

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
SEPTEMBER 14, 2010**

- ITEM #1. NORTH COUNTRY VETERANS ASSOCIATION SITE PLAN 2010** – Request to construct a 3,800 +/- sf addition onto an existing building for assembly of association members. **REQUIRES A VARIANCE FOR EXPANSION OF A NON-CONFORMING USE** – Located on the Town Line Road with private water and private sewer, zoned MH, Tax map parcel # 191.-2-10. Owner, North Country Veterans Association; Applicant, Ken Hynes; Surveyor/Engineer, AEDA, P.C. **SKETCH PLAN REVIEW.**
- ITEM #2. CLINTON COUNTY SUBDIVISION 2010** – Request to split 1.73 acres from tax map parcel # 246.-1-49 and merge with adjoining tax map parcel 246.-1-13.11. **NO NEW BUILDABLE LOTS** – Located at 4133 Route 9 with private water and private sewer, zoned R2, Tax map parcel #'s 246.-1-49 and 246.-1-13.11. Owner/Applicant, Clinton County; Surveyor/Engineer, RMS, P.C. **SKETCH PLAN REVIEW.**
- ITEM #3. RANDY M. DAME SITE PLAN 2010 AND SPECIAL USE PERMIT** – Request to construct a 2,000 sf +/- restaurant with drive-thru and associated parking on the south side of Route 3. Tax map parcels 220.-1-7 and 220.-1-8 will be merged as part of the project. - Located on the south side of NYS RTE 3, with public water and public sewer, zoned SC: Tax Map Parcel # 220.-1-7 and 220.-1-8. Owner/Applicant, Randy M. Dame; Engineer/Surveyor, RMS, P.C.. **DETAILED PRELIMINARY PLAN AND SPECIAL USE PERMIT REVIEW.**
- ITEM #4. COOK AND GARDNER GARDEN CENTER SITE PLAN 2010** – Request approval to allow for a dwelling area above the first floor of a permitted retail use. – Located adjacent to the Champlain Centre entrance on the Tom Miller Road with public water and private sewer, Zoned C, tax map parcel #'s 206.-6-16 and 206.-6-17. Owner/Applicant, Elizabeth Ward; RMS, P.C., Surveyor/Engineer. **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #5. TROMBLEY FAMILY PROPERTIES, LLC DEVELOPMENT SITE PLAN 2010 AND SPECIAL USE PERMIT – Request to construct a new 2,400 +/- sf one story building to be attached to the existing 4,190 +/- sf building for a total of a 6,590 +/- sf convenience store with 3 gas dispensers and rental space. **GASOLINE STATION REQUIRES SPECIAL USE PERMIT REVIEW** – Located at 2071 Rte 22B with public water and private sewer, Zoned NC, Tax map parcel # 205.4-2-18. Owner, Muhib Hilweh; Applicant, Trombley Family Properties, LLC; Surveyor/Engineer, AES Northeast. **SKETCH PLAN REVIEW**

ITEM #6. CUMBERLAND HEAD FIRE STATION SITE PLAN 2010 –Request to add a new 5,790 +/- sf 2-story addition with 4 new truck bays to the existing 3,200 +/- sf facility. **REQUIRES A VARIANCE FOR BEING DEFICIENT IN FRONT YARD SETBACK AND MAY REQUIRE AN AREA VARIANCE** located at the intersection of Cumberland Head Road and Firehouse Lane, with public water and private sewer, Zoned NC, tax map parcel # 194.-2-27. Owner/Applicant, Cumberland Department; Fire AEDA P.C., Surveyor/Engineer. **SEQR DETERMINATION OF SIGNIFICANCE**

ITEM #7. TOWN BOARD REFERRAL OF TOWN OF PLATTSBURGH 2010 COMPREHENSIVE LAND USE PLAN

ITEM #8. OTHER BUSINESS

1. NY PLANNING FEDERATION CONFERENCE, LAKE PLACID, SEPTEMBER 28, 2010