

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
NOTICE OF PUBLIC HEARING
JULY 08, 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 8th day of July, 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. LAFOREST SUBDIVISION 2008 - A 4 PARCEL SINGLE FAMILY RESIDENTIAL SUBDIVISION COMPRISING 3 EXISTING TAX MAP PARCELS OF WHICH TWO PROPOSED PARCELS WILL BE NON-CONFORMING AND REQUIRE AREA VARIANCES** – Located at Route 3 and Gougeville Spring Road, Zoned R-2; Tax Map Parcel no. 203.4-35.1, 35.2 and 37 (with private sewer and public water). Vasso LaForest, Owner/Applicant; RMS, Project Surveyor; **SKETCH PLAN REVIEW.**
- ITEM #2. MAPLEFIELD GAS STATION SITE PLAN AND SPECIAL USE PERMIT 2008 – REQUEST TO REDEVELOP AN EXISTING GAS STATION/RETAIL STORE WITH A PROPOSED 2,770 SQ FT. GAS STATION/CONVENIENCE STORE AND A 3,160 SQ. FT. CANOPY** – Located on the corner of Route 3 and Smithfield Blvd., Zoned C (with public water and public sewer) Tax Map Parcel no. 206.004-2-4; R. L. Vallee, Inc., Skip Vallee, Owner/Applicant; Civil Engineering Assoc., Project Engineer. **DETAILED PRELIMINARY PLAN REVIEW AND SPECIAL USE PERMIT.**
- ITEM #3. TAMER SUBDIVISION 2008 – A 2 PARCEL SUBDIVISION WITH 1 NEW SINGLE FAMILY RESIDENTIAL PARCEL AND REMAINING LANDS** – Located north side of Route 374 and Church Street, (with private sewer and public water); Zoned R-2; Tax map parcel no. 203-1-20. Marguerite Tamer, Owner/Applicant; RMS, Project Surveyor. **SKETCH PLAN REVIEW.**
- ITEM # 4.**
- A. CUMBERLAND 12, LLC SUBDIVISION 2008 – REQUEST TO SPLIT A PARCEL CONSISTING OF A 0.08 ACRE PARCEL FROM TAX PARCEL 194-1-14 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 194-1-14 Cumberland 12, LLC, Owner; Peter Edelman, Applicant, RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**
- B. NORTH COUNTRY INDUSTRIAL CORP (NCIC) 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/Designated Agent, RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**

AND

- C. 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/Designated Agent; RMS, PC, Project Surveyor. **SKETCH 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
JULY 08, 2008**

- ITEM #1.
08-41 LAFOREST SUBDIVISION 2008 - A 4 PARCEL SINGLE FAMILY
RESIDENTIAL SUBDIVISION COMPRISING 3 EXISTING TAX MAP PARCELS
OF WHICH TWO PROPOSED PARCELS WILL BE NON-CONFORMING AND
REQUIRE AREA VARIANCES** – Located at Route 3 and Gougeville Spring Road,
Zoned R-2; Tax Map Parcel no. 203.4-35.1, 35.2 and 37 (with private sewer and public
water). Vasso LaForest, Owner/Applicant; RMS, Project Surveyor; **SKETCH PLAN
REVIEW.**
- ITEM #2.
08-42 MAPLEFIELD GAS STATION SITE PLAN AND SPECIAL USE PERMIT 2008 –
REQUEST TO REDEVELOP AN EXISTING GAS STATION/RETAIL STORE WITH
A PROPOSED 2,770 SQ FT. GAS STATION/CONVENIENCE STORE AND A 3,160
SQ. FT. CANOPY** – Located on the corner of Route 3 and Smithfield Blvd., Zoned C (with
public water and public sewer) Tax Map Parcel no. 206.004-2-4; R. L. Vallee, Inc., Skip
Vallee, Owner/Applicant; Civil Engineering Assoc., Project Engineer. **DETAILED
PRELIMINARY PLAN REVIEW AND SPECIAL USE PERMIT.**
- ITEM #3.
08-43 KLINE SITE PLAN 2008 – REQUEST TO CONSTRUCT A 3,500 SQ. FT.
PROFESSIONAL BUILDING** – Located on Cornelia Street – across from the Consumer
Square entrance on Route 3, Zoned C; (with public water and public sewer); Tax Map Parcel
no. 206.4-03-10 & 11; Kurt Kline, Owner/Applicant; RMS, PC, Project Engineer/Surveyor.
SKETCH PLAN REVIEW.
- ITEM #4.
08-44 TAMER SUBDIVISION 2008 – A 2 PARCEL SUBDIVISION WITH 1 NEW SINGLE
FAMILY RESIDENTIAL PARCEL AND REMAINING LANDS** – Located north side of
Route 374 and Church Street, (with private sewer and public water); Zoned R-2; Tax map
parcel no. 203-1-20. Marguerite Tamer, Owner/Applicant; RMS, Project Surveyor. **SKETCH
PLAN REVIEW.**
- ITEM #5.
08-45 NORTH COUNTRY PLAZA REDEVELOPMENT SITE PLAN 2008 – A REQUEST
TO DEMOLISH THE EXISTING 111,000+/- SQ. FT. BUILDING AND TO
CONSTRUCT A MULTI-PHASED MASTER PLAN BUILD OUT OF 571,000 +/- SQ.
FT. OF COMMERCIAL AND RETAIL SPACE WITH 2,426 PARKING SPACES,
ACCESS DRIVES, AND STORMWATER MANAGEMENT ON APPROXIMATELY
67.0 ACRES OF LAND** – Located on Route 9 North, Zoned SC & C, Tax Map No. 194-1-
13,14, 15, 16 & 17 (with public water and with proposed public sewer). Peter Edelmann,
Applicant and Robert M. Sutherland, PC, Project Engineer; **SEQRA REVIEW.**
- ITEM # 6.
08-46 A. CUMBERLAND 12, LLC SUBDIVISION 2008 – REQUEST TO SPLIT A PARCEL
CONSISTING OF A 0.08 ACRE PARCEL FROM TAX PARCEL 194-1-14 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 194-1-14

Cumberland 12, LLC, Owner; Peter Edelmann, Applicant, RMS, PC, Project Surveyor.
SKETCH PLAN REVIEW.

- B. NORTH COUNTRY INDUSTRIAL CORP (NCIC) 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/Designated Agent, RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**

AND

- C. 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/Designated Agent; RMS, PC, Project Surveyor. **SKETCH PLAN REVIEW.**

- ITEM #7. 08-47 EDELMANN SITE PLAN AMENDMENT 2008 – A REQUEST TO RELOCATE DETENTION BASIN AND MODIFY PARKING** – Located on Route 9 North, Zoned SC, Tax Map No. 194-1-14 & 16 (with public water and with proposed public sewer). NCIC and Cumberland 12, LLC, Owners; Peter Edelmann, Applicant/Designated Agent; Robert M. Sutherland, PC, Project Engineer; **SKETCH PLAN REVIEW.**

- ITEM #8. ANY FURTHER BUSINESS THAT MAY COME BEFORE THE BOARD:**

- A. Comprehensive Plan Update.