

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
JANUARY 17, 2017**

- ITEM #1** **MURRAY ESTATE SUBDIVISION 2017-** Request to subdivide an existing 2.77 acre lot into two lots, with lot 1 being a 0.97 acre vacant parcel and lot 2 being a 1.80 acre parcel with an existing snack shop and residential dwelling. Located at 4727 Route 9 with public water and public sewer, Zoned SC, Tax Map Parcel # 233.-1-29.1 Owner/Applicant: Teresa Murray; Surveyor: Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #2** **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 #3** **BEHAVIORAL HEALTH SERVICES NORTH SITE PLAN 2017-** Request to construct a 17,800 +/- sq. ft. addition to an existing mental health care clinic with additional improvements including landscaping, lighting, stormwater and parking. **AREA VARIANCE REQUIRED.** Located at 2155 State Route 22B with public water and public sewer, Zoned NC & R2, Tax Map Parcel #'s 205.4-3-27.1 & 27.2 Applicant: BHSN/Mark Luken, CEO; Surveyor: Engineering Ventures, P.C. **SKETCH PLAN REVIEW**
- ITEM #4** **BLUE HERON WAY (THE LANDINGS) LOT 4 SUBDIVISION-** Request for a 4 lot residential subdivision on a private drive. Located on Blue Heron Way with private water and private sewer, Zoned R2, Tax Map Parcel # 246.-1-10.54. Owner: Rick Distefano; Applicant: J David Dame; Surveyor: Mark Petrashune **SKETCH/DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #5 KNIGHT AUTOMOTIVE SITE PLAN 2017-** Request to construct a 2,623+/- sq. ft. addition to an existing building with new parking area and related site improvements. Located at 383 Route 3 with public water and public sewer, Zoned C, Tax Map Parcel: 220.2-2-27. Owner/Applicant: Knight Automotive LLC; Engineer: RMS **SKETCH PLAN REVIEW**
- ITEM #6 SOUTH JUNCTION ENTERPRISES LLC SITE PLAN & SPECIAL USE PERMIT 2016-** Request to complete and operate a previously constructed rail facility with truck scales and scale house which was not finalized with a Certificate of Occupancy or final As Builts. Located on South Junction Rd. with private water and private sewer, Zoned I & A1, Tax Map Parcel # 246.-1-32; Owner/Applicant: Troy and Tanner Baraby; Engineer: RMS **DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7 UMS PROPERTIES LLC BERM & CLEARING SITE PLAN 2017-** Request to construct a 5' x 400' berm along the west property line with trees and shrubs to provide screening as well as clearing approximately 3 acres east of the berm for future development. Located at 194 Pleasant Ridge Rd. with public water and private sewer, Zoned I, Tax Map Parcel # 232.-3-10.1; Owner/Applicant: UMS Properties, LLC; Engineer: RMS **SKETCH PLAN REVIEW**
- ITEM #8 MENARD SITE PLAN 2017-** Request to construct a 1,000 +/- sq. ft. sales office and to display 9-12 model mobile homes with driveway and parking improvements. Located at 7161 Route 9 with public water and public sewer, Zoned C, Tax Map Parcel # 194.-1-21.1; Owner/Applicant: Gerald & Norma Menard; Engineer: RMS **SKETCH PLAN REVIEW**
- ITEM #9 PF DEVELOPMENT LLC SUBDIVISION 2017-** Request to split merge three parcels, creating two new parcels for development with new access drive and new private drive. Located at 410-413 Route 3 with public water and public sewer, Zoned C, Tax Map Parcel #'s 206.4-3-9, 3-11, & 3-14; Owners: Holiday Inn, Hulbert Brothers, and P.F. Development; Applicant: P.F. Development; Engineer: RMS **SKETCH PLAN REVIEW**

ITEM #10 PF DEVELOPMENT LLC SITE PLAN & SPECIAL USE PERMIT 2017-

Request to construct a 4,730 +/- sq. ft. restaurant with drive thru and related site plan improvements. Located at 410-413 Route 3 with public water and public sewer, Zoned C, Tax Map Parcel #'s 206.4-3-9, 206.4-3-11, 206.4-3-14; Owners: Holiday Inn, Hulbert Brothers, and P.F. Development; Applicant: P.F. Development; Engineer: RMS
SKETCH PLAN REVIEW