

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOTICE OF PUBLIC HEARING
SEPTEMBER 11, 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 11th day of September 2007, beginning at 5:00 p.m. and a work session at 4:30 p.m. prevailing time for the purpose of approving, modifying, and hearing all those for and against the following proposals:

- ITEM #1. 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.– TWO 90 DAY EXTENSIONS.**
- ITEM #2. BART MERRILL ROAD SUBDIVISION 2007 – A REQUEST TO SUBDIVIDE 4 SINGLE FAMILY RESIDENTIAL PARCELS – Located on the Bart Merrill Road and Gene LeFevre Road Intersection, Zoned MH. Tax Map Parcel No. 189-3-15.2. John and Melissa Alexander, Designated Agent/Applicants. DHL, Project Surveyor. SKETCH PLAN REVIEW.**
- ITEM #3. HUBER SUBDIVISION 2007 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION – REQUEST TO CREATE LOT 1 BEING 2.61 ACRES AND LOT 2 BEING REMAINING LANDS OF 52 ± ACRES – REQUIRED AN AREA VARIANCE FOR FRONTAGE DEFICIENCY - Located on the Allen Road on Cumberland Head with public water and private sewer, Zoned R-4. Tax Map Parcel No. 194.2-01-28.1. Lisa Huber, Owner/Applicant; Robert M. Sutherland, 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
SEPTEMBER 11, 2007
5:00 P.M.
AGENDA**

- ITEM #1. 07-73 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.– TWO 90 DAY EXTENSIONS.**
- ITEM #2. 07-74 BART MERRILL ROAD SUBDIVISION 2007 – A REQUEST TO SUBDIVIDE 4 SINGLE FAMILY RESIDENTIAL PARCELS – Located on the Bart Merrill Road and Gene LeFevre Road Intersection, Zoned MH. Tax Map Parcel No. 189-3-15.2. John and Melissa Alexander, Designated Agent/Applicants. DHL, Project Surveyor. SKETCH PLAN REVIEW.**
- ITEM #3. 07-75 HUBER SUBDIVISION 2007 – A 2 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION – REQUEST TO CREATE LOT 1 BEING 2.61 ACRES AND LOT 2 BEING REMAINING LANDS OF 52 ± ACRES – REQUIRED AN AREA VARIANCE FOR FRONTAGE DEFICIENCY - Located on the Allen Road on Cumberland Head with public water and private sewer, Zoned R-4. Tax Map Parcel No. 194.2-01-28.1. Lisa Huber, Owner/Applicant; Robert M. Sutherland, Project Surveyor; PRELIMINARY PLAN REVIEW.**
- ITEM #4. 07-76 MUNTER SITE PLAN 2007 – A REQUEST TO CONSTRUCT AN 11,763 SQ. FT. WAREHOUSE/DISTRIBUTION FACILITY WITH 19 TRUCK LOADING DOCKS – Located on PARC lot 72 Willow Drive, Zoned AP; Tax Map Parcel # 246-3-2. John Munter, Owner/Applicant; Robert M. Sutherland, Project Engineer. SKETCH PLAN REVIEW.**
- ITEM #5. 07-77 DUROCHER SELF STORAGE SITE PLAN 2007 – A REQUEST TO CREATE 110 UNITS OF SELF STORAGE –COMPRISING TWO STORAGE BUILDINGS TOTALING 14,700 SQ. FT. - Located on Connecticut Road, Zoned AB2; Tax Map Parcel No. 233-5-49. Thomas Durocher, Owner/Applicant; Robert M. Sutherland, Project Engineer. SKETCH/PRELIMINARY PLAN REVIEW.**
- ITEM #6. ANY FURTHER BUSINESS THAT MAY COME BEFORE THE BOARD:
A. NYS PLANNING FEDERATION ANNUAL CONFERENCE, OCTOBER 8,
2007 SARATOGA, NY.**