



# TOWN OF PLATTSBURGH

## DEPARTMENT OF CODES & ZONING

*Stephen M. Imhoff* | Code Enforcement Officer  
*Allen W. Reece* | Code Enforcement Officer  
*Drew Arthur* | Code Enforcement Officer  
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## TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

### NOTICE OF PUBLIC MEETING AND AGENDA

**June 14, 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. 1663 – REHEARING**

Request from Lighthouse Apartments LLC located at 312 South Junction Rd to be allowed to subdivide lands that will modify the existing non-conforming use parcel by merging a new parcel with part of the existing non-conforming use parcel.

(Use Variance to Article IV, Section 4.4, Paragraph B)

#### **Appeal No. 2244 – Continuation**

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 District - Town Center Neighborhood District.

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

#### **Appeal No. 2245 - Continuation**

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)

#### **Appeal No. 2246**

Request from Roger Barnard located at 2027 Route 3 to be allowed to operate a dog grooming business at 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. 2247**

Request from Dean Lashway, L.S., on behalf of PP Enterprise of Plattsburgh, LLC, located at 334 Tom Miller Rd, to be allowed access to the subject property, which property is deficient of the required 75 feet of road frontage in a Town Center Neighborhood District (T3C)

(Area Variance to Article XIX, Section 2-A, Lot Dimensions and NYS Town Law Section 280(A), Minimum Road Frontage)

#### **Appeal No. 2248**

Request from Saverio Minardi & Christine Minardi, located at Bell Rd, Tax Map ID #192.-4-21, 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 14<sup>th</sup> day of June, 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