

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOTICE OF PUBLIC HEARING
MARCH 11, 2008**

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 March 2008, 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. PYTLAK/BANKER ROAD BUSINESS AND TECHNOLOGY PARK SUBDIVISION AMENDMENT 2008 – REQUEST TO AMEND VARIOUS PREVIOUSLY APPROVED PARCELS AND RECONFIGURE THEM TO CREATE LOT 1 AS A 21.+ ACRE PARCEL AND A REMAINING LANDS PARCEL.** - Located on the east side of the Banker Road, Zoned IP, Tax Parcel no. 205-4-2, 4-3, 4-13, and 205-2-5.2. The Development Corporation, Owner/Applicant; Scott B. Allen, LS, Project Land Surveyor. **SKETCH/PRELIMINARY PLAN.**
- ITEM #2. PLATTSBURGH TERMINAL INC. SUBDIVISION AMENDMENT 2008 – SPLIT A 0.08 ACRE STRIP OF LAND FROM PLATTSBURGH TERMINAL, INC. TAX MAP PARCEL 233-1-32.3 AND MERGE IT WITH TOWN OF PLATTSBURGH TAX MAP PARCEL 233-1-32.3 – NO NEW BUILDABLE PARCEL** - Located on the east side of Route 9, Zoned SC; Tax Map Parcel No. 233-1-32.1. John Ianelli, Owner/Applicant; RMS, PC, Project Surveyor. **SKETCH/PRELIMINARY PLAN.**
- ITEM #3. EAGLEFEATHER SUBDIVISION 2008 PHASE II – APPLICANT PROPOSES A 2 LOT COMMERCIAL SUBDIVISION WITH A SHARED ACCESS DRIVEWAY AND EXTENSION OF UTILITY IMPROVEMENTS – REQUIRES AREA AND GENERAL MUNICIPAL LAW 280A VARIANCE** - Located on Tom Miller Road, Zoned C (with public water and public sewer) tax map parcel no. 206. -1-19. Owner/Applicant, Erik Eaglefeather; RMS, PC, Project Engineer and Surveyor: **SKETCH PLAN REVIEW.**
- ITEM #4. BONNABESSE SITE PLAN 2008 – REQUEST TO BUILD A 5,200 SQ. FT. MEDICAL OFFICE ON LOT 2 OF THE EAGLEFEATHER PHASE I SUBDIVISION** – Located on the north side of Tom Miller Road, Zoned C (with public water and public sewer) tax map parcel no. 206. -1-19 - Erik Eaglefeather; Owner; Thierry and Tanya Bonnabesse; Applicants; RMS, PC, Project Engineer and Surveyor. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #5. NORTH COUNTRY INDUSTRIAL CORP SUBDIVISION 2008 – REQUEST TO SPLIT A 0.37 ACRE PARCEL FROM NCIC TAX PARCEL 194-1-16 AND MERGE IT WITH ADJACENT LANDS OF NORTH BOWL LANES, INC., TAX PARCEL 194-1-15 – NO NEW BUILDABLE PARCEL** – Located on the west side of Route 9 North at the North Country Shopping Center, Zoned SC; Tax parcel 194-1-16. North Country Industrial Corp., Owner; Peter Edelmann, Applicant, RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**

- ITEM #6. NORTH BOWL LANES, INC. SUBDIVISION 2008 – REQUEST TO SPLIT TWO TRIANGULAR SHAPED PARCELS, 0.21 ACRE AND 0.23 ACRE FROM NORTH BOWL LANES INC, TAX PARCEL 194-1-15 AND MERGE THE WESTERLY 0.21 ACRE PARCEL WITH THE ADJACENT LANDS OF NORTH COUNTRY INDUSTRIAL CORPORATION TAX PARCEL 194-1-16 AND MERGE THE 0.23 ACRE EASTERLY PARCEL WITH THE ADJACENT LANDS OF CUMBERLAND 12, LLC – NO NEW BUILDABLE PARCEL –** Located on the west side of Route 9 at the North Bowl Lanes Facility, Zoned SC. Tax Parcel 194-1-15. North Bowl Lanes, Inc. Owner; Peter Edelmann, Applicant; RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**
- ITEM #7. EDELMANN/AKEY SUBDIVISION AMENDMENT 2008 – REQUEST TO SPLIT A 0.06 ACRE PARCEL FROM LANDS OF CUMBERLAND 12, LLC, WHICH IS A PORTION OF THE EDELMANN/AKEY SUBDIVISION 2007 PARCEL 2B AND MERGE THAT 0.06 ACRE PARCEL, ALONG WITH AN 0.37 ACRE ADJACENT PORTION OF LANDS OF THE NORTH COUNTRY INDUSTRIAL CORPORATION SUBDIVISION 2008, TO NORTH BOWL LANES INC., THEREBY INTENDING TO CREATE A REVISED 2.5 +/- ACRE LANDLOCKED PARCEL FOR NORTH BOWL LANES, INC. –** Located on the west side of Route 9 at the Edelmann Site Plan Theater project site, Zoned SC, part of Tax Map No. 194-1-16. Cumberland 12, LLC, Owner; Peter Edelmann, Applicant; RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**
- ITEM #8. BLUFF POINT GOLF RESORT AND COMMUNITY, WEBRIDGE REAL ESTATE INC./CBD CORPORATION SUBDIVISION AMENDMENT 2008 PHASE IV B – REQUEST TO AMEND A PREVIOUSLY APPROVED SUBDIVISION BY SPLITTING OUT A TWO LOT SUBDIVISION CONSISTING OF LOT 30 AND REMAINING LANDS OF LOT 15 FROM THE PHASE IV SUBDIVISION –** Located Bluff Point Drive off Route 9, Zoned R-2, (with public water and public sewer) Tax Map Parcel No. 246-1-9.1. Owner/Applicant; J. David Dame, President of Champlain Bluffs Development Corporation; AEDA, Project Engineer;; – **SKETCH/DETAIL PRELIMINARY PLAN REVIEW.**
- ITEM #9. BLUFF POINT GOLF RESORT AND COMMUNITY, WEBRIDGE REAL ESTATE INC./CBD CORPORATION SUBDIVISION AMENDMENT 2007 PHASE VII – APPLICANT PROPOSES A THREE LOT SUBDIVISION CONSISTING OF LOT 83 & 84 AND REMAINING LANDS OF LOT 15; –** Located Bluff Point Drive off Route 9, Zoned R-2, (with public water and public sewer) Tax Map Parcel No. 246-1-9.1. Owner/Applicant; J. David Dame, President of Champlain Bluffs Development Corporation; AEDA, project Engineer;; – **DETAIL 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
MARCH 11, 2008
5:00 P.M.
AGENDA**

- ITEM #1. 08-14 PYTLAK/BANKER ROAD BUSINESS AND TECHNOLOGY PARK SUBDIVISION AMENDMENT 2008 – REQUEST TO AMEND VARIOUS PREVIOUSLY APPROVED PARCELS AND RECONFIGURE THEM TO CREATE LOT 1 AS A 21.± ACRE PARCEL AND A REMAINING LANDS PARCEL.** - Located on the east side of the Banker Road, Zoned IP, Tax Parcel no. 205-4-2, 4-3, 4-13, and 205-2-5.2. The Development Corporation, Owner/Applicant; Scott B. Allen, LS, Project Land Surveyor. **SKETCH/PRELIMINARY PLAN.**
- ITEM #2. 08-15 PLATTSBURGH TERMINAL INC. SUBDIVISION AMENDMENT 2008 – SPLIT A 0.08 ACRE STRIP OF LAND FROM PLATTSBURGH TERMINAL, INC. TAX MAP PARCEL 233-1-32.3 AND MERGE IT WITH TOWN OF PLATTSBURGH TAX MAP PARCEL 233-1-32.3 – NO NEW BUILDABLE PARCEL** - Located on the east side of Route 9, Zoned SC; Tax Map Parcel No. 233-1-32.1. John Ianelli, Owner/Applicant; RMS, PC, Project Surveyor. **SKETCH/PRELIMINARY PLAN.**
- ITEM #3. 08-16 EAGLEFEATHER SUBDIVISION 2008 PHASE II – APPLICANT PROPOSES A 2 LOT COMMERCIAL SUBDIVISION WITH A SHARED ACCESS DRIVEWAY AND EXTENSION OF UTILITY IMPROVEMENTS – REQUIRES AREA AND GENERAL MUNICIPAL LAW 280A VARIANCE** - Located on Tom Miller Road, Zoned C (with public water and public sewer) tax map parcel no. 206. -1-19. Owner/Applicant, Erik Eaglefeather; RMS, PC, Project Engineer and Surveyor: **SKETCH PLAN REVIEW.**
- ITEM #4. 08-17 BONNABESSE SITE PLAN 2008 – REQUEST TO BUILD A 5,200 SQ. FT. MEDICAL OFFICE ON LOT 2 OF THE EAGLEFEATHER PHASE I SUBDIVISION** – Located on the north side of Tom Miller Road, Zoned C (with public water and public sewer) tax map parcel no. 206. -1-19 - Erik Eaglefeather; Owner; Thierry and Tanya Bonnabesse; Applicants; RMS, PC, Project Engineer and Surveyor. **DETAILED PRELIMINARY PLAN REVIEW.**
- ITEM #5. 08-18 NORTH COUNTRY INDUSTRIAL CORP SUBDIVISION 2008 – REQUEST TO SPLIT A 0.37 ACRE PARCEL FROM NCIC TAX PARCEL 194-1-16 AND MERGE IT WITH ADJACENT LANDS OF NORTH BOWL LANES, INC., TAX PARCEL 194-1-15 – NO NEW BUILDABLE PARCEL** – Located on the west side of Route 9 North at the North Country Shopping Center, Zoned SC; Tax parcel 194-1-16. North Country Industrial Corp., Owner; Peter Edelmann, Applicant, RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**

- ITEM #6. 08-19 NORTH BOWL LANES, INC. SUBDIVISION 2008 – REQUEST TO SPLIT TWO TRIANGULAR SHAPED PARCELS, 0.21 ACRE AND 0.23 ACRE FROM NORTH BOWL LANES INC, TAX PARCEL 194-1-15 AND MERGE THE WESTERLY 0.21 ACRE PARCEL WITH THE ADJACENT LANDS OF NORTH COUNTRY INDUSTRIAL CORPORATION TAX PARCEL 194-1-16 AND MERGE THE 0.23 ACRE EASTERLY PARCEL WITH THE ADJACENT LANDS OF CUMBERLAND 12, LLC – NO NEW BUILDABLE PARCEL –** Located on the west side of Route 9 at the North Bowl Lanes Facility, Zoned SC. Tax Parcel 194-1-15. North Bowl Lanes, Inc. Owner; Peter Edelmann, Applicant; RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**
- ITEM #7. 08-20 EDELMANN/AKEY SUBDIVISION AMENDMENT 2008 – REQUEST TO SPLIT A 0.06 ACRE PARCEL FROM LANDS OF CUMBERLAND 12, LLC, WHICH IS A PORTION OF THE EDELMANN/AKEY SUBDIVISION 2007 PARCEL 2B AND MERGE THAT 0.06 ACRE PARCEL, ALONG WITH AN 0.37 ACRE ADJACENT PORTION OF LANDS OF THE NORTH COUNTRY INDUSTRIAL CORPORATION SUBDIVISION 2008, TO NORTH BOWL LANES INC., THEREBY INTENDING TO CREATE A REVISED 2.5 +/- ACRE LANDLOCKED PARCEL FOR NORTH BOWL LANES, INC. –** Located on the west side of Route 9 at the Edelmann Site Plan Theater project site, Zoned SC, part of Tax Map No. 194-1-16. Cumberland 12, LLC, Owner; Peter Edelmann, Applicant; RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**
- ITEM #8. 08-21 EDELMANN SITE PLAN AMENDMENT – 2008 - A REQUEST TO MODIFY PREVIOUSLY APPROVED STORMWATER DRAINAGE PLAN AND PARKING PLAN FOR A 35,000 +/- SQ. FT. 12 SCREEN MOVIE THEATER BY MOVING STORMWATER DETENTION POND LOCATION TO AN ADJACENT PARCEL AND RECONFIGURATING THE WESTERLY PARKING FIELD –** Located on Route 9 North, Zoned SC, Tax Map No. 194-1-14, 13 & 16 (with public water and with proposed public sewer). North Country Industrial Corp. and Cumberland 12, LLC, Owner, Peter Edelmann, Applicant and Robert M. Sutherland, PC, Project Engineer. **AMENDMENT PLAN REVIEW.**
- ITEM #9. 08-22 BLUFF POINT GOLF RESORT AND COMMUNITY, WEBRIDGE REAL ESTATE INC./CBD CORPORATION SUBDIVISION AMENDMENT 2008 PHASE IV B – REQUEST TO AMEND A PREVIOUSLY APPROVED SUBDIVISION BY SPLITTING OUT A TWO LOT SUBDIVISION CONSISTING OF LOT 30 AND REMAINING LANDS OF LOT 15 FROM THE PHASE IV SUBDIVISION –** Located Bluff Point Drive off Route 9, Zoned R-2, (with public water and public sewer) Tax Map Parcel No. 246-1-9.1. Owner/Applicant; J. David Dame, President of Champlain Bluffs Development Corporation; AEDA, Project Engineer;; – **SKETCH/DETAIL PRELIMINARY PLAN REVIEW.**
- ITEM #10. 08-23 BLUFF POINT GOLF RESORT AND COMMUNITY, WEBRIDGE REAL ESTATE INC./CBD CORPORATION SUBDIVISION AMENDMENT 2007 PHASE VII – APPLICANT PROPOSES A THREE LOT SUBDIVISION CONSISTING OF LOT 83 & 84 AND REMAINING LANDS OF LOT 15; –** Located Bluff Point Drive off Route 9, Zoned R-2, (with public water and public sewer) Tax Map Parcel No. 246-1-9.1. Owner/Applicant; J. David Dame, President of Champlain Bluffs Development Corporation; AEDA, project Engineer;; – **DETAIL PRELIMINARY PLAN REVIEW.**

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

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