

**TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS
NOTICE OF PUBLIC MEETING AND AGENDA
SEPTEMBER 8, 2020**

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

Appeal No. 2178-C - REHEARING

Request to re-open this appeal from James Towne, Jr., Esq., on behalf of George & Julie Huttig (Huttig Nissan), located at 822 NYS Route 3 to be allowed to install a fourth (4th) 81.22 SF building sign, which brings the total building signage to 97.74 SF more than the 66.7 SF allowed in a Service Center District.
(Area Variance to Article VI, Section 6.4)

Appeal No. 2189

Request from Dean Lashway, LS, on behalf of Thomas LeClair and Quality Manufactured Homes, located at Archie Bordeau Rd, Tax 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)

Appeal No. 2196

Request from James Baker, located at 17 Independence Drive to be allowed to install a 16' x 32' in-ground pool in the rear yard which does not meet the 10' rear or side yard setbacks for accessory structures in an R-2 District, encroaching 7 feet into both the rear and side 10' setback, leaving 3 feet to the rear and side property lines.
(Area Variance to Article V, Section 5.1-D, Accessory Structures)

Appeal No. 2197

Request from Tim Tyler, located at Bell Road, Tax ID #192.-1-20.7 to be allowed to access the subject property for the proposed construction of a new, single family residence, which property is deficient of the required 100 feet of road frontage in an R-2 Residential District.
(Area Variance to Article III, Section 3.2, Schedule B Area Regulations and NYS Town Law Section 280(A), Minimum Road Frontage)

Said hearing will be held on Tuesday, the 8th day of September, 2020, at the Town Hall, 151 Banker Road, Plattsburgh, NY, at 6:00 P.M.

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