

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
APRIL 21, 2015**

- ITEM #1 RECORE SUBDIVISION 2015-** Request to subdivide an existing 3.3 acre lot into 4 residential buildable lots. Located at 99 Moffit Rd. with public water and private sewer, Zoned R2, Tax Map Parcel No. 180.-3-4.3. Owner/Applicant: Donald & Dawn Recore, Engineer: RMS **SKETCH PLAN REVIEW**
- ITEM #2 HAYES SUBDIVISION 2015-** request to reconfigure a previously subdivided lot by further subdividing the original parcel into two single family parcels and one multi-family parcel for a total of 4 residential lots. Located at 6-14 Terry Lane and 267 Bradford Rd. with private water and private sewer, Zoned MH, Tax Map Parcels No. 191.-2-27.21 & 191.-2-27.22. Owner/Applicant; Terry & Linda Hayes, Surveyor: Dean Lashway **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM#3 APPLGATE FARM SUBDIVISION 2015-** request to reconfigure a previously approved subdivision for the purpose of merging 2.57 acres of tax map parcel # 205.-2-2.1 with tax map parcel # 205.-2-2.3. Project also includes conveyance of a parcel of land to the Town of Plattsburgh for the extension of an existing dedicated roadway. Located at 15 & 43 Applewood Dr. with public water and private sewer, Zoned R2, Tax Map Parcels No. 205.-2-2.1 & 205.-2-2.3. Owner/Applicant; Jan Lavigne, Surveyor: Dean Lashway **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 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, Engineer: Moser Engineering **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM#5 PALMER VETERINARY CLINIC ADDITION SITE PLAN 2015 -** request to expand existing animal clinic with a 1,650 sf building addition. **REQUIRES USE AND AREA 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. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #6 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. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #7 POIRIER'S TRUE VALUE & RENE'S REPAIR SITE PLAN 2015- Request to renovate and repurpose the former FW Webb building located on Route 9 for the purpose of a contractors storage yard, Rene's Repair office, and a new True Value retail store. Project includes demolition of a 1,050 +/- sq. ft. portion of the building, addition of a 5,085 +/- sq. ft. office and conference area, parking, landscaping and grading modifications. **REQUIRES USE VARIANCE** Located at 7327 Route 9 with public water and private sewer; Zoned C; Tax Map Parcel No. 181.-3-9. Owner: FW Webb; Applicant: Chad Poirier; Engineer: Moser Engineering. **SKETCH PLAN REVIEW**

ITEM #8 MEDISCA SITE PLAN 2015- Request to construct a 55,000 sq. ft. pharmaceutical manufacturing facility. Project also includes the extension of public water and sewer. Located at the intersection of Banker Rd. & Route 374 with public water and public sewer; Zoned IP; Tax Map Parcel No. 205.-2-5.2. Owner: The Development Corporation; Applicant: Medisca; Engineer: AEDA. **SKETCH PLAN REVIEW**

ITEM #9 SCHLUTER SYSTEMS LP & SSF PRODUCTIONS SITE PLAN AMENDMENT 2015- Request for a 4,480 sq. ft. tent storage structure, a 512 sq. ft. airlock structure and modifications to a previously approved demolition plan. Located at 194 Pleasant Ridge Rd with public water and private sewer; Zoned I; Tax Map Parcel No. 232.-3-10.3 & 232.-3-10.1

ITEM #10 SCHLUTER ZONING AMENDMENT 2015- Discussion