

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
AUGUST 15, 2023**

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, August 15, 2023, 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
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) **PUBLIC HEARING. 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 **PUBLIC HEARING, 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 **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. **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. **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. **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. **PUBLIC HEARING, 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. **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. **PUBLIC HEARING, SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

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