

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
AUGUST 15, 2023**

- ITEM #1**      **PLATTSBURGH LODGING VENTURES SITE PLAN 2019-** Request to construct a 64,720 +/- sq ft 97 room hotel with related site improvements. **AREA VARIANCE REQUIRED** for front nonconforming build-to-zone. Located on Cornelia St. (behind Key Bank) with public water and public sewer; Zoned T5; Tax Map Parcel # 206.4-3-15. Owner/Applicant: Plattsburgh Lodging Ventures, LLC; Engineer: CHA Companies. **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REAPPROVAL**
- ITEM #2**      **TWO BROTHERS RECYCLING SITE PLAN 2023-**Request to amend a previously approved junk yard site plan to comply with Town Local Law. Located at 28 Flanagan Drive with public water and public sewer; Zoned I; Tax Map Parcel #221.9-1-21; Owner/Applicant Two Brothers Recycling LLC; Engineer Moser Engineering **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3**      **BRENNAN BUICK GMC SITE PLAN 2023-**Request to expand vehicle storage areas at an existing vehicle dealership with new access drive and associated improvements. Located at 383 Route 3 and Sorrel Ave with public water and public sewer, Zoned T5; Tax Map Parcels 220.2-2-27, 220.2-2-1, 220.2-2-26; Owner/Applicant Brennan Plattsburgh Realty LLC; Engineer: AEDA. **SKETCH PLAN REVIEW**
- ITEM #4**      **DUQUETTE SUBDIVISION 2023-** Request for a 2-lot split merge subdivision to re-establish the location of a previous boundary. **AREA VARIANCES REQUIRED** No new lots created. Located at 1109 Route 3 with public water and private sewer, Zoned R2; Tax Map Parcel 205.2-1-11; Owner/Applicant Larry Duquette and Cynthia Hauer; Surveyor Dean Lashway. **SKETCH PLAN REVIEW**
- ITEM #5**      **FRATERNAL LODGE #155 F AND AM SITE PLAN 2023-** Request to construct a new office building and associated improvements. Located on Tom Miller Road with public water and public sewer. Zoned T5 and T4; Tax Map Parcel 206.-2-3.2; Owner/Applicant Edward Kirby; Surveyor Dean Lashway. **SKETCH PLAN REVIEW**
- ITEM #6**      **THE COTTAGES AT MAPLE GROVE SITE PLAN AND SPECIAL USE PERMIT 2023-** Request to construct 36 units of multi-family housing with associated improvements. Located on Wallace Hill Road and Durand Road, with public water and public sewer, Zoned R2; Tax Map Parcel 193.-1-16.1; Owner/Applicant Patrick Pellerin; Surveyor Dean Lashway. **SKETCH PLAN REVIEW**
- ITEM #7**      **11 PLATTSBURGH LLC SUBDIVISION PHASE III 2023 LOTS 17-22 -** Request for a 7 Lot expansion of the Deerfield Manor subdivision. Creating 6 new buildable lots and 1 lot for the road extension. **CLINTON COUNTY REALTY SUBDIVISION REVIEW REQUIRED.** Located at Pristine Drive, with public water and private sewer; Zoned R4; Tax Map Parcel 194.-2-15.1 Owner/Applicant: 11 Plattsburgh LLC; Engineer: RMS. **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #8**      **NEW YORK ROAD APARTMENTS SITE PLAN 2023-** Request to construct 28 units of multi-family housing with associated improvements. **USE VARIANCE REQUIRED.** Located on Kansas Ave and New York Road, with public water and public sewer. Zoned A2;

Tax Map Parcel 233.-5-16. Owner/Applicant Matthew Taylor: Engineer RMS. **SKETCH PLAN REVIEW**

**ITEM #9**

**MAKEN MOTEL SITE PLAN 2022-** Request to convert an existing vacant residence and garage to a motel and conference room with associated site improvements. Located at 37 Latour Ave. with public water and public sewer; Zoned SC; Tax Map Parcel #194.13-2-8.1; Owner/Applicant Nadeem Maken; Engineer Thomas LaBombard. **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**