

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
MAY 19, 2015**

- ITEM #1 CLEMONS SUBDIVISION 2015-** request to subdivide a 6.3 acre property into 2 residential lots. Lot 1 has an existing single family dwelling and there is intent to build a new single family home on the remaining vacant acreage on Lot 2. A portion of proposed Lot 2 is encumbered with the Town of Plattsburgh Wellhead Protection Overlay District. Located on Salmon River Rd with private water and private sewer, Zoned R2, Tax Map Parcel No. 245.-4-38. Owner/Applicant; Lisa Clemons: Engineer; RMS **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2 DELAURA SUBDIVISION 2015-** request to subdivide a 14.69 acre commercial property into 2 lots, separating a 1.03 acre parcel from Tax Map Parcel No. 220.-1-16.41 to be merged with Tax Map Parcel No. 220.-1-16.42 of Cedar Knoll Log Homes. No new buildable lots will be created. Located on Military Turnpike with public water and public sewer, Zoned SC, Tax Map Parcel No. 220.-1-16.41. Owner; Steven DeLaura: Applicant; Ron Marx: Engineer; RMS **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM#3 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 **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 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. **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM#5 AKEY SITE PLAN 2015-** Request to erect a 2,920 sq ft. permanent tent structure for the purpose of providing storage for various

equipment. Located at 550 Route 3 with public water and public sewer, Zoned C; Tax Map No. 206.4-1-11.1. Owner: Akey Properties, LLC Applicant: Chris Akey; Engineer: RMS. **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

**ITEM #6 CADYVILLE ELEMENTARY/PRO-TECH RESTORATION SITE PLAN 2015-** Request to renovate the former Cadyville Elementary School for the purpose of relocating Pro-Tech Fire/Water Restoration business, and to construct 5 apartment units. **USE VARIANCE REQUIRED.** Located at 128 Park Row with public water and private sewer; Zoned NC; Tax Map No. 203.4-3-22. Owner: Saranac Central School District; Applicant: Tom Hackett; Engineer: Moser Engineering. **SKETCH PLAN REVIEW**

**ITEM #7 JOINTA LIME COMPANY SITE PLAN & SPECIAL USE PERMIT 2015-** request to construct an asphalt manufacturing facility with product storage silos and materials storage corrals. **AREA VARIANCE REQUIRED.** Located on Trade Rd. with public water and public sewer, Zoned I, Tax Map No. 193.-2-20.1. Owner; Douglas Rushford: Applicant; Jointa Lime Company, Engineer/Surveyor: RMS **SEQRA LEAD AGENCY/COORDINATED REVIEW REQUEST AND PUBLIC HEARING ONLY.** There will be no Planning Board action to Approve or Disapprove the project at this meeting.

**ITEM #8 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 #9 SCHLUTER SYSTEMS ZONING AMENDMENT PETITION 2015-** Request for Zoning Map Amendment to change 12.23 +/- acres of Tax Map Parcel 232.-3-10.1 from MH to I, 3.13 +/- acres of Tax Map Parcel 232.-3-11.1 from MH to I, and 1.11 +/- acres of Tax Map Parcel 232.-3-11.2 from MH to I. Schluter Systems is the owner of all of the parcels requested for zoning change. **PLANNING BOARD REVIEW AND REPORT TO TOWN BOARD**