

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
FEBRUARY 18, 2025**

- ITEM #1** **PLATTSBURGH RV PARK SITE PLAN 2025-** Request to install two 30' x 50' pickleball courts near the RV park clubhouse. Located on Route 9 with public water and public sewer, Zoned SC, Tax Map Parcel # 194.-2-29.1; Owner/Applicant: Neil Fesette; **SEQRA DETERMINATION AND SKETCH/DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2** **PAGE DRIVE SUBDIVISION 2025 PHASE V –** Request for a 4-lot residential subdivision with improvements including the extension of Page Drive and stormwater management facilities to be conveyed to the Town. Located on Page Drive with private water and private sewer; Zoned R5; Tax Map Parcel #203.-2-47.11, 203.-2-62, & 203.-2-61; Owner/Applicant Thomas Maggy; Surveyor Dean Lashway; **SKETCH PLAN REVIEW**
- ITEM #3** **11 PLATTSBURGH LLC SUBDIVISION 2025-** Request for a 3-lot subdivision of a 71.4-acre lot resulting in a 0.92-acre buildable lot, a 0.16-acre parcel conveyed to the Town for a public road and 70.32-acres of remaining lands. Located on Pristine Dr. with public water and private sewer; Zoned R4; Tax Map Parcel #194.-2-15.1; Owner/Applicant 11 Plattsburgh LLC.; Engineer RMS **SKETCH PLAN REVIEW**
- ITEM #4** **YMCA SITE PLAN 2024-** Request to construct a 13,255 sq ft addition to an existing facility with a parking lot extension and associated site improvements. **USE VARIANCES REQUIRED** Located at 295 New York Rd. with public water and public sewer; Zoned NC; Tax Map Parcel #233.-5-29. Owner/Applicant; YMCA of Plattsburgh NY; Engineer RMS **SEQRA REAFFIRMATION AND DETAILED PRELIMINARY PLAN RENEWAL**
- ITEM #5** **UMS PROPERTIES LLC PRODUCTION FACILITY SITE PLAN 2023-** Request to construct a 433,000. sq ft manufacturing facility with material silos, an accessory storage area and a gas tank farm. **AREA VARIANCES REQUIRED** 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 REAFFIRMATION AND DETAILED PRELIMINARY PLAN RENEWAL**
- ITEM #6** **DELLA MOTORSPORTS SITE PLAN 2025-** Request to construct a 4,442 sq ft addition to an existing pole barn. Located on Della Dr. with public water and public sewer, Zoned T4, Tax Map Parcel # 206.-1-26.11; Owner/Applicant: Famiglia Bella LLC; Engineer: RMS **SKETCH PLAN REVIEW**

ITEM #7 **KYBURTZ-LADUE SUBDIVISION 2025-** Request for a lot line adjustment to convey a 25 ft strip of land to a neighbor to accommodate their existing driveway. No new buildable lots will be created. **AREA VARIANCES REQUIRED** Located on Cumberland Head Rd. with public water and private sewer; Zoned R4; Tax Map Parcel #209.3-1-1.1; Owner Mary Anne Kyburtz-Ladue Trust; Applicant Alice Tallon; Engineer AES Northeast **SKETCH PLAN REVIEW**

ITEM #8 **RAYMALEY SUBDIVISION 2025-** Request for a lot line adjustment. No new buildable lots will be created. **AREA VARIANCES REQUIRED** Located on Firehouse Lane with public water and private sewer; Zoned R4; Tax Map Parcel #194.15-1-15 and 194.15-1-16; Owner/Applicant Susan Raymaley; Engineer AES Northeast **SKETCH PLAN REVIEW**