

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
FEBRUARY 8, 2011**

- ITEM #1. DOLLAR GENERAL SITE PLAN 2010** – Request to construct a 9,100 +/- Sq. Ft. Dollar General Retail Store. **REQUIRES A VARIANCE FOR A RETAIL USE IN A SERVICE CENTER DISTRICT AND A VARIANCE FOR DEFICIENCY IN QUANTITY OF PARKING SPACES** – Variance appeal # 1880 and # 1881 granted on January 12, 2011 by the Zoning Board of Appeals. - Located on Rte. 3 with public water and public sewer, tax Zoned parcel # 206.3-1-24. Owner, Gerald Menard; Applicant, GBT Realty; Robert Maxwell, Architect; Gresham, Smith and Partners, Civil Engineers. **PRELIMINARY PLAN REVIEW.**
- ITEM #2. ST. MARY’S OF THE LAKE CHURCH SITE PLAN 2011** – Request to create a cemetery for St. John’s Church, including a 350 +/- square foot columbarium, between St. Mary’s of the Lake Church and cemetery. – Located on the Cumberland Head Road public water and private sewer, Zoned R-4, Tax map parcel 195.3-1-8. Owner/ Applicant, St. Mary’s of the Lake Church; Engineer/Surveyor, RMS. **PRELIMINARY PLAN REVIEW.**
- ITEM #3. LOON GULF, Inc SUBDIVISION 2011** – Request for a 3-lot subdivision of a 150 +/- acre parcel consisting of a new 43.5 acre parcel, a 5.6 acre parcel to be merged with tax map parcel 180.-4-2, and 100 acres of remaining lands. - Located on the Moffit Road and Sears Boulevard, Public water and private sewer, Zoned R-2, Tax map Parcel # 180.-3-4.1. Owner/Applicant, Loon Gulf, Inc; Engineer/Surveyor, RMS P.C. **SKETCH PLAN REVIEW.**
- ITEM #4. MOUSSEAU SUBDIVISION 2009 PHASE 2** – Request for a 6 lot subdivision of a 16 +/- acre parcel consisting of 5 new buildable single-family lots and remaining lands. - Located on Irish Settlement Road with public water and private sewer, Zoned MH, tax map parcel # 232.-3-27.1. Owner/Applicant Kenneth J. Mousseau; Engineer/Surveyor, AES Northeast; **SKETCH PLAN REVIEW.**
- ITEM #5. PEATE SITE PLAN 2011** – Request for an agricultural use to operate a hobby farm and construct associated portable buildings to house a small number of livestock on a 13.2

acre parcel. – Located on Seneca Drive, with public water and public sewer, Zoned R-3, Tax map parcel # 208.8-3-1.2. Owner, Mitzi Bonhomme; Applicant, Jeffrey & Kayla Peate.
SKETCH PLAN REVIEW.

ITEM #6. TEXAS ROADHOUSE SITE PLAN 2011 – Request to construct a 6,160 +/- sq. ft. restaurant with 125 parking spaces. – Located on the northeast side of Rte 3 and Healy Avenue intersection with public water and public sewer, Zoned C, Tax map parcels # 206.4-3-3 and 206.4-3-2. Owners, GBR Plattsburgh, LLC and Plaza Project Resources LP LLC; Applicant, Texas Roadhouse; Engineer, GreenbergFarrow. **PRE-SKETCH CONFERENCE DISCUSSION.**