



# TOWN OF PLATTSBURGH

## DEPARTMENT OF CODES & ZONING

*Stephen M. Imhoff* | Code Enforcement Officer  
*Allen W. Reece* | Code Enforcement Officer  
*Brett Baker* | Code Enforcement Officer  
*Donna Primiano-Masten* | Codes & Zoning Secretary

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

*Michael Cashman*  
Supervisor

*Charles Kostyk*  
Deputy Supervisor/Councilor

### TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

#### NOTICE OF PUBLIC MEETING AND AGENDA

#### APRIL 11, 2023

#### 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. 2259 – CONTINUATION**

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)

#### **Appeal No. 2270**

Request from Corey and Abby Boire located at 987 Cumberland Head Rd, to be allowed to install a privacy fence that is eight feet (8') in height, when the maximum allowable fence height is six feet (6') in an R-4 Residential District.

(Area Variance to Article V, Section 5.2, Paragraph B)

#### **Appeal No. 2271**

Request from Daniels Signs Inc on behalf of Shoe Dept Encore located at 73 Centre Dr., to be allowed to install a 140 SF sign on the front of the building, which is 85 SF more than the 55 SF allowed in a T-5 Zoning District.

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

#### **Appeal No. 2272**

Request from Daniels Signs Inc on behalf of Shoe Dept Encore located at 73 Centre Dr., to be allowed to install a second building sign on the side of the building, measuring 79 SF, when only one building sign is allowed in a T-5 Zoning District.

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

#### **Appeal No. 2273**

Request from Paul Marshall, located at 17 Harlan Drive, to be allowed to construct a residence on the property for residential use, which is not allowed in a SC Service Center District.

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

**Appeal No. 2274**

Request from TDC NNY located at 61 Area Development Drive, for an interpretation of signage exceptions. Additionally, requesting to be allowed to install a 60 SF sign face on an existing freestanding sign, when only 35 SF is allowed in a T-4 Commercial District. (Request for Interpretation of Article VI, Section 6.7 Exceptions & Area Variance to Article VI, Table X)

**Appeal No. 2275**

Request from TDC NNY located at 61 Area Development Drive, to be allowed to maintain the six foot (6') height of a sign, when the maximum allowable height is five feet (5') in a T-4 Commercial District. (Area Variance to Article VI, Table X)

Said hearing will be held on ***Tuesday, the 11<sup>th</sup> day of April, 2023***, 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