

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
SEPTEMBER 20, 2016**

- ITEM #1 SUNY POLY-NORSK-PLATTSBURGH SUBDIVISION 2016-** Request for a 2 lot subdivision of the former Clinton County Airport creating one new 40 acre parcel and remaining lands. Located on Airport Rd. with public water and public sewer; Zoned AD/MU; Tax Map Parcel # 220.-1-3.1-1. Owner: Clinton County; Applicant: Scott Bateman Fort Schuler Management Corporation; Engineer: Creighton Manning Engineering, LLP **SKETCH PLAN REVIEW**
- ITEM #2 SUNY POLY-NORSK-PLATTSBURGH SITE PLAN 2016-** Request to construct a 162,000 sq. ft. industrial-scale aerospace additive manufacturing plant for titanium aerospace components including on-site access roadways and vehicular parking and associated site improvements. (Phase I) Located on Airport Rd. with public water and public sewer; Zoned AD/MU; Tax Map Parcel # 220.-1-3.1-1. Owner: Clinton County; Applicant: Scott Bateman Fort Schuler Management Corporation; Engineer: Creighton Manning Engineering, LLP **SKETCH PLAN REVIEW**
- ITEM #3 A.R.C AFFORDABLE HOUSING DEVELOPMENT/CONNECTICUT COURT SUBDIVISION 2014-** Request for a two lot subdivision associated with the A.R.C. Affordable Housing Development Site Plan 2014 splitting 8.97+/- acres from tax map parcel 233.-5-44 and merging it with parcel 233.-5-28. **APPROVAL EXPIRED** April 19, 2015. Located on Connecticut Ave. with public water and public sewer, Zoned MDR, Tax Map Parcel #'s 233.-5-44 & 233.-5-28. Owner/Applicant; Clinton County Chapter NYSARC, Inc., Engineer/Surveyor: AEDA **DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #4 A.R.C AFFORDABLE HOUSING DEVELOPMENT/CONNECTICUT COURT SITE PLAN 2014-** Request to demolish existing concrete pads and roads as necessary to construct 8 multifamily housing structures with a total of 40 dwelling units, a community building, playground, interior private drives and parking. Located on Connecticut Ave. with public water and public sewer, Zoned MDR, Tax Map Parcel # 233.-5-44. Owner/Applicant; Clinton County

Chapter NYSARC, Inc., Engineer/Surveyor: AEDA **DETAILED PRELIMINARY PLAN RENEWAL**

- ITEM #5** **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 #6** **CHAMPAGNE SUBDIVISION 2016-** Request for a four lot subdivision separating 2.0 acres of land from tax map parcel # 220.-4-30.2 and merging a small portion of tax map parcel # 220.-4-31.32 with the newly proposed lot for road frontage. Located on Rugar St. with public water and public sewer, Zoned I & SC, Tax Map Parcel #'s 220.-4-30.2 & 31.32. Owner/Applicant: Edward Champagne Jr.; Surveyor: Daniel Elder **SKETCH PLAN REVIEW**
- ITEM #7** **LABIER SUBDIVISION 2016-** Request for a two lot residential subdivision with lot 1 being 0.64 acres and lot 2 being the remaining lands. **AREA VARIANCE REQUIRED** for lack of road frontage. Located at 29 Moffitt Rd. with public water and private sewer, Zoned R2, Tax Map Parcel # 193.-1-7.21. Owner/Applicant: Gregory & Milton LaBier; Surveyor: Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #8** **SCHLUTER SYSTEMS/SSF PRODUCTIONS LLC STORAGE FACILITY ADDITION SITE PLAN 2016-** Request to construct a 35,200 sq ft addition to the SSF Production LLC Storage Facility with relocation of an access drive, property boundary, water main, stormwater closed drainage system & infiltration basin. Located at 194 Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel No. 232.-3-10.1 & 10.3; Owner/Applicant: SSF Production, LLC; Engineer: AEDA **SKETCH PLAN REVIEW**

- ITEM #9** **SCHLUTER SYSTEMS/SSF PRODUCTION LLC SITE PLAN PHASE I 2016-** Request to demolish an existing 80'x40' asphalt pavement storage pad and fencing, relocate and expand an existing 56'x40' fabric tent structure to a new concrete pad with associated paved drive expansion (**PHASE I**), and future erection of two new 12'x42.67' raw material storage silos on a new concrete pad (**PHASE II**). **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. **PHASE I & II SEQRA DETERMINATION & PHASE I DETAILED PRELIMINARY 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. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM#11** **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. **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #12** **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #13 STEPHEN MCKENNA SITE PLAN 2016- Request to construct a 7,000. sq. ft. medical clinic with associated parking, stormwater and landscaping. 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 #14 FORMER CLINTON COUNTY AIRPORT ZONING AMENDMENT REFERRAL 2016- The Town Board by its own motion has referred a proposed zoning map amendment to the Town Planning Board for a report thereon. The request is to amend the zoning map for a portion of the former Clinton County Airport, changing an approximately 110 acre area from AD-MU to ADTB; Tax Map Parcel No. 220.-1-3.1-1. Owner: Clinton County; Applicant: Town of Plattsburgh Town Board; **REPORT OF THE PLANNING BOARD**