

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOTICE OF PUBLIC HEARING
FEBRUARY 13, 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 13th day of February, 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. DARRAH SUBDIVISION 2006 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION –** Located on Akey Road and off Bittersweet Lane, Zoned R-2, with private water and private sewer. Tax Map no. 204-1-23. Diane and Frank Darrah, Owner/Applicants; Robert M. Sutherland, Project Surveyor. **PRELIMINARY PLAN REVIEW.**
- ITEM #2. PLATTSBURGH TERMINAL INC. SUBDIVISION AMENDMENT 2007 - A FOUR PARCEL COMMERCIAL SUBDIVISION –** Located on the east side of Route 9 South, Zoned SC (Public Water and Public Sewer). Tax Map Parcel No. 233.-1-45 & 45.2. Plattsburgh Terminals Inc., John Ianelli, President, Owner/Applicants; Robert M. Sutherland, Project Engineer. **SKETCH PLAN REVIEW**
- ITEM #3. STAFFORD ROAD SUBDIVISION AMENDMENT 2007 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION – REQUEST TO CREATE ONE 10 ACRE PARCEL AND REMAINING LAND -** Located on Stafford Road, (with private sewer and private water) zoned R-2. Tax Map Parcel No. 192-1-18.1. Thomas Maggy, Owner/Applicants; Dean H. Lashway, Project Surveyor. **SKETCH PLAN REVIEW.**
- ITEM #4. STAFFORD ROAD SUBDIVISION AMENDMENT 2006 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION – REQUEST TO CREATE ONE 10 ACRE PARCEL AND REMAINING LAND -** Located on Stafford Road, (with private sewer and private water) zoned R-2. Tax Map Parcel No. 192-1-18.1. Thomas Maggy, Owner/Applicants; Dean H. Lashway, Project Surveyor. **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

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
FEBRUARY 13, 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. DARRAH SUBDIVISION 2006 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION –** Located on Akey Road and off Bittersweet Lane, Zoned R-2, with private water and private sewer. Tax Map no. 204-1-23. Diane and Frank Darrah, Owner/Applicants; Robert M. Sutherland, Project Surveyor. **PRELIMINARY 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; **PRELIMINARY PLAN REVIEW.**
- ITEM #3. PLATTSBURGH TERMINAL INC. SUBDIVISION AMENDMENT 2007 - A FOUR PARCEL COMMERCIAL SUBDIVISION –** Located on the east side of Route 9 South, Zoned SC (Public Water and Public Sewer). Tax Map Parcel No. 233.-1-45 & 45.2 Plattsburgh Terminals Inc., John Ianelli, President, Owner/Applicants; Robert M. Sutherland, Project Engineer. **SKETCH PLAN REVIEW.**
- ITEM #4. CHAMPLAIN VALLEY CHRISTIAN CENTER SITE PLAN 2007 – REQUEST TO CONSTRUCT A 6,000 SQ. FT. BUILDING AND PARKING WITH SHARED ACCESS WITH THE WHISPERING MAPLES MEMORIAL GARDENS –** Located on the south side of Tom Miller Road, Zoned C, Tax Map Parcel No. 206.-6-4.4 (with public water and public sewer). Pastor Bentley Sargeant Applicant; Robert M. Sutherland, P.C., Project Engineer; **SKETCH PLAN REVIEW.**
- ITEM # 5. PLATTSBURGH WHOLESALE HOMES SITE PLAN 2007 – REQUEST TO CONSTRUCT TWO 5,000 SQ. FT. POLE BARNS FOR STORAGE SPACE -** Located on the north side of Route 3, Zoned SC, Tax Map Parcel No. 206.3-1-25 (with public water and public sewer). Gerald and Norma Menard, Owner/Applicants; Tom La Bombard, Project Engineer. **SKETCH PLAN REVIEW.**
- ITEM #6. GOLDEN CORRAL RESTAURANT SITE PLAN 2007 – REQUEST TO DEMOLISH THE EXISTING MINIATURE GOLF COURSE AND BATTING CAGE AND TO CONSTRUCT A 7,542 SQ. FT. RESTAURANT WITH SHARED PARKING AND ACCESS WITH THE COMFORT INN HOTEL –** Located on the south side of Route 3 adjacent to Consumer Square Plaza, Zoned C, Tax Map Parcel No. 206.4-3-17.2 (with public water and public sewer). Terry Meron Owner/Applicant; McKenna Associates, Project Architect; **SKETCH PLAN REVIEW.**

- ITEM #7. STAFFORD ROAD SUBDIVISION AMENDMENT 2007 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION – REQUEST TO CREATE ONE 10 ACRE PARCEL AND REMAINING LAND** - Located on Stafford Road, (with private sewer and private water) zoned R-2. Tax Map Parcel No. 192-1-18.1. Thomas Maggy, Owner/Applicants; Dean H. Lashway, Project Surveyor. **SKETCH PLAN REVIEW.**
- ITEM #8. STAFFORD ROAD SUBDIVISION AMENDMENT 2006 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION – REQUEST TO CREATE ONE 10 ACRE PARCEL AND REMAINING LAND** - Located on Stafford Road, (with private sewer and private water) zoned R-2. Tax Map Parcel No. 192-1-18.1. Thomas Maggy, Owner/Applicants; Dean H. Lashway, Project Surveyor. **PRELIMINARY PLAN REVIEW.**
- ITEM #9. MOUNTAIN VIEW MOTORS SITE PLAN AMENDMENT 2007 AND SPECIAL USE PERMIT – REQUEST TO CHANGE THE USE OF THE AUTO SALES BUILDING TO A CONVENIENCE STORE, ADD A 60X60 CANOPY WITH GASOLINE AND DIESEL SALES AND TO CONSTRUCT A NEW 2,068 SF AUTO-SALES AND SERVICE BAY BUILDING-** Located on the east side of Route 22, Zoned C, Tax Map Parcel No. 233-1-13 (with public water and private sewer). Thomas LeClair and Mark LeClair, Owner/Applicants; North Country Engineering and Planning, Project Engineer. **SKETCH PLAN REVIEW.**
- ITEM #10. ANY FURTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**
- a.) PARC LOT 72 CLEARING AND GRUBBING REQUEST.**