

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
PUBLIC HEARING NOTICE
AUGUST 16, 2016**

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, August 19, 2016, 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** **DESSO SUBDIVISION NORTH 2016-** Request for a 3 lot residential subdivision of lands owned by the Estate of Ramona Desso on the northerly side of Wallace Hill Rd and easterly side of Rascoe Rd. Located on Wallace Hill Rd. and Rascoe Rd. with public water and private sewer; Zoned R2; Tax Map Parcel No. 192.-1-32.1. Owner/Applicant: Sharon Provost. Surveyor: Dean Lashway. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2** **DELAURA SUBDIVISION 2016-** Request for a 2 lot subdivision separating 2.66 acres of land from tax map parcel # 220.-1-16.41 to be conveyed to Northern Irrigation and Landscaping. **AREA VARIANCE REQUIRED** for frontage. Located on Military Turnpike with public water and public sewer; Zoned SC; Tax Map Parcel No. 220.-1-16.41. Owner/Applicant: Steven DeLaura; Engineer: RMS. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **SCHLUTER SYSTEMS/ UMS PROPERTIES WAREHOUSE ADDITION SITE PLAN 2016-** Request to construct a 213,300. sq ft two story warehouse facility with related site improvements. The total floor area would be 213,300 sq ft. **AREA VARIANCE REQUIRED** for setbacks. Located at 194 Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel No. 232-3-10.1. Owner/Applicant: UMS Properties LLC; Engineer: RMS. **SEQRA DETERMINATION**
- ITEM #4** **CHAMPLAIN SPINE & PAIN MANAGEMENT SITE PLAN 2016-** Request to construct a 1,440 sq ft addition to an existing medical office building with 24 new parking spaces. Located at 4 Feathers Dr. with public water and public sewer; Zoned C; Tax Map Parcel No. 206-1-19. Owner/Applicant: Thierry Bonnabesse; Engineer: RMS. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #5** **STEPHEN MCKENNA SUBDIVISION 2016-** Request for a two lot commercial subdivision with lot 2 being a 3.31 acre parcel to be developed as a medical office and lot 1 being the remaining lands. Located on Tom Miller Rd. with public water and public sewer; Zoned C; Tax Map Parcel No. 206.-1-13.1. Owner/Applicant: Stephen McKenna; Engineer: RMS
SKETCH PLAN REVIEW
- ITEM #6** **ROBART SUBDIVISION 2016-** Request for a two lot subdivision with lot 1 being a 1.99 acre parcel for a neighborhood convenience store and lot 2 being the remaining lands. Located on NY State Route 3 with public water and private sewer; Zoned NC; Tax Map Parcel No. 204.3-2-2. Owner: Robert & Pamela Robart; Applicant: Primax Properties LLC; Engineer: Bohler Engineering. **SKETCH PLAN REVIEW**
- ITEM # 7** **PRIMAX PROPERTIES LLC ROUTE 3 SITE PLAN 2016 -** Request to construct a 9,300 +/- sq ft neighborhood convenience store with parking, lighting, utilities, stormwater management and landscaping. Located on NY State Route 3 with public water and private sewer; Zoned NC; Tax Map Parcel No. 204.03-2-2. Owner: Robert & Pamela Robart; Applicant: Primax Properties LLC; Engineer: Bohler Engineering. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #8** **SEACOMM FEDERAL CREDIT UNION SUBDIVISION 2016-** Request for a two lot commercial subdivision of a 4.99 acre parcel with 1.72 acres being developed into a credit union and 3.27 acre parcel being the remaining lands. Located on the corner of Tom Miller Rd. and Smithfield Blvd. with public water and public sewer; Zoned C; Tax Map Parcel No. 206.4-5-6.3. Owner/Applicant: SeaComm Federal Credit Union; Engineer: ESPC
SKETCH 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