

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AUGUST 10, 2010
PUBLIC HEARING 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 August 10, 2010, 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. LAKE SHORE DRIVE SUBDIVISION 2010** – Request to split tax map parcel # 233.20-2-28.2 and merge one portion with tax map # 233.20-2-28.1 and the other portion with tax map # 233.20-2-26. - Located on Lake Shore Drive with public water and public sewer, Zoned R1. Tax Map Parcel #'s 233.20-2-28.2, 233.20-28.1, and 233.20-2-26. Applicants/Owners, A. Paul & Alice Scott, and Richard & Shelly Esposito; Surveyor, Marc Machabee. **SKETCH/PRELIMINARY PLAN REVIEW.**
- ITEM #2. LaDUKE SUBDIVISION 2010** – The previous request to split portions of tax parcels 191.-3-38 and 191.-3-37 and merge each with adjoining tax parcel 191.-3-39. has been revised to be a request to split a portion of 191.-3-37 and merge it with 191.-3-39. The project will be merging 191.-3-38 and 191.-3-39 through the Town Assessor's Office. **NO NEW BUILDABLE LOTS** – located on the southerly side of the Bradford Road, with private water and private sewer, zoned MH, tax map parcel #'s 191.-3-37, 191.-3-38, and 191.-3-39. Owner/Applicant, Marvin and Patricia LaDuke; Engineer/Surveyor, AES Northeast. **REVISED SKETCH/DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #3. PLATTSBURGH AERONAUTICAL INSTITUTE SUBDIVISION 2010** – Request to separate property and improvements for Plattsburgh Aeronautical Institute from the Former Clinton County Airport 600+ acre parent parcel. The proposed new parcel will consist of 17.5 acres of existing aircraft maintenance buildings and former ramp areas. - Located on the former Clinton County Airport with public water and public sewer, zoned AP, Tax Map Parcel # 220.-1-3.1-1. Owner/Applicant, Clinton County; Engineer/Surveyor, C&S Engineers, Inc. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #4. ALEXANDER SUBDIVISION 2010** – Request for a 3 lot subdivision creating two residential parcels and a 72.6 acre remaining lands parcel. Proposed Lot 2 has an existing single

family residence and Lot 3 is proposed for a new duplex residential structure. – Located at 480 Route 374 with private water and private sewer, zoned MH, tax map parcel # 203.-1-10.1. Owner/Applicant, John Alexander; Engineer/Surveyor RMS, P.C., **DETAILED PRELIMINARY PLAN REVIEW.**

- ITEM #5. COOK AND GARDNER GARDEN CENTER SITE PLAN 2010**
– Request approval to allow for a dwelling area above the first floor of a permitted retail use. – Located adjacent to the Champlain Centre entrance on the Tom Miller Road with public water and private sewer, Zoned C, tax map parcel #'s 206.-6-16 and 206.-6-17. Owner/Applicant, Elizabeth Ward; RMS, P.C., Surveyor/Engineer. **SKETCH / PRELIMINARY PLAN REVIEW.**
- ITEM #6. RANDY M. DAME SITE PLAN 2010 AND SPECIAL USE PERMIT**
– request to construct a 2,000 sf +/- restaurant with drive-thru and associated parking on the south side of Route 3. Tax map parcels 220.-1-7 and 220.-1-8 will be merged as part of the project. - Located on the south side of NYS RTE 3, with public water and public sewer, zoned SC: Tax Map Parcel # 220.-1-7 and 220.-1-8. Owner/Applicant, Randy M. Dame; Engineer/Surveyor, RMS, P.C.. **DETAILED PRELIMINARY PLAN AND SPECIAL USE PERMIT REVIEW.**
- ITEM #7. TACO BELL RESTAURANT SITE PLAN and SPECIAL USE PERMIT 2010** – Request to construct a 3,039 sq. ft restaurant with 62 seats, a drive thru window and 52 parking spaces. Tax map parcels 220.2-2-3 and 220.2-2-5 will be merged as part of this project. – Located on Route 3, with public water and public sewer, Zoned C, Tax Map Parcel # 220.2-2-3 and 220.2-2-5. Owner, Jolley Associates, and Born Again Baptist Church, Applicant; RayAley representing David White, Engineer/Surveyor; ESPC. **DETAILED PRELIMINARY PLAN AND SPECIAL USE PERMIT 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