

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
OCTOBER 11, 2011**

- ITEM #1. SAMS CLUB SITE PLAN 2011** - Request to construct an 3,000 +/- sf entrance/exit vestibule and an adjacent loading canopy – **REQUIRES AREA VARIANCE** - Located in Consumer Square Shopping Center with public water and public sewer, Zoned C & SC, Tax Map Parcel # 220.-8-24. Owner, Benderson Development Company, LLC; Applicant; Sam’s Real Estate Business Trust, Engineer; APD Engineering and Architecture, PLLC. **SKETCH PLAN REVIEW.**
- ITEM #2. DELLA AUTO GROUP SITE PLAN 2011** – Request to construct a 23,900 +/- sf automobile dealership with accompanying parking, sidewalks, and typical site improvements. – Located on Della Drive with public water and public sewer, Zoned SC, Tax Map Parcel # 206.-1-26.114. Owner/Applicant; Michael Della Bella, Surveyor/Engineer, AEDA, P.C. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #3. 22 SELF STOR SITE PLAN 2011 PHASE I** - Request to demolish 2 existing buildings, and construct a storage rental building on the foot print of a demolished building along with site grading. **REQUIRES AREA VARIANCE** - Located at 6132 Rt. 22 with private water and private sewer, Zoned I, Tax Map Parcel # 193.-2-4. Owner/Applicant; John Ernst, Surveyor/Engineer; James Moser, Moser Engineering. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #4. PLATTSBURGH SELF STORAGE SITE PLAN 2011 PHASE I** - Request to construct 6 storage rental buildings. - Located at 6064 Rt. 22 with private water and private sewer, Zoned I, Tax Map Parcel # 193.-2-10.12. Owner; Hinson & Menard Associates, Applicant; David Lashway, Surveyor/Engineer; James Moser, Moser Engineering. **SKETCH PLAN REVIEW.**
- ITEM #5. PLATTSBURGH RV PARK EXPANSION SITE PLAN 2011** – Request to construct a 39 site RV Park expansion to existing RV Park with approximately 162 sites with road and utility improvements as Phase I of project, Phase II will consist of a community building with showers, bathrooms, and meeting

area **REQUIRES USE VARIANCE.** - Located at 1-56 Plattsburgh RV Way, with public water and public sewer, Zoned SC, C, and L, Tax Map Parcel # 194.-2-29.1. Owner/Applicant, Neil Fessette; Surveyor/Engineer, ESPC. **DETAILED PRELIMINARY PLAN REVIEW.**

**ITEM #6. HERITAGE HEIGHTS PHASE IV SUBDIVISION 2011 -** Request for a 3-lot single family residential subdivision which is Phase IV of the Heritage Heights Subdivision development. **AREA VARIANCE # 1910** was previously granted by the Town Zoning Board of Appeals for this request - Located on Independence Drive and Concord Drive with public water and public sewer, Zoned C, Tax Map Parcel # 206.-1-13.31. Owner/Applicant; Bill Brudvig, Engineer/Surveyor, RMS, P.C. **DETAILED PRELIMINARY PLAN REVIEW.**