

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
JUNE 14, 2011**

- ITEM #1. CONSUMER SQUARE SITE PLAN 2010 AMENDMENT PHASE II – REQUEST FOR A 1 YEAR SITE PLAN EXTENTION OF AN APPROVED DETAILED PRELIMINARY SITE PLAN to construct an 8,000 +/- SF retail/restaurant building in the parking field south of Panera Bread. **Requires re-approval of area variance for building coverage** - Located in Consumer Square shopping center on Route 3 with public water and public sewer, Zoned C and SC, Tax map parcel # 220.-8-24. Plattcon A LLC, Owner; Benderson Development, Applicant; Registered Architect, James A. Rumsey. **SITE PLAN RENEWAL.****
- ITEM #2. LYMAN’S SALVAGE SITE PLAN 2011 – Request to construct a 1800 +/- sf building with related site improvements for parking, access and stormwater. – Located on the southwest end of Flanagan Drive, with public water and public sewer, Zoned I, Tax map parcel # 221.9-1-21. Owner/Applicant, Ricky Lyman; Engineer, James Moser, Moser Engineering. **DETAILED PRELIMINARY PLAN REVIEW.****
- ITEM #3. 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 map parcel # 206.3-1-24. Owner, Gerald Menard; Applicant, GBT Realty; Robert Maxwell, Architect; Gresham, Smith and Partners, Civil Engineers. **DETAILED PRELIMINARY PLAN REVIEW.****
- ITEM #4. LAKE CITY PROPERTIES, LLC SUBDIVISION 2011 –Request for a two lot subdivision to create a 0.5 +/- acre parcel with a pre-existing single family residential building from a larger 6.8 +/- acre remaining lands which will be merged with adjoining tax parcel 181.-3-3.2. NO NEW BUILDABLE LOTS – located on US Route 9 with public water**

and private sewer, Zoned C, Tax map parcel #'s 181.-3-3.1, and 181.-3-2 Lake City Properties LLC, Owner/Applicant; RMS, P.C. Engineer/Surveyor. **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #5. 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.. **SITE PLAN AMENDMENT.**

ITEM #6. DUROCHER SELF STORAGE SITE PLAN MODIFICATION 2011 – Request to construct three additional self storage units, 3,000 sq. ft, 4,800 sq. ft., and 3,600 sq. ft. respectively, totaling 11,400 sf. on the existing property. – Located on Connecticut Road, with public water and public sewer, Zoned AB2, Tax map parcel # 233.-5-49. Owner/Applicant, Thomas Durocher; Engineer/Surveyor, RMS. P.C. **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #7. AJMO SITE PLAN 2011 – Request to construct a 1,512 +/- sq. ft restaurant. – Located on the corner of Latour Avenue and US Route 9, with public water and public sewer, Zoned SC, Tax map parcel # 194.13-2-24. Owners, Patrick & Renata Ajmo; Applicant, Joe Ajmo; Engineer/Surveyor, RMS, P.C. **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #8. BAKER/ALEXANDER SUBDIVISION 2010 – Request for a split/merge subdivision to square lot lines involving tax map parcels 203.-1-10.1 and 203.-2-10.11. – Located on Rte 374, with private water and private sewer, zoned MH, Tax map parcel #'s 203.-1-10.1 and 203.-2-10.11. Owners: Norman and Elizabeth Baker & Jack Alexander; Applicant: Norman and Elizabeth Baker; Excel Surveying, Project Surveyor. **SKETCH/DETAILED PRELIMINARY PLAN REVIEW.**