

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
APRIL 21, 2015
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 Tuesday, April 21, 2015, 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 RECORE SUBDIVISION 2015- Request to subdivide an existing 3.3 acre lot into 4 residential buildable lots. Located at 99 Moffit Rd. with public water and private sewer, Zoned R2, Tax Map Parcel No. 180.-3-4.3. Owner/Applicant: Donald & Dawn Recore, Engineer: RMS **SKETCH PLAN REVIEW**

ITEM #2 HAYES SUBDIVISION 2015- request to reconfigure a previously subdivided lot by further subdividing the original parcel into two single family parcels and one multi-family parcel for a total of 4 residential lots. Located at 6-14 Terry Lane and 267 Bradford Rd. with private water and private sewer, Zoned MH, Tax Map Parcels No. 191.-2-27.21 & 191.-2-27.22. Owner/Applicant; Terry & Linda Hayes, Surveyor: Dean Lashway **DETAILED PRELIMINARY PLAN REVIEW**

ITEM#3 APLEGATE FARM SUBDIVISION 2015- request to reconfigure a previously approved subdivision for the purpose of merging 2.57 acres of tax map parcel # 205.-2-2.1 with tax map parcel # 205.-2-2.3. Project also includes conveyance of a parcel of land to the Town of Plattsburgh for the extension of an existing dedicated roadway. Located at 15 & 43 Applewood Dr. with public water and private sewer, Zoned R2, Tax Map Parcels No. 205.-2-2.1 & 205.-2-2.3. Owner/Applicant; Jan Lavigne, Surveyor: Dean Lashway **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #4 BLUFF POINT GOLF RESORT SITE PLAN 2015 - request to conduct an expansion of the existing six guest cottages located within the Bluff Point Golf Course in four phases. Each phase will consist of one 1540 sq ft 4-unit suite, and two 900 sq ft 1-unit cottages. The twelve additional structures will total 13,360 sq ft.

Located at 75 Bluff Point Drive on the Golf Course between holes 4 & 6 with public water and public sewer; Zoned R-2; Tax Map Parcel No. 246.-1-9.1. Owner/Applicant; Bluff Point Golf, LLC/H. Paul Dame, Engineer: Moser Engineering **DETAILED PRELIMINARY PLAN REVIEW**

ITEM#5 PALMER VETERINARY CLINIC ADDITION SITE PLAN 2015 - request to expand existing animal clinic with a 1,650 sf building addition. **REQUIRES USE AND AREA VARIANCE.** Located at 6274 Route 22 with private water and private sewer; Zoned R-2; Tax Map Parcel 193.-1-6.3. Owner/Applicant: George Palmer; Engineer: Moser Engineering. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #6 GRAYMONT MATERIALS (NY), INC., RT. 374 BAKER PIT MINE EXPANSION SITE PLAN AND SPECIAL PERMIT 2015 - Request to expand a currently permitted and operating 10.4 acre sand and gravel life of mine mining operation with a proposed expansion of 61 acres additional life of mine on a land parcel totaling 89.16 acres. Located on the north side of NYS Rt. 374 approximately 4,700 feet west of Church Road; Private water and private sewer; Zoned R-2; Tax Map Parcel 203.-1-40. Owner/Applicant: Graymont Materials (NY) Inc. Engineer: Moser Engineering. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #7 SCHLUTER SYSTEMS LP & SSF PRODUCTIONS SITE PLAN AMENDMENT 2015- Request for a 4,480 sq. ft. tent storage structure, a 512 sq. ft. airlock structure and modifications to a previously approved demolition plan. Located at 194 Pleasant Ridge Rd with public water and private sewer; Zoned I; Tax Map Parcel No. 232.-3-10.3 & 232.-3-10.1 **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