

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
APRIL 18, 2017**

- ITEM #1** **CARON PLACE SITE PLAN 2015-** Request to construct three new, 3 dwelling unit apartment buildings and continued use of an existing single family 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 DETAILED PRELIMINARY PLAN REHEARING**
- ITEM #2** **BEHAVIORAL HEALTH SERVICES NORTH SITE PLAN 2017-** Request to construct a 12,500 +/- sq. ft. addition to an existing mental health care clinic with additional improvements including landscaping, lighting, stormwater and parking. 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. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **STEWART'S SHOP SITE PLAN & SPECIAL USE PERMIT 2017-** Request to demolish an existing convenience store and construct a new 3,696 sq ft convenience store with a 1,460 sq ft gas canopy with dispensers. Located at 809 Route 3 with public water and public sewer, Zoned SC & AD TB, Tax Map Parcel # 206.3-1-19.2 & 220-01-3.1; Owner: Clinton County; Applicant: Stewart's Shop; Engineer: Steven Kinley **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4** **PP ENTERPRISE OF PLATTSBURGH LLC SITE PLAN 2017-** Request to construct a 1,152 sq. ft. ice cream stand with an overhanging canopy roof, new paved parking, sidewalks, landscaping and site lighting. Located at 334 Tom Miller Rd. with public water and public sewer, Zoned C, Tax Map Parcel # 206.-1-18.4; Owner/Applicant: PP Enterprise of Plattsburgh LLC; Engineer: AEDA **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5** **KLINE IMPLANT DENTAL SITE PLAN 2017-** Request to construct a 6,237 +/- sq. ft. dental clinic with related site improvements. Located on DeGrandpre Way with public water and public sewer, Zoned C, Tax Map Parcel: 206-6-4.21; Owner:

Transac, LLC; Applicant: Dr. Kurt Kline; Engineer: RMS **SKETCH PLAN REVIEW**

ITEM #6 **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. **USE VARIANCE REQUIRED** Located at 383 Route 3 with public water and public sewer, Zoned C, Tax Map Parcel: 220.2-2-1 & 27. Owner/Applicant: Knight Automotive LLC; Engineer: RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #7 **PF DEVELOPMENT LLC SUBDIVISION 2017-** Request to split/merge four tax map parcels which will create two new parcels for development and a new common access drive parcel serving one existing and the two new lots. 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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #8 **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 **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #9 **JOINTA LIME SITE PLAN & SPECIAL USE PERMIT 2015 MODIFICATION-** Request to amend a previously approved site plan by adding one additional asphalt silo, one additional truck scale, replace 3 horizontal storage tanks with 2 vertical storage tanks and other minor modifications to site layout. **AREA VARIANCE REQUIRED.** Located on Trade Rd. with public water and public sewer, Zoned I, Tax Map No. 193.-2-20.1. Owner/Applicant; Jointa Lime Company, Engineer/Surveyor: RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**