

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
PUBLIC HEARING NOTICE  
MARCH 21, 2017**

**PLEASE TAKE NOTICE** that a Public Meeting of the Town of Plattsburgh Planning Board will be held at the Town Hall, 151 Banker Road, Plattsburgh, New York, on Tuesday, March 21, 2017, beginning at 5:00 p.m. and a work session at 4:30 p.m. prevailing time for the purpose of reviewing the following agenda items, and hearing all those for and against the following proposals. Public hearings will be held for those agenda items as noted.

- ITEM #1 BLUE HERON WAY (THE LANDINGS) LOT 4 SUBDIVISION-** Request for a 4 lot residential subdivision on a private drive. Located on Blue Heron Way. **PUBLIC HEARING, SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2 BEHAVIORAL HEALTH SERVICES NORTH SITE PLAN 2017-** Request to construct a 12,500 +/- sq. ft. addition to an existing mental health care clinic with additional improvements including landscaping, lighting, stormwater and parking. Located at 2155 State Route 22B. **SKETCH PLAN REVIEW**
- ITEM #3 TDC SUBDIVISION 2017-** Request to subdivide a 9 +/- acre parcel with 981 feet of frontage from a 561.5 acre parent parcel. Located on Industrial Blvd. **PUBLIC HEARING, SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 RAND HILL DEVELOPMENT LLC SUBDIVISION PHASE I 2017-** Request to subdivide a 33.6 acre parcel to create 8 new single family residential lots with improvements, a road right of way parcel to be conveyed to the Town of Plattsburgh and the remaining lands subject to future phases of subdivision. **CLINTON COUNTY REALTY SUBDIVISION REQUIRED.** Located on Rand Hill Rd. **PUBLIC HEARING, SKETCH PLAN REVIEW**
- ITEM #5 TDC BANKER ROAD SUBDIVISION 2017-** Request to subdivide a 4.13 acre parcel from a 24.18 acre parent parcel in conjunction with a proposed commercial building site plan. Located on Banker Rd. **SKETCH PLAN REVIEW**

- ITEM #6 TDC BANKER ROAD SITE PLAN 2017-** Request to construct a 20,350 +/- sq ft commercial building with office area in the front and warehouse/manufacturing area with truck access in the back and associated site improvements. Located on Banker Rd. **SKETCH PLAN REVIEW**
- ITEM #7 KNIGHT AUTOMOTIVE SITE PLAN 2017-** Request to construct a 2,623+/- sq. ft. addition to an existing building with new parking area and related site improvements. **USE VARIANCE REQUIRED** Located at 383 Route 3. **PUBLIC HEARING, SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #8 PF DEVELOPMENT LLC SUBDIVISION 2017-** Request to split/merge four tax map parcels which will create two new parcels for development and a new common access drive parcel serving one existing and the two new lots. Located at 410-413 Route 3. **PUBLIC HEARING, SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #9 PF DEVELOPMENT LLC SITE PLAN & SPECIAL USE PERMIT 2017-** Request to construct a 4,730 +/- sq. ft. restaurant with drive thru and related site plan improvements. Located at 410-413 Route 3. **PUBLIC HEARING, SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #10 JOINTA LIME SITE PLAN & SPECIAL USE PERMIT 2015 MODIFICATION-** Request to amend a previously approved site plan by adding one additional asphalt silo, one additional truck scale, replace 3 horizontal storage tanks with 2 vertical storage tanks and other minor modifications to site layout. **AREA VARIANCE REQUIRED.** Located on Trade Rd. **PUBLIC HEARING, SEQRA DETERMINATION & 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/ Sandy Latourelle, Chairperson of the Planning Board