



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

JULY 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 1087 – REHEARING

Request from Gregory Zeh located at 152 Algonquin Park Rd to have a previous condition of approval regarding a deck in the side yard, from the original variance dated March 1, 1990, rescinded.
(Area Variance to Article III, section 3.2, Schedule B Area Regulations)

Appeal No. 2291

Request from Champlain Centre located at 60 Smithfield Blvd to be allowed to utilize the former Sears garage space for parking of a tow truck and temporary storage of towed vehicles, which is not an allowed use in the T-5 District.
(Use Variance to Article III, Section 3.1, Schedule A Uses Regulations)

Appeal No. 2292

Request from Robert H. Dumesnil located at 240 Adams St, which is a pre-existing, non-conforming lot, to be allowed to construct a 20' x 32' garage with second floor living quarters which does not meet the total sum of 50' required for side yard setback in an R-4 Residential District, encroaching four feet on the north side, leaving 16' to the property line, and encroaching 16 feet on the south side, leaving 14 feet to the property line.
(Area Variance to Article V, Section 5.1, Schedule B Area Regulations)

Appeal No. 2293

Request from Barrett Waling located at 399 Cumberland Head Rd to be allowed to remove a pre-existing, non-conforming 12' x 24' detached garage and replace it with a newly constructed 24' x 30' garage in the same location which does not meet the 30' front yard setback in an R-3 Residential District, encroaching 23' into the front yard setback, leaving seven feet to the property line.
(Area Variance to Article III, section 3.2, Schedule B Area Regulations and Article IV, Section 4.4)

Said hearing will be held on **Tuesday, the 11th day of July, 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