

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
JUNE 14, 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 June 14, 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. LYMAN'S SALVAGE SITE PLAN 2011** - Request to construct a 1800 +/- sf building with related site improvements for parking, access and stormwater. - Located on the southwest end of Flanagan Drive, with public water and public sewer, Zoned I, Tax map parcel # 221.9-1-21. Owner/Applicant, Ricky Lyman; Engineer, James Moser, Moser Engineering. **DETAILED PRELIMINARY PLAN REVIEW.**

**ITEM #2. DOLLAR GENERAL SITE PLAN 2010** - Request to construct a 9,100 +/- Sq. Ft. Dollar General Retail Store. **REQUIRES A VARIANCE FOR A RETAIL USE IN A SERVICE CENTER DISTRICT AND A VARIANCE FOR DEFICIENCY IN QUANTITY OF PARKING SPACES** - Variance appeal # 1880 and # 1881 granted on January 12, 2011 by the Zoning Board of Appeals. - Located on Rte. 3 with public water and public sewer, tax Zoned parcel # 206.3-1-24. Owner, Gerald Menard; Applicant, GBT Realty; Robert Maxwell, Architect; Gresham, Smith and Partners, Civil Engineers. **PRELIMINARY PLAN REVIEW.**

**ITEM #3. LAKE CITY PROPERTIES, LLC SUBDIVISION 2011** -Request for a two lot subdivision to create a 0.5 +/- acre parcel with a pre-existing single family residential building from a larger 6.8 +/- acre remaining lands which will be merged with adjoining tax parcel 181.-3-3.2. **NO NEW BUILDABLE LOTS** - located on US Route 9 with public water and private sewer, Zoned C, Tax map parcel #'s 181.-3-3.1, and 181.-3-2 Lake City Properties LLC, Owner/Applicant; RMS, P.C. Engineer/Surveyor. **DETAILED PRELIMINARY PLAN REVIEW.**

- ITEM #4. DUROCHER SELF STORAGE SITE PLAN MODIFICATION 2011** – Request to construct three additional self storage units, 3,000 sq. ft, 4,800 sq. ft., and 3,600 sq. ft. respectively, totaling 11,400 sf. on the existing property. – Located on Connecticut Road, with public water and public sewer, Zoned AB2, Tax map parcel # 233.-5-49. Owner/Applicant, Thomas Durocher; Engineer/Surveyor, RMS. P.C. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #5. AJMO SITE PLAN 2011** – Request to construct a 1,512 +/- sq. ft restaurant. – Located on the corner of Latour Avenue and US Route 9, with public water and public sewer, Zoned SC, Tax map parcel # 194.13-2-24. Owners, Patrick & Renata Ajmo; Applicant, Joe Ajmo; Engineer/Surveyor, RMS, P.C. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #6. BAKER/ALEXANDER SUBDIVISION 2010** – Request for a split/merge subdivision to square lot lines involving tax map parcels 203.-1-10.1 and 203.-2-10.11. – Located on Rte 374, with private water and private sewer, zoned MH, Tax map parcel #'s 203.-1-10.1 and 203.-2-10.11. Owners: Norman and Elizabeth Baker & Jack Alexander; Applicant: Norman and Elizabeth Baker; Excel Surveying, Project Surveyor. **SKETCH/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