



# TOWN OF PLATTSBURGH

## DEPARTMENT OF CODES & ZONING

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Deputy Supervisor/Councilor

### TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

#### NOTICE OF PUBLIC MEETING AND AGENDA

#### JUNE 13, 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. 2212 – REHEARING**

Request from Marianne Alexandrou located at 1235 Route 3 to be allowed to construct a 30' x 30' detached garage in the side yard, which does not meet the 10' side yard setback for accessory structures in an R-2 District, encroaching five feet into the side yard 10' setback, leaving five feet to the property line.  
(Area Variance to Article IV, Section 5.1-D, Accessory Structures)

#### **Appeal No. 2278 - CONTINUATION**

Request from Nicholas Wells located at 5 Brookview Dr, which is a pre-existing, non-conforming lot, to be allowed to remove an existing front 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)

#### **Appeal No. 2279**

Request from Jordon and Samantha Hicks located at 1304 Military Tpke to be allowed to remove an existing single wide manufactured home and replace with a new double wide manufactured home which does not meet the 25 foot side yard setback in an R-5 Manufactured Home District, encroaching three feet into the side yard setback.  
(Area Variance to Article III, Section 3.2 Schedule B Area Regulations)

#### **Appeal No. 2280**

Request from Jane and Craig Waldron located at 295 Cumberland Hd Rd to be allowed to construct a 12'x 25' attached garage onto the side of the residence that does not meet the 30' side yard setback in an R-4 Residential District; encroaching 23' into the setback, leaving 7' to the property line.  
(Area Variance to Article III, Section 3.2, Schedule B Area Regulations)

#### **Appeal No. 2281**

Request from Tim and Melissa Frederick located at 10 Smokey Ridge Rd to be allowed to construct an 8' x 16' front porch which does not meet the 50' front yard setback in an R-2 Residential District, encroach 25' into the front yard setback, leaving 25' to the property line.  
(Area Variance to Article III, Section 3.2 Schedule B Area Regulations)

**Appeal Nos. 2282 – 2285**

Request from Daniels Signs obo Ross Dress for Less located at 60 Smithfield Blvd to be allowed to place a 242 SF front exterior sign on the building that would be 94 SF over the allowable 148 SF; as well as place a 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> building sign which exceeds the number of signs allowed in a T-5 Town Central District.  
(Area Variance to Article VI, Table X)

**Appeal Nos. 2286-A & 2286-B**

Request from Elizabeth Vicencio located at 269 Cumberland Hd Rd to be allowed to construct a 26' x 32' attached garage in the side yard and an 8' x 30' front deck, neither of which meet the total sum of 50' required for side yard setbacks in an R-4 Residential District, encroaching 11' into both side yard setbacks, leaving 19' on the north side and 9' on the south side, and encroaching 14' on north side and 7' on the south side, leaving six feet on the north side and 23' on the south side, respectively.

(Area Variance to Article V, Section 5.1, Schedule B Area Regulations)

**Appeal No. 2287 – 280A**

Request from Aaron Ovios, P.E., obo Shea Branon located at Barton Rd, Tax Parcel ID #194.2-2-61, to be allowed to subdivide the subject property, resulting in the property being deficient of the required 125 feet of public road frontage in an R-4 Residential District.

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

**Appeal No. 2288 – 280A**

Request from Aaron Ovios, P.E., obo Gregory Raville located at Barton Rd, Tax Parcel ID #194.2-1-28.17, to be allowed to subdivide the subject property, resulting in the property being deficient of the required 125 feet of public road frontage in an R-4 Residential District.

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

**Appeal No. 2289**

Request from Aaron Ovios, P.E., obo UMS Properties LLC located at 26 Irish Settlement Rd to be allowed to construct a new, approximately 450,460 SF warehouse facility that is upwards of 76 feet in height, which is 36 feet higher than what is allowed in an Industrial District.

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

**Appeal No. 2290**

Request from AEDA PC obo MHAB Enterprises LLC located at 11 Dormitory Drive to be allowed to utilize the first floor of Cumberland Hall to operate a crisis stabilization center which is not an allowed use in an A-2 District.

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

Said hearing will be held on **Tuesday, the 13<sup>th</sup> day of June, 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