



# TOWN OF PLATTSBURGH

## DEPARTMENT OF CODES & ZONING

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*Allen W. Reece* / Code Enforcement Officer  
*Brett Baker* Code Enforcement Officer  
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## TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

### NOTICE OF PUBLIC MEETING AND AGENDA

### AUGUST 8, 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. 2283 – CONTINUATION**

Request from Daniels Signs obo Ross Dress for Less located at 60 Smithfield Blvd to be allowed to place a second building sign measuring 127.4 SF on the northwest side of the building which exceeds the number of signs allowed in the T-5 Town Center District.

(Area Variance to Article VI, Table X)

#### **Appeal No. 2286-A - CONTINUATION**

Request from Elizabeth Vicencio located at 269 Cumberland Head Rd to be allowed to construct a 28' x 32' attached garage in the side yard, which does not meet the total sum of 50' required for side yard setbacks in an R-4 Residential District, encroaching 19' into the side yard setback, leaving 11' to the property line on the south side and 20' to the property line on the north side, providing 31' total side yard setback.

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

#### **Appeal No. 2294-A & 2294-B**

Request from Plattsburgh Lodging Venture, LLC located at Route 3, Tax Map Parcel #206.4-3-15.2, to be allowed to construct a new building that (A) would be less than the 50% Building Façade width in the development zone, providing 0% in the development zone area, which is not allowed in the T5 Town Center District; **and** (B) would have a front yard setback of 175.4 feet, when 20 feet maximum is required in the T5 Town Center District.

(Area Variance to Article XIX, Section 19)

#### **Appeal No. 2295**

Request from Jeffrey A. Kelly located at 17 LaBarre Street, to be allowed to construct a 12' x 25' deck on the front of the residence, which is an expansion of a pre-existing, non-conforming use and not allowed in the T5 Town Center District.

(Use Variance to Article IV, Section 4.3, Schedule A Use Regulations)

#### **Appeal No. 2296**

Request from Denise Coughlin located at 4 Washington Place, which is a pre-existing, non-conforming parcel, to be allowed to construct an addition that does not meet the 30' rear yard setback in an R-1 Residential District, encroaching 14.2 feet into the setback, leaving 15.8 feet to the property line.

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

**Appeal No. 2298**

Request from JP Signs obo The Strike Zone located at 16 Graham Drive to be allowed to have an off-premises sign on the existing Carpenter Brothers freestanding sign at the corner of S Peru Street and Graham Drive, which is not an allowed use.

(Use Variance to Article VI)

**Appeal No. 2297**

Request from JP Signs obo The Strike Zone located at 16 Graham Drive to be allowed to place a second 28 SF sign on the existing Carpenter Brothers freestanding sign at the corner of S Peru Street and Graham Drive, which is 6 SF over the total allowable 50 SF in an A-2 Airport District.

(Area Variance to Article VI, Table X)

Said hearing will be held on *Tuesday, the 8<sup>TH</sup> day of August, 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