



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS NOTICE OF PUBLIC MEETING AND AGENDA JANUARY 12, 2021

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

Appeal No. 2204 - CONTINUATION

Request from Ron Marx, located at 32 Hill Drive to be allowed to subdivide a parcel that would create a parcel with 50 feet of road frontage, which is 75 feet deficient of the required 125 feet of road frontage for an R-2 District.

(Area Variance to Article IV, Schedule B, Area Regulations)

Appeal No. 2206 - CONTINUATION

Request from Mount Whitney Meadows, LLC, located on the east side of Connecticut Road, just north of the intersection with Idaho Avenue, ID #233.-5-52 to be allowed to construct a 60,000 sf warehouse with related site improvements, which is not an allowed use in a Neighborhood Commercial District.

(Use Variance to Article III, Section 3.1, Permitted Uses – Schedule A)

Appeal No. 2207

Variance #1 - Request from Gerald Menard, located at 22 Sears Blvd, Parcel #180-4-14, to be allowed to keep a 30' x 36' house foundation which does not meet the 50' front yard setback in an R-2 District; encroaching one point one foot (1.1') into the front yard setback, leaving 48.9 feet to the front property line.

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

Variance #2 - To be allowed to construct a proposed 8' x 12' open deck on the front of the subject house which does not meet the 50' front yard setback in an R-2 District, encroaching eight point six feet (8.6') into the front yard setback, leaving 41.4 feet to the front property line.

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

Variance #3 - To be allowed to construct a proposed 24' x 30' attached garage on the side of the subject house which does not meet the 50' front yard setback in an R-2 District, encroaching four point eight feet (4.8') into the front yard setback, leaving 45.2 feet to the front property line.

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

Said hearing will be held using video conferencing technology (Zoom) on Tuesday, the 12th day of January, 2021, 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 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 donnapm@townofplattsburgh.org; FAX TO 518-562-8396; 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