

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
AUGUST 16, 2016**

- ITEM #1**     **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. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2**     **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** for frontage. 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. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3**     **SCHLUTER SYSTEMS/ UMS PROPERTIES WAREHOUSE ADDITION SITE PLAN 2016-** Request to construct a 213,300. sq ft two story warehouse facility with related site improvements. The total floor area would be 213,300 sq ft. **AREA VARIANCE REQUIRED** for setbacks. Located at 194 Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel No. 232-3-10.1. Owner/Applicant: UMS Properties LLC; Engineer: RMS. **SEQRA DETERMINATION**
- ITEM #4**     **CHAMPLAIN SPINE & PAIN MANAGEMENT SITE PLAN 2016-** Request to construct a 1,440 sq ft addition to an existing medical office building with 24 new parking spaces. Located at 4 Feathers Dr. with public water and public sewer; Zoned C; Tax Map Parcel No. 206-1-19. Owner/ Applicant: Thierry Bonnabesse; Engineer: RMS. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #5 STEPHEN MCKENNA SUBDIVISION 2016-** Request for a two lot commercial subdivision with lot 2 being a 3.31 acre parcel to be developed as a medical office and lot 1 being the remaining lands. Located on Tom Miller Rd. with public water and public sewer; Zoned C; Tax Map Parcel No. 206.-1-13.1. Owner/Applicant: Stephen McKenna; Engineer: RMS **SKETCH PLAN REVIEW**
- ITEM #6 ROBERT SUBDIVISION 2016-** Request for a two lot subdivision with lot 1 being a 1.99 acre parcel for a neighborhood convenience store and lot 2 being the remaining lands. Located on NY State Route 3 with public water and private sewer; Zoned NC; Tax Map Parcel No. 204.3-2-2. Owner: Robert & Pamela Robart; Applicant: Primax Properties LLC; Engineer: Bohler Engineering. **SKETCH PLAN REVIEW**
- ITEM # 7 PRIMAX PROPERTIES LLC ROUTE 3 SITE PLAN 2016 -** Request to construct a 9,300 +/- sq ft neighborhood convenience store with parking, lighting, utilities, stormwater management and landscaping. Located on NY State Route 3 with public water and private sewer; Zoned NC; Tax Map Parcel No. 204.03-2-2. Owner: Robert & Pamela Robart; Applicant: Primax Properties LLC; Engineer: Bohler Engineering. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM # 8 SCHLUTER SYSTEMS/SSF PRODUCTION LLC SITE PLAN 2016-** Request to demolish an existing 80'x40' asphalt pavement storage pad and fencing, relocate an existing 56'x40' fabric tent structure to a new concrete pad with associated paved drive expansion, and erection of two new 12'x42.67' raw material storage silos on a new concrete pad. **AREA VARIANCE REQUIRED** for height. Located at 194 Pleasant Ridge Rd. with public water and private sewer; Zoned IP; Tax Map Parcel No. 232.-3-10.1 & 10.3. Owner: Schluter Systems/UMS Properties; Applicant: Schluter Systems L.P./ SSF Production LLC; Engineer: AEDA. **SKETCH PLAN REVIEW**
- ITEM #9 SEACOMM FEDERAL CREDIT UNION SUBDIVISION 2016-** Request for a two lot commercial subdivision of a 4.99 acre parcel with 1.72 acres being developed into a credit union and 3.27 acre parcel being the remaining lands. Located on the corner of Tom Miller Rd. and

Smithfield Blvd. with public water and public sewer; Zoned C; Tax Map Parcel No. 206.4-5-6.3. Owner/Applicant: SeaComm Federal Credit Union; Engineer: ESPC **SKETCH PLAN REVIEW**

**ITEM # 10 SEACOMM FEDERAL CREDIT UNION SITE PLAN & SPECIAL USE PERMIT 2016-** Request to construct a 5,244 +/- sq ft commercial financial institution with drive thru teller lane, parking, and stormwater management. Located on Tom Miller Rd. with public water and public sewer; Zoned C; Tax Map Parcel No. 206.4-5-6.3. Owner: Champlain Plaza Company; Applicant: SeaComm Federal Credit Union; Engineer: PW Campbell. **SKETCH PLAN REVIEW**