

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOTICE OF PUBLIC HEARING
MAY 8, 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 8th day of May, 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. PLATTSBURGH TERMINAL INC. SUBDIVISION AMENDMENT 2007 - A FOUR PARCEL COMMERCIAL SUBDIVISION – LOTS 2, 4 and 4A REQUIRE AREA VARIANCES FOR FRONTAGE** - 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 #2. PARC PHASE III SUBDIVISION LOT 51 AMENDMENT 2007 – SEVEN LOT SPLIT AND MERGE SUBDIVISION – NO NEW BUILDABLE LOTS CREATED –** Located on the former Air Force Base on Connecticut Road, Zoned AB-1. Bruce Stedman, CEO of PARC, Applicant; AES, Project Engineer and Surveyor; **SKETCH/PRELIMINARY PLAN REVIEW.**
- ITEM #3. CHAMPLAIN CENTRE NORTH SUBDIVISION 2007 –A 2 PARCEL COMMERCIAL SUBDIVISION – LOT 1 IS A 9.99 ACRE PARCEL PROPOSED FOR A NEW 126,842 SQ. FT. RETAIL BUILDING SPACE ATTACHED TO THE REMAINING CHAMPLAIN CENTRE NORTH SHOPPING MALL. LOT 2 IS THE REMAINING 75.54 ACRE LANDS OF CHAMPLAIN CENTRE NORTH, LLC AND INCLUDES 578,793 SQ. FT. EXISTING RETAIL BUILDING SPACE. BOTH LOTS REQUIRE AREA VARIANCES.** - Located at Champlain Centre North, Zoned C. Tax Map Parcel #206.04-2-62. Champlain Centre North , LLC is Owner/Applicant; David Napolitan, General Manager, Designated Agent for the Project; Robert M. Sutherland, Project Engineer: **SEQRA AND 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/ Robert Pearl, Chairman of the Planning Board

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
MAY 8, 2007
5:00 P.M.
AGENDA**

- ITEM #1. LAKE CHAMPLAIN TRANSPORTATION CO. SITE PLAN AMENDMENT 2007 –
07-41 REQUEST TO CONSTRUCT AN ADDITIONAL TICKET BOOTH AND DRIVE LANE AT
THE CUMBERLAND HEAD FERRY DOCK** – Located on the Cumberland Head Road, Zoned R4
(Public Water and Private Sewer). Tax Map Parcel No. 209.3.-1-16.1 Russell Fox, Maint.
Superintendent, Applicant; Tom La Bombard, Project Engineer. **DETAILED PRELIMINARY
PLAN REVIEW.**
- ITEM # 2. JCEO WALLACE HILL MODIFIED SITE PLAN 2006 – REQUEST TO
07-42 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 #3. DHC OF PLATTSBURGH SITE PLAN PHASE IV LOT 91 2007 – TO
07-43 CONSTRUCT A 11,000 ± SQ. FT. BUILDING** – Located on the south side of the NYS
Police Barracks on Route 22 next to Jefford’s Steel, Zoned C/I. Tax Map Parcel #233-4-2.
Gary Carstens or David Christler, Designated Agents for the Project; Scott Allen of AES,
Project Surveyor. **SKETCH PLAN REVIEW.**
- ITEM #4 PARC PHASE III SUBDIVISION LOT 51 AMENDMENT 2007 – SEVEN LOT
07-44 SPLIT AND
MERGE SUBDIVISION – NO NEW BUILDABLE LOTS CREATED** – Located on
the former Air Force Base on Connecticut Road, Zoned AB-1. Bruce Stedman, CEO of
PARC, Applicant; AES, Project Engineer and Surveyor; **SKETCH/PRELIMINARY
PLAN REVIEW.**
- ITEM #5. PLATTSBURGH TERMINAL INC. SUBDIVISION AMENDMENT 2007 - A FOUR
07-45 PARCEL COMMERCIAL SUBDIVISION – LOTS 2, 4 and 4A REQUIRE AREA
VARIANCES FOR FRONTAGE** - 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 #6. SPORN SITE PLAN PHASE II AMENDMENT 2007 – REQUEST TO CONSTRUCT
07-46 A 10,000 SQ. FT. RETAIL SALES BUILDING AND ASSOCIATED PARKING** –
Located on the west side of Smithfield Blvd, Zoned C, Tax Map Parcel No. 206.04-2-1.52;
(with public water and public sewer). Perry Sporn, Owner/Applicant; Robert M. Sutherland,
P.C., Project Engineer; **DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #7. 07-47 EDELMANN SITE PLAN - 2007 – A REQUEST TO CONSTRUCT A 35,000 +/- SQ. FT. MOVIE THEATER WITH SHARED PARKING AND ACCESS ON ADJACENT PARCELS – Located on Route 9 North, Zoned SC, Tax Map No. 194-1-14,13 & 16 (with public water and with proposed public sewer). Peter Edelman, Applicant and Robert M. Sutherland, PC, Project Engineer. **STORMWATER PLAN REVIEW.**

ITEM #8. 07-48 CHAMPLAIN CENTRE NORTH SUBDIVISION 2007 –A 2 PARCEL COMMERCIAL SUBDIVISION – LOT 1 IS A 9.99 ACRE PARCEL PROPOSED FOR A NEW 126,842 SQ. FT. RETAIL BUILDING SPACE ATTACHED TO THE REMAINING CHAMPLAIN CENTRE NORTH SHOPPING MALL. LOT 2 IS THE REMAINING 75.54 ACRE LANDS OF CHAMPLAIN CENTRE NORTH, LLC AND INCLUDES 578,793 SQ. FT. EXISTING RETAIL BUILDING SPACE. BOTH LOTS REQUIRE AREA VARIANCES. - Located at Champlain Centre North, Zoned C. Tax Map Parcel #206.04-2-62. Champlain Centre North , LLC is Owner/Applicant; David Napolitan, General Manager, Designated Agent for the Project; Robert M. Sutherland, Project Engineer: **SEQRA AND DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #9. 07-49 CHAMPLAIN CENTRE NORTH DEMOLITION, ADDITION AND SITE PLAN MODIFICATIONS 2007 – REQUEST TO AMEND A PREVIOUSLY APPROVED SITE PLAN REVIEW INVOLVING THE DEMOLITION OF AN EXISTING 80,939 SQ. FT. BUILDING AREA AND CONSTRUCTION OF 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. **SEQRA AND DETAILED PRELIMINARY PLAN REVIEW.**

ITEM #10. ANY FURTHER BUSINESS THAT MAY COME BEFORE THE BOARD:
a.)