

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
MAY 21, 2013**

- ITEM #1 DELLA AUTO GROUP TOYOTA SITE PLAN AMENDMENT 2013** –Request to improve and operate on a long-term basis, a previously approved 22,345 +/- sq ft temporary inventory overflow storage area on the adjacent subdivision lot to the west of the existing Toyota facility.– Located on Della Drive with public water and public sewer, Zoned C, Tax Map Parcels No. 206.-1-26.113, 206.-1-26.114. Owner/Applicant; Michael Della Bella, Surveyor/Engineer; RMS **SKETCH PLAN REVIEW**
- ITEM #2 VIP NOVA BUS PARKING EXPANSION SITE PLAN 2013-** Request to expand existing parking lot by 500 +/- parking spaces or 90,750 +/- sq ft to accommodate an anticipated increase in employees. 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 **SKETCH PLAN REVIEW**
- ITEM #3 REGENCY ESTATES SUBDIVISION 2013 PHASE II LOT 12-** Request for subdivision approval of a previously created residential Tax Map Parcel that did not receive Planning Board review or approval. The lot is 0.593 acres with an existing single family residence. Located on Tom Miller Rd. with public water and public sewer, Zoned R2, Tax Map Parcel # 205.4-3.7 Owner/Applicant: Rick Harpp; Engineer/Surveyor: AES Northeast. **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM#4 THE HOMESTEAD ON AMPERSAND SITE PLAN 2013-** Request to construct four (4) two-story wood frame apartment buildings containing 16 units each for a total of 64 units. Located on Ampersand Dr. with public water and public sewer; Zoned C; Tax Map # 220.-8-25.1; Owner: Stephen Flanagan; Applicant: Homesteads on Ampersand LLC.; Engineer: AES Northeast **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #5 STEPHEN FLANAGAN SUBDIVISION 2013- Requests for a two lot subdivision for the Homesteads on Ampersand multi-family development project which is also on the Agenda for Detailed Preliminary Plan Approval. Located on Ampersand Dr. with public water and public sewer, Zoned C, Tax Map Parcel # 220.-8-25.1 Owner/Applicant: Larry Regan; Engineer/Surveyor: AES Northeast. **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

ITEM #6 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 **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #7 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 Nomad Dr. Located on Nomad Dr. (formerly Willow Dr.) 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 **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #8 KOHL'S SITE PLAN 2013 - Request to construct a 55,000 +/- sf retail store at the former Ames Plaza location with site improvements including parking for 298 vehicles. - Located at the Northwest corner of Rte. 3 and Churchill Street, with public water and public sewer, Zoned C, Tax map parcel's 206.4-3-2 and 206.4-3-15, Owner/Applicant, Gibraltar Management, Kohl's; Engineer, Richard L. Bowen and Associates, Inc. **SKETCH PLAN REVIEW.**