

**TOWN OF PLATTSBURGH
NOTICE OF PUBLIC MEETING & PUBLIC HEARING
MAY 21, 2024**

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, May 21, 2024, 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
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. **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. **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. **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. **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. **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. **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. **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. **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. **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. **SKETCH 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