

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
JULY 16, 2024**

- ITEM #1** **BONHOMME SITE PLAN 2024-** Request to construct a 36'x30' horse barn on a parcel with an existing single-family home. **USE AND AREA VARIANCE REQUIRED** Located on Genesee Lane with public water and public sewer; Zoned R3; Tax Map Parcel #208.8-1-53; Owner/Applicant Karen Bonhomme; Surveyor Greg Pawlowski **SKETCH PLAN REVIEW**
- ITEM #2** **BRUNELL SUBDIVISION MODIFICATION 2024-** Request for a 2-lot subdivision of an 11.9-acre lot resulting in Lot 1 being 0.868-acres with an existing home and Lot 2 being 11.03-acres of remaining lands. Located at 4003 Route 22 with private water and private sewer. Zoned NC; Tax Map Parcel #245.-4-29; Owner/ Applicant Robert & Rita Brunell; Surveyor Marc Machabee. **SEQRA REAFFIRMATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **CONSTANTINI SUBDIVISION MODIFICATION 2024-** Request for a 3-lot subdivision of a 112-acre lot resulting in Lot 1 being a 10-acre buildable parcel, Lot 2 being a 20-acre parcel with an existing single-family home and Lot 3 being remaining lands. Located on Durand Road with private water and private sewer. Zoned R2; Tax Map Parcel #192.-1-10; Owner/Applicant Christine Constantini; Surveyor Marc Machabee **SEQRA REAFFIRMATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4** **FOUNTAIN SITE PLAN 2024-** Request to construct a 685 sq ft addition to a vacant building for a new restaurant with minor site improvements. Located on Route 9 with public water and public sewer, Zoned C; Tax Map Parcel 194.-2-37.4. Owner/Applicant Tracey Fountain; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5** **UMS PROPERTIES LLC RTO SITE PLAN 2022-** Request to construct an 1,800 sq. ft. concrete pad for a Regenerative Thermal Oxidizer to be installed in the southeast corner of an existing manufacturing facility. Located on Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-10.1, 10.2, 10.3, & 10.4; Owner/Applicant UMS Properties, LLC; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #6** **STEWART'S SHOP SITE PLAN & SPECIAL USE PERMIT 2024-** Request to construct a 4,300 sq ft convenience store with self-serve gasoline. Located on Route 9 with public water and public sewer. Zoned C; Tax Map Parcel #194.-2-36; Owner Robert Steele; Applicant Stewart's Shops Corp.; Engineer Stewart's Shop **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7** **YANULAVICH SITE PLAN 2024-** Request to convert a former gas station and convenience store into an auto sale, auto repair facility and office area with related site improvements. **USE VARIANCES REQUIRED** Located on Route 3 with public water and private sewer; Zoned NC; Tax Map Parcel #204.3-2-3; Owner MBM Cadyville LLC; Applicant Bryan Yanulavich **SKETCH PLAN REVIEW**

OTHER BUSINESS- UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024- Draft Scope Review