

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
MAY 17, 2016**

- ITEM #1 TDC BUILDING NO. 19 SITE PLAN MODIFICATION & SPECIAL USE PERMIT 2016-** Request to make parking lot improvements and to install an outdoor equipment pad to an existing 20,733 sq. ft. manufacturing building. Located at 1494 Military Turnpike with public water and public sewer; Zoned SC; Tax Map Parcel No. 220.-1-17. Owner/Applicant; The Development Corporation; Engineer: AEDA **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM#2 TDC BUILDING NO. 20 PARKING LOT IMPROVEMENTS SITE PLAN 2016-** Request to make parking lot improvements, accessible sidewalks and stormwater improvements to an existing 27,647 sq. ft. industrial building. Located at 88 Industrial Blvd. with public water and public sewer; Zoned IP; Tax Map Parcel No. 220.-1-3.14. Owner/Applicant; The Development Corporation; Engineer: AEDA **SKETCH PLAN REVIEW**
- ITEM #3 DESSO SUBDIVISION NORTH 2016-** Request for a 3 lot residential subdivision of lands owned by the Estate of Ramona Desso on the northerly side of Wallace Hill Rd and easterly side of Rascoe Rd. Located on Wallace Hill Rd. and Rascoe Rd. with public water and private sewer; Zoned R2; Tax Map Parcel No. 192.-1-32.1. Owner/Applicant: Sharon Provost. Surveyor: Dean Lashway. **SKETCH PLAN REVIEW**
- ITEM #4 PELLETIER SUBDIVISION AMENDMENT 2016 –** Request for a 4 lot subdivision creating 3 new residential lots and the 4<sup>th</sup> lot being the remaining lands. Located at 467 Rand Hill Rd. with private water and private sewer; Zoned R2; Tax Map Parcel No. 191.-2-59.21. Owner/Applicant: Keith Pelletier; Surveyor: Dean Lashway. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5 PELLERIN SUBDIVISION AMENDMENT 2016-** Request to subdivide Lot #4 of the Pellerin Subdivision 2015 into two residential lots. Located on Rand Hill Rd. with private water and private sewer; Zoned

R2; Tax Map No. 191.-2-59.14. Owner/Applicant: Patrick Pellerin; Surveyor: Dean Lashway. **SKETCH PLAN REVIEW**

**ITEM #6 APPLEWOOD LANE STABLES SITE PLAN MODIFICATION & SPECIAL USE PERMIT 2016-** Request to construct horse stables with a 7,200 sq. ft. riding academy and a 1,200 sq. ft. hay barn with stables and horse corrals. Project will also relocate portions of existing private driveway and construct a 10 space parking lot. Located at 15 Applewood Dr. with private water and private sewer; Zoned R2; Tax Map Parcel No. 205.-2-2.21. Owner/Applicant: Applewood Lane, LLC; Surveyor: Dean Lashway. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

**ITEM #7 POIRIER'S TRUE VALUE & RENE'S REPAIR SITE PLAN 2016-** Request to construct a 50' x 80' maintenance garage with gravel drive lane to serve company vehicles for existing plumbing and heating business. **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. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

**ITEM #8 CARON PLACE SITE PLAN 2015-** Request to construct three new, 3 dwelling unit apartment buildings and convert existing residence to 1 rental dwelling and one property management office. 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 & COURT ORDERED DETAILED PRELIMINARY PLAN REHEARING**

**ITEM #9 HUCKSTER HEIGHTS LLC SITE PLAN 2016-** Request to add a 1,250, sq ft walk in cooler to an existing warehouse. **AREA VARIANCE REQUIRED.** Located at 6167 Route 22 with private water and private sewer; Zoned I; Tax Map No. 193.-1-15. Owner/Applicant: Huckster Heights LLC; Engineer: RMS. **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

**ITEM#10 MOMOT TRAILER SALES SITE PLAN 2016-** Request to redevelop property for a RV sales showroom in an existing building as well as expanding the gravel parking lot with stormwater management improvements for a display area. Located at 60 Trade Rd. with public water and public sewer; Zoned I; Tax Map Parcel No. 193.-2-17.1. Owner: Tom Miller Rd. Properties LLC; Applicant: John Momot; Engineer: RMS. **SKETCH PLAN REVIEW**

**ITEM #11 DELAURA SUBDIVISION 2016-** Request for a 2 lot subdivision separating 2.66 acres of land from tax map parcel # 220.-1-16.41 to be conveyed to Northern Irrigation and Landscaping. **AREA VARIANCE REQUIRED.** Located on Military Turnpike with public water and public sewer; Zoned SC; Tax Map Parcel No. 220.-1-16.41. Owner/Applicant: Steven DeLaura; Engineer: RMS. **SKETCH PLAN REVIEW**