

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
SEPTEMBER 15, 2015**

- ITEM #1** **SCHLUTER SYSTEMS L.P. SITE PLAN 2015-** Request to construct a 45,000. +/- sq. ft. industrial facility with raw material storage silos, loading docks, and site improvements. **AREA VARIANCE REQUIRED** for storage silos. Located at 194 Pleasant Ridge Rd. West side with public water and private sewer; Zoned I; Tax Map Nos. 232.-3-10.1, 232.-3-11.1 & 11.2. Owner/Applicant: Schluter Systems L.P.; Engineer: AEDA. **SEQRA REVIEW & DETERMINATION**
- ITEM#2** **CADYVILLE ELEMENTARY/PRO-TECH RESTORATION SITE PLAN MODIFICATION 2015-** Request to modify a previously approved site plan to renovate an existing building for the purpose of relocating a Restoration business and to construct one apartment dwelling unit. Additionally, Adirondack Helping Hands proposes to rent a portion of the building to relocate their existing educational facility. An overhead door will need to be installed on the business portion of the building. 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. **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM#3** **JOINTA LIME CO. SITE PLAN 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 **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4** **NOVA BUS SITE PLAN 2015-** Request to construct a 14,000 +/- sq. ft. customer inspection facility, expansion of existing employee parking by 69 additional spaces and an approximately 22,400 +/- sq. ft. bus parking area. Minimum modification of the existing stormwater facility are also proposed. Located at 260 Banker Rd with public water and public sewer, Zoned IP, Tax Map Parcel # 205.-4-13. Owner/Applicant; Prevost Car (USA)/Volvo Group Real

Estate-Anthony Howe. Engineer; RMS. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #5 CARON PLACE SITE PLAN 2015-** Request to construct three new, 3 unit apartment buildings and convert existing residence to 1 rental dwelling. Located at 4 Melody Lane with public water and public sewer, Zoned R2, Tax Map Parcel # 206.-2-25. Owner/Applicant: 15 Champlain LLC; Engineer/Surveyor: RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6 MAGLIENTI SUBDIVISION 2015 –** Request to conduct a four lot split/merge residential subdivision. Two lots will be conveyed to the Town of Plattsburgh, and tax map parcel # 204.2-42.19 will be merged with the remaining lands of tax map parcel # 204.-2-42.1. No new buildable lots will be created. Located on Wild Flower Lane with public water and private sewer, Zoned R2, Tax Map Parcel #204.-2-42.1. Owner/Applicant: Thomas and Rosemary Maglienti; Engineer/Surveyor: RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7 DYKE SUBDIVISION 2015-** Request for a residential split/merge subdivision. Subdividing 0.13 acres from tax map parcel # 194.020-22.2 and merging it with tax map parcel 194.020-4-12. No new buildable lots will be created. Located on Seneca Drive with public water and public sewer, Zoned R3, Tax Map Parcel # 194.020-1-22.2. Owner/Applicant: Ivan Dyke and Michelle Fournier-Dyke; Engineer/Surveyor: RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #8 PELLERIN SUBDIVISION 2015-** Request to subdivide a 13.82 acre parcel into 4 residential buildable lots. Located on Rand Hill Rd. with private water and private sewer; Zoned R2; Tax Map No. 191.-2-59.1. Owner/Applicant: Patrick Pellerin; Surveyor: Dean Lashway. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #9 GONYEA SUBDIVISION 2015 –** Request for a two lot residential subdivision amending one buildable lot and the remaining lot to be merged with adjoining property. Located on Cumberland Head Rd. with public water and private sewer; Zoned R4; Tax Map Parcel # 209.3-2-1.14. Owner: Abby Boire; Applicant: Vernard Gonyea; Surveyor: Dean Lashway. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

**ITEM #10 WINCH SUBDIVISION 2015** – Request to subdivide a 2.33 acre lot into two residential buildable lots. Located on Akey Rd. with public water and private sewer; Zoned R2; Tax Map Parcel # 204.-2-13.2. Owner/Applicant: Patricia Winch; Surveyor: Dean Lashway. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

**ITEM #11 PROVOST SUBDIVISION 2015-** Request to subdivide a 2.9 acre residential lot, conveying a 1.1 acre residential lot to the applicant's daughter. Located on Military Turnpike with public water and public sewer; Zoned MH; Tax Map Parcel # 220.-5-6. Owner/Applicant: Wendy Provost; Surveyor: Dean Lashway. **SKETCH PLAN REVIEW**