



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

SEPTEMBER 13, 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 - CONTINUATION

Request from Aaron Ovios, P.E., on behalf of Huttig Nissan located at 822 State Route 3, to be allowed to install a 2nd and 3rd 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 - CONTINUATION

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 - CONTINUATION

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 - CONTINUATION

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 - CONTINUATION

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)

Appeal No. 2256

Request from Kathleen O'Connor located at 21 Lakeside Ct, which is a pre-existing, non-conforming lot, to be allowed to construct a 16' x 8' front porch, which does not meet the 30' front yard setback in an R-1 Residential District, encroaching 13' into the front yard setback, leaving 17' to the property line.

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

Appeal No. 2257

Request from Bryan Donahue located at 1411 Cumberland Head Rd to be allowed to keep an unpermitted 8' x 15' deck constructed on the front of the residence which does not meet the 50' front yard setback in an R-4 Residential District, encroaching 15 feet into the front yard setback, leaving 35 feet to the property line.

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

Appeal No. 2258

Request from Derek Hilts located at 1442 Route 3 to be allowed to extend an existing porch by six feet which does not meet the 20' side yard setback in an R-2 Residential District, encroaching ten feet (10') into the side yard setback, leaving ten feet (10') to the property line.

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

Appeal No. 2259

Request from Thomas M. Murnane, Esq., on behalf of Robert Steele located at NYS Route 9 North, Tax Map ID #194.-2-36, to be allowed to locate a drive-in movie theatre complex at the subject property, which is not an allowed use in a Commercial District.

(Use Variance to Schedule A Use Regulations)

Said hearing will be held on **Tuesday, the 13th day of September, 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