

**TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC MEETING AND AGENDA  
JUNE 9, 2020**

**PLEASE TAKE NOTICE** that the Zoning Board of Appeals of the Town of Plattsburgh will hold a public hearing using video conferencing technology, pursuant to Section 15.5 C of the Zoning Ordinance on the following proposition(s):

**Appeal No. 2178-A, B, C & D - CONTINUATION**

Request from RMS P.C., on behalf of George & Julie Huttig (Huttig Nissan), located at 822 NYS Route 3 to be allowed to install a 2<sup>nd</sup>, 3<sup>rd</sup>, & 4<sup>th</sup> building sign, which is 73.3 SF more than the 66.7 SF allowed; as well as place a larger monument sign, 122.5 SF, when only 50 SF is allowed in a Service Center District.

(Area Variance to Article VI, Section 6.4)

**Appeal No. 2181**

Request from Erica Lee Leonard located at 2 Valhalla Lane, to be allowed to keep a 10' by 16' carport which was constructed without a permit, on the north side of the residence which has a zero setback, which does not meet the minimum 20' side yard setback in an R-3 District, fully encroaching into the setback.

(Area Variance to Article III, section 3.2 Area Regulations – Schedule B)

**Appeal No. 2183-A & B**

Request from Daniels Signs, Inc., on behalf of Ollie's, located at 60 Smithfield Blvd to be allowed to install a 150.00 SF sign on the building, which is 66.66 SF more than the 83.35 SF allowed; as well as place an additional 83 SF sign on the side of the building, which is not allowed in a Commercial District.

(Area Variance to Article VI, Section 6.4, Para. A(3))

**Appeal No. 2184**

Request from RMS PC, on behalf of Town Fair Tire, located at 486 Route 3 to be allowed to install a 91.5 SF sign on the building fronting Route 3, which is 62.27 SF more than the 29.23 SF allowed in a Commercial District.

(Area Variance to Article VI, Section 6.4)

**Appeal No. 2185**

Request from RMS PC, on behalf of Town Fair Tire, located at 486 Route 3 to be allowed to install a 91.5 SF sign on the building fronting LaBarre Street, which is 8.15 SF more than the 83.35 SF allowed in a Commercial District.

(Area Variance to Article VI, Section 6.4)

**Appeal No. 2186**

Request from Champlain Centre, located at 60 Smithfield Blvd to be allowed to install an additional 83 SF sign on the side of the building (for an interior tenant), which is more than what is allowed in a Commercial District.

(Area Variance to Article VI, Section 6.4, Para. A(3))

**Appeal No. 2187**

Request from Kory Smith and Courtney Morrow, located at Lot 3, Baker Road, Tax Map ID #204.-1-4.5, to be allowed to construct a new single family home on a corner lot (with a future Town Road) which would encroach 29' into one of the 50' front yard setbacks, leaving only 21', which is not allowed in a Residential District.

(Area Variance to Article III, Section 3.2, Schedule B Area Regulations)

**Appeal No. 2188**

Request from Dean Lashway, L.S. on behalf of Quality Manufactured Homes, located at 30 Archie Bordeau Road (Tax ID #232.-3-20) to be allowed to expand the existing mobile home park by adding four (4) additional manufactured homes, which is not an allowed use in an Industrial District.

(Use Variance to Article III, Section 3.1, Land Uses - Schedule A)

**Appeal No. 2189**

Request from Dean Lashway, L.S. on behalf of Quality Manufactured Homes, located at Archie Bordeau Road, Tax Parcel ID #232.-3-21 to be allowed to create a new mobile home park consisting of 60 new manufactured homes, which is not an allowed use in an Industrial District.

(Use Variance to Article III, Section 3.1, Land Uses - Schedule A)

Said hearing will be held using video conferencing technology (Zoom) on Tuesday, the 9<sup>th</sup> day of June, 2020, at the Town Hall, 151 Banker Road, Plattsburgh, NY, at 6:00 P.M.

**NOTICE: DUE TO THE COVID-19 PANDEMIC, THE TOWN OFFICES ARE CURRENTLY CLOSED TO THE PUBLIC. THIS ZONING BOARD OF APPEALS MEETING WILL BE CONDUCTED BY VIDEOCONFERENCE (ZOOM). ANYONE WISHING TO VIEW OR PARTICIPATE IN THIS MEETING CAN VISIT OUR WEBSITE [www.townofplattsburgh.com](http://www.townofplattsburgh.com) HOME PAGE, UNDER “NEWS & NOTICES” FOR FURTHER INSTRUCTION. IF YOU HAVE ANY OBJECTIONS TO, OR SUPPORT OF THE GRANTING OF THE REQUEST, PLEASE FORWARD A SIGNED STATEMENT EXPRESSING YOUR VIEWS TO THIS OFFICE BY E-MAIL, FAX OR LETTER BEFORE THE MEETING DATE. PLEASE SEND E-MAILS TO [donnamp@townofplattsburgh.org](mailto:donnamp@townofplattsburgh.org), OR FAX TO 518-562-6844, OR MAIL LETTERS TO: Town of Plattsburgh Codes & Zoning Department, 151 Banker Road, Plattsburgh, New York 12901.**

In compliance with the Americans with Disabilities Act, special accommodations, within reason and upon request at least 48 hours in advance of a meeting will be provided to persons with disabilities.

Henry Hale, Chairperson  
Zoning Board of Appeals  
Town of Plattsburgh