

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
PUBLIC HEARING NOTICE
SEPTEMBER 20, 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, September 20, 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 A.R.C AFFORDABLE HOUSING DEVELOPMENT/CONNECTICUT COURT SUBDIVISION 2014-** Request for a two lot subdivision associated with the A.R.C. Affordable Housing Development Site Plan 2014 splitting 8.97+/- acres from tax map parcel 233.-5-44 and merging it with parcel 233.-5-28. **APPROVAL EXPIRED** April 19, 2015. Located on Connecticut Ave. with public water and public sewer, Zoned MDR, Tax Map Parcel #'s 233.-5-44 & 233.-5-28. Owner/Applicant; Clinton County Chapter NYSARC, Inc., Engineer/Surveyor: AEDA **DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #2 CARON PLACE SITE PLAN 2015-** Request to construct three new, 3 dwelling unit apartment buildings and convert existing residence to 1 rental dwelling and one property management office. Located at 4 Melody Lane with public water and public sewer, Zoned R2, Tax Map Parcel # 206.-2-25. Owner/Applicant: 15 Champlain LLC; Engineer/Surveyor: RMS **SEQRA DETERMINATION & COURT ORDERED DETAILED PRELIMINARY PLAN REHEARING**
- ITEM #3 SCHLUTER SYSTEMS/SSF PRODUCTION LLC SITE PLAN PHASE I 2016-** Request to demolish an existing 80'x40' asphalt pavement storage pad and fencing, relocate and expand an existing 56'x40' fabric tent structure to a new concrete pad with associated paved drive expansion (**PHASE I**), and future erection of two new 12'x42.67' raw material storage silos on a new concrete pad (**PHASE II**). **AREA**

VARIANCE REQUIRED for height. Located at 194 Pleasant Ridge Rd. with public water and private sewer; Zoned IP; Tax Map Parcel No. 232.-3-10.1 & 10.3. Owner: Schluter Systems/UMS Properties; Applicant: Schluter Systems L.P./ SSF Production LLC; Engineer: AEDA. **PHASE I & II SEQRA DETERMINATION & PHASE I DETAILED PRELIMINARY PLAN REVIEW**

ITEM #4 SEACOMM FEDERAL CREDIT UNION SITE PLAN & SPECIAL USE PERMIT 2016- Request to construct a 5,244 +/- sq ft commercial financial institution with drive thru teller lane, parking, and stormwater management. Located on Tom Miller Rd. with public water and public sewer; Zoned C; Tax Map Parcel No. 206.4-5-6.3. Owner: Champlain Plaza Company; Applicant: SeaComm Federal Credit Union; Engineer: PW Campbell. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**

ITEM #5 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. **DETAILED PRELIMINARY PLAN REVIEW**

ITEM #6 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 **SEQRA DETERMINATION & 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