

**TOWN OF PLATTSBURGH  
PLANNING BOARD MEETING  
AGENDA  
MAY 21, 2024**

- ITEM #1**      **CONSTANTINI SUBDIVISION 2024-** Request for a 2-lot subdivision of a 112-acre lot resulting in Lot 1 being a 10-acre buildable parcel and Lot 2 being remaining lands with an existing single-family home. Located on Durand Road with private water and private sewer. Zoned R2; Tax Map Parcel #192.-1-10; Owner/Applicant Christine Constantini; Surveyor Marc Machabee **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2**      **BRUNELL & SONS SITE PLAN 2024-** Request for a change in use from a commercial property to a contractor's business and storage yard. **USE VARIANCES REQUIRED** Located on Route 9 with public water and private sewer; Zoned C; Tax Map Parcel # 181.-3-2; Owner HN Holdings LLC; Applicant Noel J. Brunell & Sons Inc.; Engineer AEDA **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3**      **TRUDEAU SUBDIVISION 2024-** Request for a 3-lot subdivision of a 10.95-acre lot resulting in Lot 1 being 1.15-acre with an existing single-family home. Lot 2 being a 2-acre buildable lot and Lot 3 being a 7.80-acre buildable lot. Located on Trudeau Road with private water and private sewer. Zoned R2 & WPOD; Tax Map Parcel #203.-2-29.1; Owner/Applicant Frank & Nora Trudeau; Engineer RMS **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4**      **BOUVIA SUBDIVISION 2024-** Request for a 2-lot subdivision of a 5.6-acre lot resulting in Lot 1 being 3.40-acres with an existing woodworking shop to be converted into a single-family home and Lot 2 being 1.76-acres with an existing autobody shop. Located on Moffitt Road with public water and private sewer. Zoned R2; Tax Map Parcel #181.-3-1.1; Owner/Applicant Gary & Trudi Bouvia; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #5**      **SOUTH JUNCTION ROAD GRAIN ELEVATOR AND SILO SITE PLAN & SPECIAL USE PERMIT 2024-** Request to install a 140' grain elevator and up to six 38,000 cu. ft. grain bins over multiple phases to an existing rail car facility. **AREA VARIANCES REQUIRED** Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-32; Owner/Applicant Tanner & Troy Baraby; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**

- ITEM #6**      **SOUTH JUNCTION ROAD OFFICE BUILDING SITE PLAN 2024-** Request to construct a 644 sq. ft. office building for an existing rail car facility with 11 parking spaces for employees and clients. Located on South Junction Rd. with private water and private sewer; Zoned I; Tax Map Parcel # 246.-1-30; Owner/Applicant Tanner & Troy Baraby; Engineer RMS **SEQRA DETERMINATION AND DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #7**      **LUCK BROTHERS SITE PLAN 2024-** Request to construct a 7,500 sq ft pole barn for cold storage of machinery and construction equipment located within an existing storage yard. Located on Trade Rd. with public water and public sewer. Zoned I; Tax Map Parcel 193.-2-16.2. Owner/Applicant Luck Brothers Inc.; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #8**      **FOUNTAIN SITE PLAN 2024-** Request to construct a 685 sq ft addition to a vacant building for a new restaurant with minor site improvements. Located on Route 9 with public water and public sewer. Zoned C; Tax Map Parcel 194.-2-37.4. Owner/Applicant Tracey Fountain; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #9**      **CVES SUBDIVISION 2024-** Request for a 3-lot subdivision of the former Clinton County Airport property resulting in Lot 1 being 80.22-acres, Lot 2 being 17.04-acres, and Lot 3 being an extension of a public road to be conveyed to the Town. Located on Industrial Blvd. with public water and public sewer. Zoned T6 & SD; Tax Map Parcel #220.-1-3.1-1; Owner Clinton County Airport; Applicant CIDC Plattsburgh, LLC; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #10**     **CVES SITE PLAN 2024-** Request to construct a 155,000. sq ft education facility with an accessory structure, parking, bus and fire circulation, site lighting and stormwater management. Located on Industrial Blvd. with public water and public sewer. Zoned T6 & SD; Tax Map Parcel #220.-1-3.1-1; Owner Clinton County Airport; Applicant CIDC Plattsburgh; Engineer RMS **SKETCH PLAN REVIEW**