



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

OCTOBER 10, 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. 2300

Request from Gabe and Marianne Alexandrou located at 1235 Route 3, which has a pre-existing, non-conforming structure, to be allowed to remove an existing attached garage and replace it with a newly constructed 28' x 49' addition which does not meet the minimum 20' side yard setback in an R-2 Residential District, encroaching 12.6 feet into the side yard setback, leaving 7.4 feet to the property line.
(Area Variance to Article IV, Section 4.4 and Article III Section 3.2 Schedule B Area Regulations)

Appeal No. 2301 A, B & C

Request from Dean Lashway, LS on behalf of Larry Duquette, and based on a proposed request for Subdivision, located at 1109 Route 3, which has pre-existing, non-conforming structures, to be allowed to:
A-LOT #1 - maintain the existing, non-conforming front yard setback of 21.8 feet, which does not meet the 50' front yard setback in an R-2 Residential District.

B-LOT #2 – maintain the existing, non-conforming front yard setback of 14.6 feet, which does not meet the 50' front yard setback in an R-2 Residential District.

C-LOT #1A – keep an existing garage and barn that does not meet the 10 feet minimum side yard setback in an R-2 Residential District, encroaching 7.7 feet into the side yard setback, leaving 2.3 feet to the new proposed property line.

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

Said hearing will be held on **Tuesday, the 10th day of October, 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