

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
APRIL 16, 2013**

- ITEM #1. BOMBARDIER TEST TRACK ADDITION SITE PLAN 2013-** request to construct a 50 ft. x 90 ft. addition to the south end of the existing 16,000 sq. ft. test building to accommodate longer railcars manufactured as part of a new contract. The addition will be constructed over the existing rail that enters the building. No other improvements are proposed. Located on Idaho Ave. with public water and public sewer, Zoned A2, Tax Map Parcel # 233.-5-57, Owner: Bombardier Mass Transit Corporation; Applicant: Brian Mulcahy; Engineer/Surveyor: RMS **SKETCH PLAN REVIEW**
- ITEM #2 PARAMOUNT ENTERPRISES SITE PLAN 2013-** request to utilize 13 of the 15 bunkers of the former PAFB weapons storage facility for a new warehousing and distribution operation, in addition to the construction of a +/- 850 sq. ft. office building, and a 100' x 120' gravel parking area. The project will also include improvements to the existing gravel access road connecting to Willow Dr. Located on Idaho Ave. with public water and private sewer, Zoned A1, Tax Map Parcel #'s 246.-3-3.2, 246.3-4, 246.3-5, Owner: Plattsburgh Area Redevelopment Corp. (246.-3-3.2) County of Clinton (246.3-4 & 246.3-5) Applicant: Joe Walsh; Engineer/Surveyor: RMS **SKETCH PLAN REVIEW**
- ITEM #3 VIP NOVA BUS SITE PLAN AMENDMENT 2013-** Request for an approximately 8,900 sq ft expansion to the southeast corner of the existing industrial facility to provide additional work stations with drive in/drive out access for Coaches. Project also includes the construction of additional asphalt driveways and product storage area at the rear of the facility. Located at 260 Banker Rd with public water and public sewer, Zoned IP, Tax Map Parcel # 205.-4-13. Owner/Applicant; Prevost Car Inc; Engineer/Surveyor: RMS **DETAILED PRELIMINARY PLAN REVIEW**

ITEM#4. HERITAGE HEIGHTS SUBDIVISION PHASE V 2013- Requests for a seven lot subdivision consisting of five new buildable residential lots, a parcel to be conveyed to the Town of Plattsburgh for use as a town road, and the seventh parcel will be the remaining lands of Heritage Homes NY, LLC. Located in Heritage Heights Subdivision with public water and public sewer, Zoned R2 & NC, Tax Map Parcel # 206.-1-13.31. Owner/Applicant: William Brudvig; Engineer/Surveyor: RMS, P.C. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #5. MCCARTHY SITE PLAN 2013- Request to construct a +/- 20,000 sq ft commercial retail building with parking for 104 vehicles, landscaping, lighting and stormwater management facilities. Located on Tom Miller Rd with public water and public sewer, Zoned C, Tax Map Parcel # 206.-6-4.1. Owner: McCarthy Brothers Real Estate, Applicant: Todd McCarthy; Engineer/Surveyor: RMS **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #6. LUTHI, LLC SITE PLAN 2013- Request to convert existing single family residence into a professional medical office with the demolition of an existing 530 sq. ft attached garage and construction of a new 784 sq. ft. addition as well as a new driveway and parking area. Located at 212 Tom Miller Rd. with public water and public sewer, Zoned C, Tax Map Parcel # 206.-2-39 Owner/Applicant: Luthi, LLC; Engineer/Surveyor: RMS **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #7. CONSUMER SQUARE PHASE II SITE PLAN AMENDMENT 2013 - Request to construct a 10,500 +/- SF retail/restaurant building in the parking field south of Panera Bread. Request would increase the previously approved structure by 2,500 sq ft. The request additionally includes patio seating areas, a dumpster enclosure, and parking improvements- Located in Consumer Square shopping center on Route 3 with public water and public sewer, Zoned C, Tax Map Parcel # 220.-8-24. Owner/Applicant; Plattcon A LLC/Benderson Development, James Boglioli, Esq. **DETAILED PRELIMINARY PLAN REVIEW**