

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
JUNE 21, 2022**

PLEASE TAKE NOTICE that a Public Meeting of the Town of Plattsburgh Planning Board will be held at the Town Hall, 151 Banker Road, Plattsburgh, New York, on Tuesday, June 21, 2022, beginning at 5:00 p.m. and a work session at 4:30 p.m. prevailing time for the purpose of reviewing the following agenda items, and hearing all those for and against the following proposals. Public hearings will be held for those agenda items as noted.

**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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **PUBLIC HEARING, 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. **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 **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. **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 **SKETCH PLAN REVIEW**

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

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 & Community Development Office at (518) 562-6850.

/s/ Tim Palmer, Chairperson of the Planning Board