

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
MARCH 15, 2022**

- ITEM #1** **DROLLETTE SUBDIVISION 2022-** Request for a 3-lot split/merge subdivision of a 2.116-acre residential lot resulting in 0.974 acres to be merged with tax map parcel #204.3-1-7 and 0.087 acres to be merged with tax map parcel #204.3-2-23 and 1.055 acres as remaining lands. No new buildable parcels will be created. Located on Park Row with public water and private sewer; Zoned R2; Tax Map Parcel # 204.3-2-21; Owner: Gary & Marie Drollette; Applicant: Kim Martin; Surveyor: Mark Petrashune **SKETCH PLAN REVIEW**
- ITEM #2** **CHICK-FIL-A SITE PLAN 2022-** Request to construct a 1,324 sq. ft. metal canopy over existing drive-thru lanes and a 611 sq. ft. metal canopy over an existing pick-up window. Located on State Route 3 with public water and public sewer; Zoned T5; Tax Map Parcel # 206.4-3-9; Owner Pacific Proving LLC; Applicant Frank Gawdun; Engineer Esencia Architecture and Urban Design. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **JAN PROPERTIES LLC SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision of a 14.12-acre commercial lot resulting in 1.45-acres to be merged with tax map parcel #233.-1-24. Located on State Route 9 with public water and private sewer; Zoned SC; Tax Map Parcel # 233-1-24 & 23; Owner/Applicant Jan Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #4** **JDNY BUNDLE LLC SITE PLAN 2022-** Request to construct a 256,811+/- sq. ft. warehouse/distribution building with associated site improvements. **AREA VARIANCE REQUIRED.** Located on Airport Rd. with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-3.1-1; Owner Clinton County; Applicant JDNY Bundle LLC; Engineer AEDA **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5** **ELF'S FARM SITE PLAN 2022-** Request to construct a barn, farm worker housing with a detached garage/barn and gravel driveway and parking area. Located on State Route 9 with public water and private sewer; Zoned C; Tax Map Parcel # 181.-3-7; Owner/Applicant Elf's Farm, Inc.; Engineer AEDA. **SKETCH PLAN REVIEW**
- ITEM #6** **CLINTON COUNTY ARC SUBDIVISION 2022-** Request for a 2-lot subdivision with Lot 2 being a 2-acre residential lot and Lot 1 being the remaining lands. Located on Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel # 206.-1-15.23-1; Owner/Applicant: Advocacy and Resource Center; Engineer: AEDA **SKETCH PLAN REVIEW**