

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
SEPTEMBER 20, 2022**

- ITEM #1** **GIROUX SUBDIVISION 2022-** Request for a 2-lot split/merge subdivision of a 2.08-acre residential lot resulting in lot 2 being a 1.02-acre parcel with an existing single-family dwelling and lot 1 being 1.06-acres to be merged with tax map parcel #193.-1-14.1. No new buildable lots will be created. Located on State Route 22 with private water and private sewer; Zoned R2; Tax Map Parcel # 193.-2-6.2; Owner/Applicant George & Marcel Giroux; Engineer RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2** **GARRAND'S MOTOR SPORTS SITE PLAN 2020-** Request to convert an existing orchard/retail building to a motor sports sales and repair facility. Located at 1945 Military Turnpike with public water & private sewer; Zoned IP; Tax Map Parcel #205.-4-1; Owner/Applicant Geoffrey and Ryan Garrand; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3** **SHENK ENTERPRISES LLC SITE PLAN 2022-** Request to construct 4 new storage units totaling 35,200 sq. ft. and related site improvements. Located on Route 9 with public water and public sewer; Zoned C; Tax Map Parcel # 194.-1-21.1; Owner Gerald & Norma Menard; Applicant David Shenk; Engineer RMS **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4** **WILDMAN SUBDIVISION 2022-** Request for a 2-lot subdivision of a 0.98-acre residential lot resulting in lot 1 being 0.64-acres with an existing single-family dwelling and lot 2 being 0.34-acres with an existing single-family dwelling. Located on Cross Rd. with public water and public sewer; Zoned MH; Tax Map Parcel # 220.4-4-9.11; Owner/Applicant Lisa & Benjamin Wildman; Engineer RMS **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5** **UMS PROPERTIES LLC SITE PLAN 2022-**Request to construct a 2.5-acre trailer parking and staging area for approximately 52 trailers. Located on Pleasant Ridge Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-10.1, 10.2, 10.3, & 10.4; Owner/Applicant UMS Properties, LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #6** **AKEY PROPERTIES LLC SITE PLAN 2022-** Request for a change of use to utilize approximately 50,000 sq. ft. of an existing building for tractor and equipment sales and service. Located at 5 LaTour Ave. with public water and public sewer; Zoned SC; Tax Map Parcel #194.-1-25; Owner/Applicant Akey Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #7** **CEDAR KNOLL LOG HOMES INC. SITE PLAN & SPECIAL USE PERMIT 2022-** Request to construct a 3,200 sq. ft. pole barn. Located on Military Turnpike with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-16.3; Owner/Applicant: Cedar Knoll Log Homes Inc.; Engineer: AEDA **SKETCH PLAN REVIEW**

- ITEM #8** **ROUTE 9 STORAGE SITE PLAN 2022-** Request to construct a 46,800 sq. ft. 264-unit self-service storage facility with a 1,600 sq ft office space and related site improvements. Located on Route 9 with public water and public sewer; Zoned SC; Tax Map Parcel # 194.-2-47.1; High Peaks Property Management; Applicant Rick Quero; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #9** **SALERNO PACKAGING INC. SITE PLAN & SPECIAL USE PERMIT 2022-** Request to construct a 1,500 sq. ft. concrete pad and outdoor equipment with security fencing. Located on Gus Lapham Dr. with public water and public sewer; Zoned SD; Tax Map Parcel # 220.-1-3.29; Owner/Applicant: Salerno Packaging Inc.; Engineer: AEDA **SEQRA DETERMINATION & SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #10** **Y-KNOT STORAGE EXPANSION SITE PLAN 2022-**Request to construct five 30' x 170' storage buildings with related site improvements. **USE VARIANCE REQUIRED.** Located on Wallace Hill Rd. with public water and private sewer; Zoned NC; Tax Map Parcel # 192.-1-30.22; Owner/Applicant Christopher LeFevre; Engineer AEDA **SKETCH PLAN REVIEW**
- ITEM #11** **BLUFF POINT GOLF RESORT LODGING PHASE III, IV, V SITE PLAN 2022 -** Request to construct phase III, IV, and V of the Bluff Point Lodging site plan consisting of two 4-plex Suites and four cottages and associated water and sewer improvements. Located at 75 Bluff Point Drive on the Golf Course between holes 4 & 6 with public water and public sewer. Zoned R2; Tax Map Parcel # 246.-1-9.1. Owner/Applicant Bluff Point Golf, LLC/H. Paul Dame; Engineer Moser Engineering. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**