

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
MARCH 8, 2011  
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 March 8, 2011, 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. LOON GULF, Inc SUBDIVISION 2011** – Request for a 3-lot subdivision of a 150 +/- acre parcel consisting of a new 43.5 acre parcel, a 5.6 acre parcel to be merged with tax map parcel 180.-4-2, and 100 acres of remaining lands. - Located on the Moffit Road and Sears Boulevard, Public water and private sewer, Zoned R-2, Tax map Parcel # 180.-3-4.1. Owner/Applicant, Loon Gulf, Inc; Engineer/Surveyor, RMS P.C. **PRELIMINARY PLAN REVIEW.**

**ITEM #2 DESSO PROVOST SUBDIVISION 2011** – Request for a 2 lot subdivision of a 157.5 +/- acre parcel to create a 1.2 +/- acre single-family residential parcel and 156.3 +/- acres remaining lands. - Located on Rascoe Road with public water and private sewer, Zoned R-2, tax map parcel # 192.-1-32.1. Owner, Ramona Desso; Applicant, Carl Provost Jr.; Surveyor, Mark Petrashune; **SKETCH PLAN REVIEW.**

**ITEM #3. GIBRALTAR MANAGEMENT Co. Inc. SUBDIVISION 2011** – Request for a commercial subdivision of a 2.5 +/- acre parcel to create a 1.5 +/- acre parcel for a proposed Texas Roadhouse restaurant and a 1.0 +/- acre parcel for future development. – Located on the northeast side of Rte 3 and Healy Avenue intersection with public water and public sewer, Zoned C, Tax map parcel # 206.4-3-3. Owners, GBR Plattsburgh, LLC and Plaza Project Resources LP LLC; Applicant, Gibraltar Management Co. Inc.; Engineer, GreenbergFarrow. **SKETCH / PRELIMINARY PLAN REVIEW.**

**ITEM #4. TEXAS ROADHOUSE SITE PLAN 2011** – Request to construct a 6,700 +/- sq. ft. restaurant with 241 seats. – Located on the northeast side of Rte 3 and Healy Avenue intersection with public water and public sewer, Zoned C,

Tax map parcel # 206.4-3-3. Owners, GBR Plattsburgh, LLC and Plaza Project Resources LP LLC; Applicant, Texas Roadhouse; Engineer, GreenbergFarrow. **SKETCH / PRELIMINARY 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