

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
OCTOBER 12, 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 October 12, 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. NORTH COUNTRY VETERANS ASSOCIATION SITE PLAN 2010 – Request to construct a 3,900 +/- sf addition onto an existing building for assembly of association members. **REQUIRES A VARIANCE FOR EXPANSION OF A NON-CONFORMING USE** – Located on the Town Line Road with private water and private sewer, zoned MH, Tax map parcel # 191.-2-10. Owner, North Country Veterans Association; Applicant, Ken Hynes; Surveyor/Engineer, AEDA, P.C. **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #2. TROMBLEY FAMILY PROPERTIES, LLC DEVELOPMENT SITE PLAN 2010 AND SPECIAL USE PERMIT – Request to construct a new 2,400 +/- sf one story building to be attached to the existing 4,190 +/- sf building for a total of a 6,590 +/- sf convenience store with 3 gas dispensers and rental space. **GASOLINE STATION REQUIRES SPECIAL USE PERMIT REVIEW** – Located at 2071 Rte 22B with public water and private sewer, Zoned NC, Tax map parcel # 205.4-2-18. Owner, Muhib Hilweh; Applicant, Trombley Family Properties, LLC; Surveyor/Engineer, AES Northeast. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #3. GOWETT SITE PLAN 2010 – Request to construct a new 7,104 sf office/storage building. – Located on the west side of Flanagan Drive with public water and public sewer, Zoned SC, tax map parcel # 221.9-1-12. Owner/Applicant, Timothy Gowett; Surveyor/Engineer, RMS, P.C., Surveyor / Engineer. **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #4. RTE. 3 DEVELOPMENT LLC. SITE PLAN 2010 – Request to construct a 15,857 sq. ft, four-story, 91 room hotel with

parking spaces for 104 vehicles along with two driveways providing access to NYS Route 3. **REQUIRES A VARIANCE FOR HEIGHT OF BUILDING** – located at 412 Rte 3 with public water and public sewer, Zoned SC, Tax Map Parcel # 206.4-4-25. Rte 3 Development LLC, Owner/Applicant; Rabideau Architects, Architect; RMS, P.C. Engineer/Surveyor. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #5. CLINTON COUNTY SUBDIVISION 2010 – Request to split 1.73 acres from tax map parcel # 246.-1-49 and merge with adjoining tax map parcel 246.-1-13.11. **NO NEW BUILDABLE LOTS** – Located at 4133 Route 9 with private water and private sewer, zoned R2, Tax map parcel #'s 246.-1-49 and 246.-1-13.11. Owner/Applicant, Clinton County; Surveyor/Engineer, RMS, P.C. **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