

LOCAL LAW NO. 3 OF 2025

A LOCAL LAW AMENDING THE ZONING REGULATIONS OF THE CITY OF PLATTSBURGH TO INCLUDE SECTION 360-6.1 WHICH CLASSIFIES THE PROPERTY KNOWN AS REEVES LANE AS CENTRAL BUSINESS DISTRICT WITH INDUSTRIAL FLIGHT PATH OVERLAY

BE IT ENACTED by the Common Council of the City of Plattsburgh as follows:

SECTION 1. LEGISLATIVE FINDINGS AND AUTHORITY

The Common Council of the City of Plattsburgh finds that it is in the public interest to establish appropriate zoning classifications and building height regulations for the property known as Reeves Lane, and more particularly described in Schedule A hereto, to promote orderly development and the general welfare of the community.

This local law is enacted pursuant to the authority granted to local governments under Municipal Home Rule Authority Law Section 10 for the protection and enhancement of the physical and visual environment. [§ 153.11 Establishing Authority](#). The City is further empowered under General City Law Section 20(25) to adopt zoning regulations that take into consideration the character of the zoning district and that encourage the most appropriate use of such land throughout the municipality. [§ 153.11 Establishing Authority](#).

The Common Council has the authority under applicable law to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location and use of buildings, structures and land for trade, industry, residence or other purposes. [§ 155.20 Delegating Authority to Zone](#). Such regulations are adopted for the purpose of promoting the health, safety, morals and general welfare of the community. [§ 155.20 Delegating Authority to Zone](#).

The legislative body of this local government has the power to adopt and amend local laws in relation to the government, protection, order, conduct, safety, health and well-being of persons or property therein. [NY CLS Mun H R § 10](#).

SECTION 2. ZONING CLASSIFICATION

The property known as Reeves Lane, more particularly described in the official zoning map of the City of Plattsburgh, is hereby classified and designated as a Central

Business district, with permitted Industrial Flight Path Overlay.

SECTION 3. BUILDING HEIGHT REGULATION

When used for purposes permitted within the Industrial Flight Path Overlay district established for the Reeves Lane property, the maximum building height shall not exceed one hundred (100) feet unless otherwise approved by the Common Council.

SECTION 4. REFERRAL REQUIREMENTS

Prior to final adoption of this local law, all applicable referral requirements shall be satisfied, including referral to the county planning agency or regional planning council as may be required for proposed zoning actions. [NY CLS Gen Mun § 239-m](#).

SECTION 5. SINGLE SUBJECT AND PROCEDURAL COMPLIANCE

This local law embraces only one subject as required by law, specifically the zoning classification and building height regulation for the Reeves Lane property. [NY CLS Mun H R § 20](#). This local law shall be passed only by at least the majority affirmative vote of the total voting power of the legislative body. [NY CLS Mun H R § 20](#).

SECTION 6. SEVERABILITY

If any section, subsection, clause, phrase or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

SECTION 7. EFFECTIVE DATE

This local law shall take effect immediately upon filing with the Secretary of State.

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the City of Plattsburgh, Clinton County, New York, bounded and described as follows:

COMMENCING at the point where the easterly bounds of Interstate Route 87 intersects the southerly bounds of Rugar Street;

THENCE PROCEEDING southerly in the easterly bounds of Route 87 a distance of 4,457± feet to a corner in said Route 87 easterly bounds;

THENCE PROCEEDING easterly in an east/west jog in said Route 87 easterly bounds a distance of 340± feet to a corner in said easterly bounds;

THENCE PROCEEDING southerly, still in said Route 87 easterly bounds, a distance of 791± feet to a corner in said easterly bounds;

THENCE PROCEEDING northeasterly in a northeast/southwest jog in said Route 87 easterly bounds a distance of 133± feet to the most westerly corner of a parcel now or formerly owned by New York State Electric & Gas Corporation by virtue of a Certificate of Merger recorded in Book 168 of Deeds at Page 356 in the office of the Clinton County Clerk;

THENCE PROCEEDING northeasterly in the northwesterly line of said New York State Electric & Gas Corporation parcel, a distance of 690± feet to the most northerly corner of said New York State Electric & Gas Corporation parcel;

THENCE PROCEEDING southeasterly in the northeasterly line of said New York State Electric & Gas Corporation parcel a distance of 100± feet to a point in the northerly line of the Saranac River;

THENCE PROCEEDING in the same course a further distance of 120± feet to a point in the centerline of the Saranac River;

THENCE PROCEEDING northeasterly, easterly, and southeasterly in the centerline of the Saranac River a distance of 3,000± feet to a point in the line between the Plattsburgh City School District on the east and the Beekmantown Central School District on the west which line is also the current westerly bounds of the City of Plattsburgh;

THENCE PROCEEDING northerly in said school district line a distance of 120± feet to a point in the northerly line of the Saranac River;

THENCE CONTINUING northerly in said school district line, being said current City of Plattsburgh westerly line, a further distance of 1,210± feet to a point in the southerly line of a parcel now or formerly owned by Ed Garrow & Sons, Inc. by virtue of a deed recorded as Instrument Number: 2015-00275139 in the office of the Clinton County Clerk;

THENCE PROCEEDING westerly in Ed Garrow & Sons' southerly line, and in the southerly line of a parcel now or formerly owned by Edward Champagne by virtue of a deed recorded in Book 571 of Deeds at Page 1050 in the office of the Clinton County Clerk, a total distance of 1,260 +- feet to Champagne's southwest corner;

THENCE PROCEEDING northerly in Champagne's westerly line a distance of 2,150:!: feet to another parcel now or formerly owned by Edward Champagne by virtue of the aforesaid deed recorded in Book 571 of Deeds at Page 1050;

THENCE PROCEEDING northerly in the westerly line of said second parcel now or formerly owned by Champagne, a distance of 125± feet to the point where said line is intersected at an acute angle by the westerly line of a parcel now or formerly owned by Edward Champagne and Ralph Joseph Bleau by virtue of a deed recorded as Instrument Number: 147003 in the office of the Clinton County Clerk;

THENCE PROCEEDING northwesterly and northerly in Champagne and Bleau's westerly line a distance of 1,131.36 feet to a point in the southerly bounds of Rugar Street;

THENCE PROCEEDING westerly in the southerly bounds of Rugar Street a distance of 420:+-: feet to a point in the easterly line of a parcel now or formerly owned by Joseph and Lori Provost by virtue of a deed recorded in book 923 of Deeds at Page 338 in the office of the Clinton County Clerk;

THENCE PROCEEDING southerly in Provosts' easterly line a distance of 119 feet to Provosts' southeast corner;

THENCE PROCEEDING westerly in Provosts' southerly line a distance of 200 feet to Provosts' southwest corner;

THENCE PROCEEDING northerly in Provosts' westerly line a distance of 119.32 feet to a point in the southerly bounds of Rugar Street;

THENCE PROCEEDING westerly in the southerly bounds of Rugar Street a distance of 650.96 feet to the point or place of commencement.