

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
MARCH 17, 2015**

- ITEM #1 BLUFF POINT GOLF RESORT SITE PLAN 2015** - request to conduct an expansion of the existing six guest cottages located within the Bluff Point Golf Course in four phases. Each phase will consist of one 1540 sq ft 4-unit suite, and two 900 sq ft 1-unit cottages. The twelve additional structures will total 13,360 sq ft. Located at 75 Bluff Point Drive on the Golf Course between holes 4 & 6 with public water and public sewer; Zoned R-2; Tax Map Parcel No. 246.-1-9.1. Owner/Applicant; Bluff Point Golf, LLC/H. Paul Dame. **SKETCH PLAN REVIEW**
- ITEM#2 PALMER VETERINARY CLINIC ADDITION SITE PLAN 2015** - request to expand existing animal clinic with a 1,650 sf building addition. **REQUIRES USE VARIANCE**. Located at 6274 Route 22 with private water and private sewer; Zoned R-2; Tax Map Parcel 193.-1-6.3. Owner/Applicant: George Palmer; Engineer: Moser Engineering. **SKETCH PLAN REVIEW**
- ITEM #3 GOOD GUYS CONVENIENCE/CADYVILLE AUTO SITE PLAN 2014** - Request to operate a deli in an existing building currently used for auto repair, used car sales, Dunkin Donuts and a convenience store with gas pumps. Located at 6054 Route 22 with private water and private sewer; Zoned I; Tax Map # 193.-2-24. Owner/Applicant: Brian Yanulavich; Engineer: Moser Engineering. **DETAILED PRELIMINARY PLAN REVIEW AND SEQOR DETERMINATION**
- ITEM #4 GRAYMONT MATERIALS (NY), INC., RT. 374 BAKER PIT MINE EXPANSION SITE PLAN AND SPECIAL PERMIT 2015** - Request to expand a currently permitted and operating 10.4 acre sand and gravel life of mine mining operation with a proposed expansion of 61 acres additional life of mine on a land parcel totaling 89.16 acres. Located on the north side of NYS Rt. 374 approximately 4,700 feet west of Church Road; Private water and private sewer; Zoned R-2; Tax Map Parcel 203.-1-40. Owner/Applicant: Graymont Materials (NY) Inc. Engineer: Moser Engineering. **SKETCH PLAN REVIEW**