

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
OCTOBER 17, 2023**

- ITEM #1 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 205.2-1-10.1; Owner/Applicant Larry Duquette and Cynthia Hauer; Surveyor Dean Lashway. **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2 JEFFORDS STEEL & ENGINEERING SITE PLAN 2023-** Request to enclose 21,250 sq. ft. of existing roof canopies and cold storage area to additional manufacturing space with related site improvements. Located on Route 22 with public water and private sewer, Zoned SC, Tax Map Parcel # 232.-3-7.21; Owner Alexandra Jeffords Fessette; Applicant: Jesse Ringer; Engineer: Sharp Point **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3 YANULAVICH SUBDIVISION 2023-** Request for a 2-lot subdivision of a 74.9-acre parcel resulting in Lot 1 being 4.2-acres with existing retail structures, and Lot 2 being 70.7-acres of remaining lands. Located on NYS Route 22 with public water and public sewer; Zoned I; Tax Map Parcel #193.-2-24; Owner/Applicant Bryan and Teresa Yanulavich; Surveyor Mark Petrashune **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 UMS PROPERTIES LLC PRODUCTION FACILITY SITE PLAN 2023-** Request to construct a 417,000. sq ft manufacturing facility with material silos, an accessory storage area and a gas tank farm. Located at 26 Irish Settlement Rd. with public water and private sewer; Zoned I; Tax Map Parcel # 232.-3-18; Owner/Applicant UMS Properties LLC; Engineer RMS **SEQRA REVIEW**
- ITEM #5 ROUTE 374 GAS STATION SITE PLAN & SPECIAL USE PERMIT 2023-** Request to construct a 5,000 sq ft gas station/convenience store/drive-thru restaurant, gas fuel pumps, a 5,000 sq ft drive-thru restaurant and related site improvements. Located at the corner of NYS Route 374 and 190 with private water and private sewer; Zoned NC; Tax Map Parcel # 191.-3-15-121; Owner/Applicant Sarbjit Singh; Engineer AEDA **SKETCH PLAN REVIEW**