

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
JULY 16, 2024**

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, July 16, 2024, 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.

**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. **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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **SKETCH PLAN REVIEW**

OTHER BUSINESS- UMS PROPERTIES DISTRIBUTION CENTER SITE PLAN 2024- Draft Scope 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 & Community Development Office at (518) 562-6850.

/s/ Tim Palmer, Chairperson of the Planning Board