



# 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

#### AUGUST 9, 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. 2251**

Request from Aaron Ovios, P.E., on behalf of Huttig Nissan located at 822 State Route 3, to be allowed to install a 2<sup>nd</sup> and 3<sup>rd</sup> building sign, consisting of one previously denied 81 SF emblem sign, and one previously granted (but expired) 17.35 SF “Huttig” name sign, which would be 21.85 SF more than the 87.66 SF allowed in a SC Service Center District.

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

#### **Appeal No. 2252**

Request from Aaron Ovios, P.E. on behalf of Huttig Chrysler, located at Tom Miller Rd, part of tax parcel ID#206.-1-13.1, to be allowed to construct a new dealership set 117.16 feet from the front property line, which increases the required 40’ maximum front yard set back by 77.16 feet, which is not allowed in a T-4 Town Center Commercial District.

(Area Variance to Article XIX, Section 2, Town Center Commercial District (T4), A-Building Setbacks)

#### **Appeal No. 2253**

Request from Aaron Ovios, P.E. on behalf of Huttig Chrysler, located at Tom Miller Rd, part of tax parcel ID#206.-1-13.1, to be allowed to have two (2) rows of front yard parking spaces, 24 spots total, when only a single row of 10 front yard parking spaces is allowed in a T-4 Town Center Commercial District.

(Area Variance to Article XIX, Section 2, Town Center Commercial District (T4), A-Parking Setbacks)

#### **Appeal No. 2254**

Request from Aaron Ovios, P.E. on behalf of Huttig Chrysler, located at Tom Miller Rd, part of tax parcel ID#206.-1-13.1, to be allowed to construct a new building that is 186 feet wide, or 42% of development area, which is 8% less than the required minimum 50% of development area, and not allowed in a T-4 Town Center Commercial District.

(Area Variance to Article XIX, Section 2, Town Center Commercial District (T4), A-Building Façade Width)

**Appeal No. 2255**

Request from Aaron Ovios, P.E. on behalf of Huttig Chrysler, located at Tom Miller Rd, part of tax parcel ID#206.-1-13.1, to be allowed to construct a new building that has a flat roof, which is not allowed in a T-4 Town Center Commercial District.

(Area Variance to Article XIX, Section 2, Town Center Commercial District (T4), J-Roof Design)

Said hearing will be held on Tuesday, the 9<sup>th</sup> day of August, 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