



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

May 10, 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. 210 – Rehearing

Request from Thomas M. Murnane, Esq., on behalf of Ms. Cori Deans and Small Town Cultures, Inc., proposed purchaser, located at 602 Tom Miller Road, to be allowed to change the previously granted use variance from sale and distribution of windows to wholesale business sales, which is not an allowed use in an R-2 Residential District.

(Use Variance to Article III, Section 3.1, Schedule A Use Regulations and Schedule B Area Regulations)

Appeal No. 2243

Request from Paul Pellerin, located at 106 Irish Settlement Road, to be allowed to change his existing building permit from construction of a single family home to construction of a duplex, which does not meet the 20 foot side yard setback in an R-5 Residential District, encroaching two feet, two inches into the setback, leaving seventeen feet, ten inches (17' 10") to the property line.

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

Appeal No. 2244

Request from Thomas M. Murnane, Esq., on behalf of Steven & Carol Carpenter, located at 409 Rugar Street to be allowed to construct three (3) self-storage buildings of varying sizes at the property, which is not an allowed use in a T3C (Town Center Neighborhood) District.

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

Appeal No. 2245

Request from Aaron Ovios, P.E., on behalf of Ryan Garrand and Geoffrey Garrand, located at 1943-1945 Military Tpke, to be allowed to utilize the property to operate an automotive sales and services business, which is not an allowed use in an IP (Industrial Park) District.

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

Said hearing will be held on Tuesday, the 10th day of May, 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