

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOTICE OF PUBLIC HEARING
JANUARY 9, 2007**

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 the 9th day of January, 2007, beginning at 5:00 p.m. prevailing time for the purpose of approving, modifying, and hearing all those for and against the following proposals:

- ITEM #1. O'BRIEN SUBDIVISION AMENDMENT 2006 - PHASE II – RE-APPROVAL OF A PREVIOUSLY APPROVED AMENDMENT FOR LOTS 8, 9, 10 AND 12** -Located on Jubert Lane, zoned PDD (with public water and public sewer). Douglas R. Lehr, Agent/Applicant; Lehr Land Surveyors. Project Surveyor - **SKETCH PLAN REVIEW**.
- ITEM #2. JCEO WALLACE HILL SUBDIVISION 2006 – A 3 PARCEL SUBDIVISION CREATING A PROPOSED TOWN ROAD PARCEL AND LOT 1 AND LOT 2 REMAINING LANDS PARCEL PROPOSED TO BE DEVELOPED FOR A 32 DWELLING UNIT HOUSING PROJECT** – Located on the eastern side of Wallace Hill Road between the Military Turnpike and NYS Route 374, Zoned R2. Tax Map Parcel No. 206-1-9.1; Joint Council for Economic Opportunity, Applicant; AEDA, Project Engineer; **PRELIMINARY PLAN REVIEW**
- ITEM #3. BLUFF POINT GOLF RESORT AND COMMUNITY, WEBRIDGE REAL ESTATE INC./CBD CORPORATION SUBDIVISION AMENDMENT 2006 – APPLICANT PROPOSES A MULTI-PHASED SUBDIVISION CONSISTING OF FOUR (4) PRIVATE ROAD PARCELS; FORTY-EIGHT (48) SINGLE FAMILY RESIDENTIAL PARCELS; ONE (1) 4+ACRE COMMERCIAL PARCEL; AND THE REMAINING LANDS OF LOT 15 COMPRISING 50+ACRES AND LOT 14 COMPRISING 70 ± ACRES** – Located Bluff Point Drive off Route 9, Zoned R-2, (with public water and public sewer) Tax Map Parcel No. 246-1-9.15, 9.1 and 9.20. Arthur Spiegel, Owner; J. David Dame, President of Champlain Bluffs Development Corporation, Designated Agent/Applicant AEDA, Project Engineer. – **SEQRA 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

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JANUARY 9, 2007
5:00 P.M.
AGENDA**

APPLICANTS AND CONSULTANTS PLEASE NOTE: ALLOCATED TIME YOUR PROJECT WILL BE REVIEWED IS NOT ABSOLUTE, SOME MEETINGS RUN ON A FAST TRACK AND IT IS ADVISABLE TO BE IN ATTENDANCE EARLIER (AT LEAST 30 MINS.) THAN SCHEDULED.

- ITEM #1. O'BRIEN SUBDIVISION AMENDMENT 2006 - PHASE II – RE-APPROVAL OF A PREVIOUSLY APPROVED AMENDMENT FOR LOTS 8, 9, 10 AND 12** -Located on Jubert Lane, zoned PDD (with public water and public sewer). Douglas R. Lehr, Agent/Applicant; Lehr Land Surveyors. Project Surveyor - **SKETCH PLAN REVIEW.**
- ITEM #2. NORTHEAST GROUP SITE PLAN 2006 – REQUEST TO CONSTRUCT AN 80,000 SQ. FT. WAREHOUSE BUILDING ON PROPERTY KNOWN AS LOT 33 AND LOT 41 PARC PHASE III SUBDIVISION** – Located on the west side of Idaho Ave. across the street from the Applicant's existing facility on the former PAFB, Zoned AB1, Tax Map Parcel No. 233. -5-68 and 65. Herb Carpenter, Applicant; Robert M. Sutherland, P.C., Project Engineer; **SKETCH PLAN REVIEW.**
- ITEM #3. CHAMPLAIN CENTRE NORTH DEMOLITION, ADDITION AND SITE PLAN MODIFICATIONS IIA 2006 – REQUEST TO DEMOLISH AN EXISTING 80,939 SQ. FT. BUILDING AREA AND CONSTRUCT A NEW 126,842± SQ. FT. ADDITION FOR A NEW GROSS BUILDING AREA OF 705,635± SQ. FT.** – Located at Champlain Centre North, Zoned C. Tax Parcel 206.04-2-1.2. Champlain Centre North, LLC is the Owner/Applicant; David Napolitan, General Manager, Designated Agent for the Project; Robert M. Sutherland, P.C., Project Engineer. **DETAILED PRELIMINARY SITE PLAN REVIEW.**
- ITEM #4. JCEO WALLACE HILL SUBDIVISION 2006 – A 3 PARCEL SUBDIVISION CREATING A PROPOSED TOWN ROAD PARCEL AND LOT 1 AND LOT 2 REMAINING LANDS PARCEL PROPOSED TO BE DEVELOPED FOR A 32 DWELLING UNIT HOUSING PROJECT** – Located on the eastern side of Wallace Hill Road between the Military Turnpike and NYS Route 374, Zoned R2. Tax Map Parcel No. 206-1-9.1; Joint Council for Economic Opportunity, Applicant; AEDA, Project Engineer; **PRELIMINARY PLAN REVIEW**
- ITEM #5. JCEO WALLACE HILL SITE PLAN 2006 – REQUEST TO CONSTRUCT 16-TWO FAMILY DUPLEX DWELLING UNIT BUILDINGS, TOTALING 32 DWELLING UNITS AND ONE COMMUNITY BUILDING** - Located on the eastern side of Wallace Hill Road between the Military Turnpike and NYS Route 374, Zoned R2. Tax Map Parcel No. 206-1-9.1; Joint Council for Economic Opportunity, Applicant; AEDA, Project Engineer; **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #6. BLUFF POINT GOLF RESORT AND COMMUNITY, WEBRIDGE REAL ESTATE INC./CBD CORPORATION SUBDIVISION AMENDMENT 2006 – APPLICANT PROPOSES A MULTI-PHASED SUBDIVISION CONSISTING OF FOUR (4) PRIVATE ROAD PARCELS; FORTY-EIGHT (48) SINGLE FAMILY RESIDENTIAL PARCELS; ONE (1) 4+ACRE COMMERCIAL PARCEL; AND THE REMAINING LANDS OF LOT 15 COMPRISING 50+ACRES AND LOT 14 COMPRISING 70 ± ACRES – Located Bluff Point Drive off Route 9, Zoned R-2, (with public water and public sewer) Tax Map Parcel No. 246-1-9.15, 9.1 and 9.20. Arthur Spiegel, Owner; J. David Dame, President of Champlain Bluffs Development Corporation, Designated Agent/Applicant AEDA, Project Engineer. – SEQRA REVIEW.

ITEM #7. ANY FURTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

- a.) **Draft Zoning Ordinance Amendments Review (Copy of Draft previously distributed by Codes Office).**