



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

Stephen M. Imhoff | Code Enforcement Officer
Allen W. Reece | Code Enforcement Officer
Drew Arthur | Code Enforcement Officer
Donna Primiano-Masten | Codes & Zoning Secretary

Michael Cashman
Supervisor

Charles Kostyk
Deputy Supervisor/Councilor

151 BANKER RD, PLATTSBURGH, NY 12901-7307
PHONE: (518) 562-6840 | TDD: (800) 662-1220 | FAX: (518) 563-8396

TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

April 12, 2022

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. 2237

Request from John and Cynthia Mayette, located at 192 Cmdr Thomas MacDonough Hwy, to be allowed to remove an existing deck and replace it with an 8' x 20' addition and a new 12' x 18' open deck in the side yard which does not meet the 30' side yard setback in an R-4 Residential District, encroaching nine feet into the side yard setback, leaving 21 feet to the property line.

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

Appeal No. 2239

Request from Dan Dessureault, located at 404 Rand Hill Rd, to be allowed to construct a 60' x 28' (1,680 SF) detached garage in the side yard which would continue to exceed the allowable accessory building area total for the property which is pre-existing, non-conforming, in an R-2 Residential District by 2,234 SF.

(Area Variance to Article V, Section 5.1, Paragraph E)

Appeal No. 2240

Request from AEDA, on behalf of Clinton County, located at Lot D of the Subdivision Plan for County of Clinton on lands of the former Clinton County Airport, to be allowed to construct a 256,811 SF warehouse/distribution building that has a height of 42.5 feet, when the maximum allowable height in a Special Development District is forty feet exceeding by 2.5 feet.

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

Appeal No. 2241

Request from Troy Granmoe, located at 30 Brookside Ave., to be allowed to engage in the business of online firearms sales and transfers from his residence which is not an allowed use in an R-2 Residential District.

(Use Variance to Article V, Section 5.5, Schedule A)

Appeal No. 2242

Request from RMS P.C., on behalf of Gull Rock LLC (Bailey Ford), located at 7189 Route 9 to be allowed to install a monument sign at the premises that is 73 SF, exceeding the maximum allowable 50 SF in a Service Center District by 23 SF.

(Area Variance to Article VI, Section 6.5, Table X)

Said hearing will be held on Tuesday, the 12th day of April, 2022, 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