53A

Motioned by: Joseph Krupka

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

UMS PROPERTIES PARKING LOT & TENT RELOCATION SITE PLAN 2026- Request to relocate an existing 10,610 sq. ft. storage tent to an open space near the eastern property line and to construct a parking lot with 46 parking spaces in that area. Located on Pleasant Ridge Rd. with public water and public sewer; Zoned I; Tax Map Parcel #232.-3-10.1; Owner/Applicant UMS Properties LLC; Engineer RMS **SEQRA DETERMINATION;** and

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

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

WHEREAS, public comment opportunity was provided in consideration of this Project on October 20, 2026; and

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

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

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

Now, therefore, be it

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

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

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

a) The access and traffic proposed in the Project were reviewed by the Town Planning Board and found acceptable; and

b) The proposed impervious area in the project plan is not significant; and

c) The lot coverage in the Project and density comply with local zoning regulations; and

d) The erosion and sedimentation from the development and water quality during such development will be properly controlled by the existing storm water facilities; and it is further

RESOLVED, that the Project does not:

a) involve a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, solid waste production, potential for erosion, flooding or drainage problems;

b) involve the removal or destruction of large quantities of vegetation or the interference with plant or animal life or impacts on a significant habitat area; substantial adverse impacts on a threatened or endangered species of plant or animal, or the habitat area of such species, or other significant adverse impacts to natural resources,

c) conflict with the Town's current plans or goals for the area where the project is located

d) impair the character or quality of the neighborhood;

e) represent a major change in the use of energy;

f) create any hazards to human health;

g) represent a substantial change in the use of the land;

h) significantly increase the number of people who would come to the site absent such development; or

i) impair the environmental characteristics of the area; and, *it is further*

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

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

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

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

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

Seconded By: James Sherman

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:	Yes	No
Terry Senecal, Acting Chairperson	X	
Debbie Blake	X	
James Sherman	X	
Sarah Cayea	Excused	
Joseph Krupka	X	
Tim Palmer, Chairman	Excused	

Carried: 4-0

TOWN CLERK, TOWN OF PLATTSBURGH
OCT 23 2026

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

Resolution No. 26-53B

Motion by: Debbie Blake

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

UMS PROPERTIES PARKING LOT & TENT RELOCATION SITE PLAN 2026- Request to relocate an existing 10,610 sq. ft. storage tent to an open space near the eastern property line and to construct a parking lot with 46 parking spaces in that area. Located on Pleasant Ridge Rd. with public water and public sewer; Zoned I; Tax Map Parcel #232.-3-10.1; Owner/Applicant UMS Properties LLC; Engineer RMS **DETAILED PRELIMINARY PLAN REVIEW;** and

WHEREAS, public hearing for the said project was held on October 20, 2026, in accordance with the Town of Plattsburgh's *Zoning Ordinance* Sections 7.6 A, B, & C; and

WHEREAS, the detailed preliminary site map, plans and associated materials have been reviewed by the Town's Water and Wastewater Department who did not have any additional comment; and

WHEREAS, the project was referred and submitted to the Clinton County Planning Board on September 28, 2026, in accordance with NYS municipal Law Section 239m; and

WHEREAS, the Clinton County Planning Board did not have a quorum, and therefore did not act on the referral; and

WHEREAS, the detailed preliminary site map, plans and related materials have been reviewed by the Town's Planning & Community Development Department which has submitted a recommendations letter dated October 15, 2026, to the Planning Board for the Planning Board's consideration; now, therefore be it

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

A. Receive and place on file the said Planning & Community Development Department's recommendations letter dated October 15, 2026; and

B. Concur with the said items and recommendations contained in the said Planning & Community Development Department's list of recommendations letter dated October 15, 2026; and be it further

RESOLVED, that the Town Planning Board does hereby find and determine that the detailed preliminary site plan request with the proposed changes identified in the Planning & Community

Development Department's recommendations letter dated October 15, 2026, will be in an approvable form and does hereby grant and approve the site plan changes for said project subject to the following:

A. That the applicants have their Surveyor/Engineer submit a revised paper plan to the Town's Planning & Community Development Department showing compliance with the items and conditions contained in the Town's Planning & Community Development Department's recommendations letter dated October 15, 2026; and

B. That the Town's Planning & Community Development Department reviews said revised paper plan and certifies there on the revised paper plan that the plan is in compliance with all the items and conditions as requested; and

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

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

A. The applicant fails to undertake the proposed action or project, or

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

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

A. Subject to the applicant complying with any requirements of the Planning Board noted in the Planning Board Resolution discussion; and

B. Subject to the applicant providing the Planning & Community Development Department with the 3% construction cost performance guarantee which will be held in escrow with the Town until certification of final as-built plans; and

C. Subject to the applicant providing as-built plans to the Planning Department upon completion of the project; and be it further

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

RESOLVED, that upon the applicants completing all of the above requirements the Town's Planning & Community Development Department is hereby authorized to transmit one copy of the executed Approved Detailed Preliminary Plan to the applicant and a copy to the Town's Codes Enforcement Officer informing him that the plans are in compliance with the Town's Planning Board requirements; and, be it further

RESOLVED, that following the issuance of a building permit for the project by the Codes Enforcement Officer and upon the applicant/developer completing the construction of all related improvements as shown on the Approved Detailed Preliminary Plan the applicant/developer shall submit As-Built plans to the Town's Planning & Community Development Department in accordance with Sections 7.13 of the Town's *Zoning Ordinance*.

Seconded By: James Sherman

Discussion (Not Verbatim): Town Senior Planner, Jessica Kogut provided a brief but detailed project summary and slide presentation outlining the project's components. Project Engineer, Aaron Ovios added that UMS has a need for more employee parking and this was the best way to keep parking close to the building and safer for the employees.

Roll Call:		Yes	No
	Terry Senecal, Acting Chairperson	X	
	Debbie Blake	X	
	James Sherman	X	
	Sarah Cayea	Excused	
	Joseph Krupka	X	
	Tim Palmer, Chairman	Excused	

Carried: 4-0

TOWN CLERK, TOWN OF PLATTSBURGH

OCT 23 2026

TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 20, 2026

October 15, 2026

UMS Properties LLC Parking Lot & Tent Relocation Site Plan 2026
Project is located on Pleasant Ridge Rd.
Plans dated September 2026
Plans received by Planning Department on September 29, 2026

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

RECOMMENDATIONS, CHANGES, ADDITIONS, OR MODIFICATIONS

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

1. The project may choose to submit separate temporary as-built plans for each portion of the proposed project, so that they may pursue occupancy of either space while one component is still under construction. One final as-built plan will be required to close out the full project.

COUNTY 239 M REFERRAL

1. The project was referred to the Clinton County Planning Board under GML 239M. The Clinton County Planning Board on October 7th, 2026, did not have a quorum.

RECOMMENDED CONDITIONS OF APPROVAL

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

1. Submission of As-Built plans and a site inspection will be required in addition to any building permits, sign permits, and code inspections for occupancy.

2. Submission of the 3% construction cost performance guarantee is required with the associated documentation to be submitted with detailed preliminary plans for signature, prior to the issuance of building permits.

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 of the detailed preliminary plan be conditioned subject to the aforementioned recommendations and any Planning Board Member Meeting comments or modification requests.

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

Respectfully,

Jessica Kogut, AICP

Senior Planner

Agency Use Only [If applicable]

Project: UMS TENT RELOC SP 2026

Date: 10/7/2026

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?	☒	☐

PRINT FORM

Agency Use Only [If applicable]

Project: UMS TENT RELOC 26

Date: 10/7/2026

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.

Part 2 was completed during the meeting of the planning board. No 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	10/20/26
Name of Lead Agency	Date
Terry Senecal	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