

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
MAY 20, 2014**

- ITEM #1 TRUDEAU ROAD SUBDIVISION PHASE III 2013-** Request for a three lot residential subdivision and relocation of the temporary turn-a-round. -Located on Page Dr. with private water and private sewer, Zoned MH, Tax Map Parcel # 203.-2-47.1, Owner/Applicant: Thomas Maggy; Surveyor: Dean Lashway. **REQUEST FOR 90 DAY EXTENSION OF A PREVIOUSLY APPROVED SUBDIVISION.**
- ITEM #2 A.R.C AFFORDABLE HOUSING DEVELOPMENT SUBDIVISION 2014-** Request for a two lot subdivision associated with the A.R.C. Affordable Housing Development Site Plan 2014 splitting 8.97+/- acres from tax map parcel 233.-5-44 and merging it with parcel 233.-5-28. Located on Connecticut Ave. with public water and public sewer, Zoned MDR, Tax Map Parcel #'s 233.-5-44 & 233.-5-28. Owner/Applicant; Clinton County Chapter NYSARC, Inc., Engineer/Surveyor: AEDA **SKETCH PLAN REVIEW**
- ITEM #3 A.R.C AFFORDABLE HOUSING DEVELOPMENT SITE PLAN 2014-** Request to demolish existing concrete pads and roads as necessary to construct 8 multifamily housing structures with a total of 40 dwelling units, a community building, playground, interior private drives and parking. Located on Connecticut Ave. with public water and public sewer, Zoned MDR, Tax Map Parcel # 233.-5-44. Owner/Applicant; Clinton County Chapter NYSARC, Inc., Engineer/Surveyor: AEDA **SKETCH PLAN REVIEW**
- ITEM #4 STEPHEN MCKENNA MODIFIED SUBDIVISION 2014-** Request for a two lot commercial subdivision creating a 10 acre parcel from a 75 acre former farm parent parcel associated with the F.W. Webb Site Plan 2014. Located at 492 Tom Miller Rd with public water and public sewer, Zoned C, Tax Map Parcel # 206.-1-13.1. Owner: Stephen McKenna; Applicant: Green Leaf Construction; Engineer/Surveyor: AEDA **DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #5 F.W. WEBB SITE PLAN 2014-** Request to construct a 33,600 +/- sq ft building for the development of a new retail/wholesale facility with 30 parking spaces and construction of a stormwater management system. Located at 492 Tom Miller Rd with public water and public sewer, Zoned C, Tax Map Parcel # 206.-1-13.1. Owner: Stephen McKenna; Applicant: Green Leaf Construction; Engineer/Surveyor: AEDA **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6 COONROD & COONS SUBDIVISION 2014-** Request for a 3 lot residential subdivision of a 6.125 acre parcel creating one new buildable lot. Located at 28 Lighthouse Rd. with public water and private sewer, Zoned R4, Tax Map Parcel # 209.-1-2.3. Owners/Applicants: Sueanne Coonrod and Eric Coons; Engineer/Surveyor: AES Northeast. **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7 ALLEN SUBDIVISION 2014-** Request for a 2 lot residential subdivision. Located on NYS Route 3 and Conifer Circle with public water and private sewer, Zoned R2, Tax Map Parcel # 205.4-3-39.1. Owner/Applicant: Linda Allen; Surveyor: Mark Petrashune. **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #8 VIP NOVA BUS PARKING EXPANSION SITE PLAN 2013-** Request to expand existing parking lot by 77 +/- parking spaces 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 **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #9 CLINTON COUNTY/N. WILSON HOLDINGS, LLC SUBDIVISION 2014-** Request for a 2 lot commercial subdivision of lands of Clinton County. Located at 795 Route 3 (former CC Airport) with public water and public sewer, Zoned SC and ADTB, Tax Map Parcel # 220-1-3.1. Owner/Applicant: N. Wilson Holdings, LLC; Engineer/Surveyor: RMS **SKETCH PLAN REVIEW**

ITEM #10 N. WILSON HOLDINGS, LLC SITE PLAN 2014- Request to construct a 5,430 +/- sq. ft. warehouse for product storage for Wilson's Appliance Center. Project also includes additional paving for drive and loading area. Located at 795 Route 3 with public water and public sewer, Zoned SC and ADTB, Tax Map Parcel # 220-1-3.1. Owner/Applicant: N. Wilson Holdings, LLC; Engineer/Surveyor: RMS **SKETCH PLAN REVIEW**

ITEM # 11 TRB DEVELOPMENT- LIBERTINO SUBDIVISION 2014- Request for a 4 lot residential subdivision. Located on Cumberland Head Rd. with public water and private sewer, Zoned R4, Tax Map Parcel # 209-1-2.6. **REQUIRES AREA VARIANCE.** Owner/Applicant: Leslie Libertino; Engineer/Surveyor: RMS **SKETCH PLAN REVIEW**

ITEM # 12 DUROCHER DEVELOPMENT LLC SITE PLAN 2014- Request to construct a 5,000. +/- sq. ft. storage facility and improved equipment storage and parking area. Located at 21 Connecticut Rd. with public water and public sewer, Zoned SC, Tax Map Parcel # 233-5-49. Owner/Applicant: Thomas Durocher; Engineer/Surveyor: RMS **SKETCH PLAN REVIEW**

ITEM # 13 DUROCHER AUTO SALES LLC SITE PLAN 2014- Request to renovate existing automotive sales and service facility which will include demolition of the existing sales floor and construction of 5600+/- sq ft of new sales area and a truck service bay along with parking lot improvements. Located at 4651 Route 9 with public water and public sewer, Zoned NC, Tax Map Parcel #'s 233-1-24 & 233-1-24.1. **REQUIRES USE AND AREA VARIANCE.** Owner/ Applicant: Thomas Durocher; Engineer/Surveyor: RMS **SKETCH PLAN REVIEW**

ITEM # 14 TOWN BOARD ZONING AMENDMENT REFERRAL- Report from Planning Board