

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
JUNE 21, 2022**

- ITEM #1** **PP ENTERPRISES SUBDIVISION 2022-** Request for a 2-lot subdivision of a 3.27-acre commercial lot resulting in lot 1 being 1.14-acres with an existing restaurant and lot 2 being 2.13 acres with an existing ice cream stand. **AREA VARIANCE REQUIRED** Located on Tom Miller Rd. with public water and public sewer; Zoned T3C; Tax Map Parcel # 206.-1-18.4; Owner/Applicant PP Enterprises of Plattsburgh LLC; Surveyor Dean Lashway **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2** **SOUTH JUNCTION ENTERPRISES LLC SITE PLAN & SPECIAL USE PERMIT 2019-** Request for approval of a previously constructed rail spur that only received sketch plan approval. Located on South Junction Rd. with private water and private sewer; Zoned I & A1; Tax Map Parcel # 246.1-32; Owner/Applicant: Tanner & Troy Baraby; Engineer: RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **LIGHTHOUSE APARTMENTS LLC SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision resulting in lot 2, with an existing single-family dwelling, being merged with tax map parcel 246.-1-27 for a total acreage of 3 acres and lot 1 being the remaining lands with a total acreage of 4.45 acres. No new buildable lots will be created. **USE VARIANCE REQUIRED.** Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-28.1 & 246.-1-27; Owner/Applicant: Lighthouse Apartments LLC; Engineer: RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4** **CASELLA BUILDING ADDITION SITE PLAN 2022-**Request to construct a 6,600 sq. ft. addition to an existing building with related site improvements. Located on Carbide Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-44 & 46; Owner/Applicant Northern Properties Corporation of Plattsburgh; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #5** **MOONLIGHT DRIVE-IN THEATER SITE PLAN 2022-** Request to construct a drive-in theater with a large projection screen, concession stand, ticket booth, restrooms, and gravel drive lanes for parking 185 vehicles. **USE VARIANCE REQUIRED.** Located on Route 9 with public water and public sewer; Zoned C; Tax Map Parcel # 194.-2-36; Owner/Applicant Robert Steele; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #6** **HUTTIG SUBDIVISION 2022-** Request for a 2-lot subdivision of a 61.64-acre parcel resulting in lot 1 being 8.07-acres and lot 2 being 53.57 acres of remaining lands. Located on Tom Miller Rd. with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-1-13.1; Owner Steven McKenna; Applicant George and Julie Huttig; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #7** **HUTTIG SITE PLAN 2022-** Request to construct a 28,168 sq. ft. car dealership with 297 vehicle spaces for inventory and customers with related site improvements. Located on Tom Miller Rd. with public water and public sewer; Zoned T4; Tax Map Parcel # 206.-1-13.1; Owner Steven McKenna; Applicant George and Julie Huttig; Engineer RMS **SKETCH PLAN REVIEW**

Other Business: Former Clinton County Airport Smart Growth Plan Resolution to Town Board