



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 9, 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. 2273 - CONTINUATION

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. 2276

Request from Susan C. Tobias located at 75 Moffitt Rd, to be allowed construct a 24'x 24' attached garage onto the front of the residence that does not meet the 50' front yard setback in a R-2 Residential District; encroaching 18' into the setback, leaving 32' to the property line.
(Area Variance to Article III, Section 3.2, Schedule B Area Regulations)

Appeal No. 2277

Request from Angela Boyd located at 1410 Military Tpke, to be allowed to replace an existing manufactured home with a new, larger 27 x 56 manufactured home, which is an expansion to a pre-existing, non-conforming use, and is not allowed in a T3C District.
(Use Variance to Article IV, Section 4.4)

Appeal No. 2278

Request from Nicholas Wells located at 5 Brookview Dr, which is a pre-existing, non-conforming lot, to be allowed to remove an existing stoop and patio and replace it with a newly constructed and enlarged 6'x32' front porch which does not meet the 30' front yard setback in an R-1 Residential District, encroaching 15' into the front yard setback, leaving 15' to the property line.
(Area Variance to Article IV, Section 4.4 and Article III Section 3.2 Schedule B Area Regulations)

Said hearing will be held on **Tuesday, the 9th day of May, 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