



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

JULY 13, 2021

PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS

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. 2207 - Continuation

Request from Aaron & Jodi Underwood located at 22 Sears Blvd, to be allowed to amend variance #3 of their previously granted variance for constructing an attached garage, to be allowed to construct a 26' x 30' detached garage which does not meet the 50' front yard setback; encroaching 25 feet into the setback, leaving 25 feet to the property line.

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

Appeal No. 2219

Request from Patti Gonyea, located at 26 Lakeshore Dr., to be allowed to construct a new 40' x 48' addition in the front and rear yards of a single family home which will encroach 9 feet into the 30' front yard setback and 7 feet into the 30' rear yard setback, which is not allowed in an R-1 Residential District.

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

Appeal No. 2220

Request from Matthew Furman, located at 2154 Route 22B, to be allowed to move a manufactured home onto the property and integrate it into the existing structure as an addition, when manufactured homes are not allowed in a Neighborhood Commercial (NC) District.

(Use Variance to Article II, Section 2.1 & Article XII, Sections 12.1 and 12.2)

Appeal No. 2221

Request from Mary White-Ferris, proposed purchaser, located at 29 Jefferson Rd, to be allowed to construct a 1,000 SF single family residence on the parcel which is deficient of the minimum side yard setback of 20 feet, only providing 15 feet, and deficient of the total side yard setback of 50 feet, only providing 30 feet in an R-4 Residential District.

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

Appeal No. 2222

Request from Thomas C. Willette, located at 1 Gen R Parker Ave., to be allowed to install a 12' x 16' metal gazebo in the side yard, which does not meet the 10' side yard setback in an R-2 Residential District, encroaching six feet into the setback, leaving four feet to the property line.

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

Said hearing will be held on Tuesday, the 13th day of July, 2021, 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