

**TOWN OF PLATTSBURGH
PLANNING BOARD MEETING
AGENDA
SEPTEMBER 16, 2025**

- ITEM #1 MELODY LANE SUBDIVISION 2025-** Request for a 2-lot subdivision of a 0.92-acre lot resulting in lot 1 being a 0.46-acre lot with an existing single-family home, and lot 2 being 0.46-acre buildable lot. Located on Melody Lane with public water and public sewer; Zoned T4; Tax Map Parcel #206.-2-32; Owner/ Applicant Sultan Sikandar & Riley Taylor; Surveyor Dean Lashway **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #2 PHANEUF ROUTE 3 SUBDIVISION 2025-** Request for a 2-lot subdivision of a 73.4-acre lot resulting in lot 1 being a 68.5-acre buildable lot and lot 2 being a 4.9-acre buildable lot. Located on Route 3 with public water and private sewer; Zoned R2; Tax Map Parcel #205.4-3-38; Owner Estate of Bernard & Rose Phaneuf; Applicant Bernard Phaneuf Jr.; Surveyor Dean Lashway **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #3 PELLERIN SUBDIVISION 2025-** Request for a 3-lot subdivision of a 6.9-acre lot resulting in lot 1 being 6.15-acres of remaining lands, lot 2 being a 0.32-acre buildable lot and lot 3 being a 0.43-acre buildable lot. Located on Wallace Hill Rd. with public water and public sewer; Zoned R2; Tax Map Parcel #193.-3-16.1; Owner/Applicant Patrick Pellerin; Surveyor Dean Lashway **SEQRA DETERMINATION & DETAILED PRELIMINARY PLAN REVIEW**
- ITEM #4 ST. OLGA CHURCH SITE PLAN & SPECIAL USE PERMIT 2025-** Request to convert an existing funeral home into a church with no alterations of building or site. Located on Park Row with public water and private sewer; Zoned R2; Tax Map Parcel # 204.3-3-8.1; Owner RFS Holding LLC; Applicant OCA Diocese of NY and NJ; Surveyor Dean Lashway **SKETCH PLAN REVIEW**
- ITEM #5 LINKENS SITE PLAN 2025-** Request to use a former car dealership for a new car dealership with related site improvements. Located on Route 9 with public water and public sewer; Zoned SC; Tax Map Parcel # 233.-1-31; Owner/Applicant Dennis Linkens; Engineer SRA Engineers **SKETCH PLAN REVIEW**
- ITEM #6 ROCK SITE PLAN 2025-** Request to use a former industrial property as an automotive garage. **USE VARIANCE REQUIRED.** Located on Route 22 with private water and private sewer; Zoned NC; Tax Map Parcel # 245.-4-29.1; Owner/Applicant Itchy Hand Properties LLC; Engineer RMS **SKETCH PLAN REVIEW**