

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
OCTOBER 12, 2010**

- ITEM #1. NORTH COUNTRY VETERANS ASSOCIATION SITE PLAN 2010** – Request to construct a 3,900 +/- 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. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #2. 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. **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3. GOWETT SITE PLAN 2010** – Request to construct a new 7,104 sf office/storage building. – Located on the west side of Flanagan Drive with public water and public sewer, Zoned SC, tax map parcel # 221.9-1-12. Owner/Applicant, Timothy Gowett; Surveyor/Engineer, RMS, P.C., Surveyor / Engineer. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #4. RTE. 3 DEVELOPMENT LLC. SITE PLAN 2010** – Request to construct a 15,857 sq. ft, four-story, 91 room hotel with parking spaces for 104 vehicles along with two driveways providing access to NYS Route 3. **REQUIRES A VARIANCE FOR HEIGHT OF BUILDING** – located at 412 Rte 3 with public water and public sewer, Zoned SC, Tax Map Parcel # 206.4-4-25. Rte 3 Development LLC, Owner/Applicant; Rabideau Architects, Architect; RMS, P.C. Engineer/ Surveyor. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #5. CUMBERLAND 12 ADDITION SITE PLAN AMENDMENT 2010 – Request to construct an 8,400 +/- addition to the existing Cumberland 12 theatre.**REQUIRES A VARIANCE FOR DEFICIENCY IN PARKING SPACES** – Located on the West side of Route 9, with public water and public sewer, Zoned SC, Tax Map Parcel # 194.-1-14.1. Owner, Cumberland 12, LLC; Applicant, Peter Edelmann; Surveyor/Engineer, RMS, P.C. **SKETCH PLAN REVIEW.**

ITEM #6. 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. **DETAILED PRELIMINARY PLAN REVIEW.**