

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOTICE OF PUBLIC HEARING
JUNE 12, 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 12th day of June, 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. STAFFORD ROAD SUBDIVISION AMENDMENT 2007 - LOT 6 – 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 #2. STAFFORD ROAD SUBDIVISION AMENDMENT 2007 – LOT 7, 8, 9 AND 10 – A 4 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION AND REMAINING LANDS – REQUEST TO CREATE 2 ONE ACRE AND 1-5 ACRE PARCELS 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 #3. GOODRICH SUBDIVISION 2007 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION** – Located on South Junction Road, Zoned R-2, with private water and private sewer. Tax Map no. 246-1-15. Edwin Goodrich, Owner/Applicant; AES Northeast, Project Surveyor. **PRELIMINARY PLAN REVIEW**

- ITEM #4. LEFEVRE SUBDIVISION 2006 PHASE I – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION REQUEST TO CREATE A ONE ACRE PARCEL AND REMAINING LANDS** - Located on the south side of Wallace Hill Road, Zoned R-2, (with public water and private sewer) Tax Map No. 192-1-34. Arthur L. LeFevre, Owner/Application; Robert M. Sutherland, Project Engineer and Surveyor. **MODIFIED SKETCH PLAN REVIEW.**

- ITEM #5. PELLETIER SUBDIVISION 2005 PHASE I – APPLICANT PROPOSES TO CREATE A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION – ONE SINGLE FAMILY RESIDENTIAL PARCEL AND 1 REMAINING LANDS PARCEL** – Located on the Rand Hill Road, Zoned R2 (private water and private sewer). Keith Pelletier, Owner/Applicant. Robert M. Sutherland, P.C., Project Surveyor. **PRELIMINARY PLAN REVIEW.**

- ITEM #6. AKEY - EDELMANN SUBDIVISION PLAN 2007 – A 2 Lot Commercial Subdivision** – Located on Route 9 North, Zoned SC, Tax Map No. 194-1-16 (with public water and with proposed public sewer). Peter Edelmann, Applicant and Robert M. Sutherland, PC, Project Engineer. **SKETCH/PRELIMINARY PLAN REVIEW.**
- ITEM #7. ALFORD - EDELMANN SUBDIVISION PLAN 2007 – A 2 LOT COMMERCIAL SUBDIVISION** – Located on Route 9 North, Zoned SC, Tax Map No. 194-1-13 (with public water and with proposed public sewer). Peter Edelmann, Applicant and Robert M. Sutherland, PC, Project Engineer. **SKETCH/PRELIMINARY PLAN REVIEW.**
- ITEM #8. 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: **PRELIMINARY PLAN REVIEW.**
- ITEM #9. FOUR SEASON’S SUBDIVISION 2003 - A 21 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION – REQUEST TO CREATE A 21 LOT SUBDIVISION CONSISTING OF A NEW TOWN ROAD, PUBLIC WATER AND STORM WATER MANAGEMENT** - Located on the west side of the Baker Road, Zoned R-2 (with private sewer and a proposed new water district for public water); Tax Parcel 204-1-4.1. Winter Lane LLC, Applicant; Lloyd Gilbert, Designated Agent; Thomas J. LaBombard, Project Engineer; DHL Land Surveying, Project Surveyor. **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

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AGENDA**

- ITEM #1. THE DEVELOPMENT CORPORATION BUILDING NO. 16 SITE PLAN AMENDMENT 2007 – REQUEST TO AMEND A PORTION OF THE PREVIOUSLY APPROVED LANDSCAPE PLAN** – Located on the east side of Banker Road; Zoned IP (with public water and public sewer); Adore Kurtz, President, The Development Corporation, Applicant; Robert M. Sutherland, Project Engineer. **LANDSCAPE PLAN REVIEW.**
- ITEM #2. STAFFORD ROAD SUBDIVISION AMENDMENT 2007 - LOT 6 – 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.**
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- ITEM #9. 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. **PRELIMINARY PLAN REVIEW.**
- ITEM #10. SCHLUTER SYSTEMS SITE PLAN 2007– REQUEST TO EXPAND THEIR EXISTING WAREHOUSE BY 54,250 SQ. FT. , THEIR EXISTING OFFICE BUILDING BY 6,236 SQ. FT. AND CONSTRUCTING A COVERED PARKING FIELD FOR 120 VEHICLES** – Located on the Pleasant Ridge Road, Zoned I.. Schluter Systems, Inc. is owner/applicant; Robert M. Sutherland, Project Engineer. **SKETCH/PRELIMINARY PLAN REVIEW.**
- ITEM #11. 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: **PRELIMINARY PLAN REVIEW.**
- ITEM #12. 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. **PRELIMINARY PLAN REVIEW.**

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ITEM #14. ANY FURTHER BUSINESS THAT MAY COME BEFORE THE BOARD:
A. Clinton County Airport Re-Zoning.