

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
JUNE 9, 2009
LEGAL NOTICE**

PLEASE TAKE NOTICE that a Public Hearing will be held at the Arthur L. LeFevre Town Complex of the Town of Plattsburgh, 151 Banker Road, Plattsburgh, New York, by the Town of Plattsburgh Planning Board on the June 9, 2009, beginning at 5:00 p.m. and a work session at 4:30 p.m. prevailing time for the purpose of approving, modifying, and hearing all those for and against the following proposals:

ITEM #1. MOUSSEAU SUBDIVISION 2009-REQUEST FOR A 3-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION-Located at 102 Irish Settlement Road, with private sewer and public water, Zoned MH, Tax Map Parcel #232.-3-27 Applicant, Kenneth Mousseau; Surveyor, AES Northeast, PC. **SKETCH PLAN REVIEW.**

ITEM #2. AUTO BARN COLLISION FACILITY SITE PLAN 2009- A REQUEST TO CONSTRUCT A NEW 8,000 SQUARE FOOT AUTO BODY SHOP LOCATED APPROXIMATELY 112 FEET NORTH OF THE EXISTING WOOD SHOP. NON-CONFORMING USE REQUIRES USE VARIANCE FROM TOWN ZONING BOARD OF APPEALS-VARIANCE APPEAL NO. 1652 APPROVED BY THE ZONING BOARD OF APPEALS ON APRIL 15, 2009 Located at 184 Moffitt Rd, with public water and private sewer, Zoned R2, Tax Map Parcel # 181.-3-1.1. Applicant, Gary Bouvia; Agents, RMS, PC, and Conroy and Conroy Contractors; RMS, PC/Surveyor/Engineer. **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #3. GARRAND SUBDIVISION 2009- A 2 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION- REQUIRES GML 280-A AND A TOWN ZONING AREA VARIANCE FOR LACK OF FRONTAGE ON A PUBLIC ROAD. Located at 66 Lake Shore Drive, with public water and sewer, Zoned R1, Tax Map Parcel # 233.-1-41.1. Applicant, Gerald Garrand; Engineer/Surveyor; RMS, PC. **SKETCH PLAN REVIEW.**

ITEM #4. MERKEL SUBDIVISION 2008 – A 2 LOT RESIDENTIAL SUBDIVISION–REQUIRES GML 280-A AND A TOWN ZONING AREA VARIANCE FOR LACK OF FRONTAGE ON A PUBLIC ROAD. VARIANCE APPEAL NO. 1817 WAS APPROVED BY ZONING BOARD OF APPEALS MAY 13, 2009- Located on Lighthouse Point Road, a private road, with public water and private sewer, zoned R4: Tax Map Parcel # 209.003-1-23. David Merkel, Owner/applicant; Dean H. Lashway, Surveyor; RMS PC, Engineer. **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #5. LAYMAN SUBDIVISION 2008 – A 2 LOT RESIDENTIAL SUBDIVISION– REQUEST FOR PLANNING BOARD APPROVAL TO RE-ESTABLISH ORIGINAL 1.5 ACRE DEEDED LAYMAN RESIDENTIAL PARCEL. REQUEST INVOLVES SEPARATION OF THE LAYMAN RESIDENCE FROM THE REMAINING PORTION OF TAX PARCEL 209.3-1-36. THE LAYMAN RESIDENTIAL PARCEL IS ACCESSED ACROSS LAYMAN LANE ON A PRIVATE ROAD. THE RESULTING REMAINING LANDS OF TAX PARCEL 209.3-1-36 HAVE 63.26 FEET FRONTAGE ON SUNNY SIDE ROAD WHICH IS A PUBLIC ROAD. REQUEST ALSO INCLUDES SEPARATING A 0.48 ACRE PORTION OF THE REMAINING LAND OF TAX PARCEL 209.3-1-36 AND MERGING IT WITH THE ORIGINAL LAYMAN RESIDENTIAL PARCEL. REQUEST WILL CREATE ONE NEW BUILDABLE PARCEL WITH DEFICIENT FRONTAGE ON A PUBLIC ROAD. REQUIRES GML 280-A AND A TOWN ZONING AREA VARIANCE FOR LACK OF FRONTAGE ON A PUBLIC ROAD. Located on Sunnyside Road, a public road, with public water and private sewer, zoned R4: Tax Map Parcel # 209.003-1-36. Eunice Layman, Owner/applicant; Dean H. Lashway, Surveyor. DETAILED PRELIMINARY PLAN REVIEW.

In compliance with the American with Disabilities Act, special accommodations, within reason and upon request at least 48 hours in advance of the meeting will be provided to persons with disabilities in accordance with Section 276 of Town Law. Requests shall be made to the Planning Office at (518) 562-6850.

/s/ Robert Pearl, Chairman of the Planning Board