



# TOWN OF PLATTSBURGH

## DEPARTMENT OF CODES & ZONING

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## TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

### NOTICE OF PUBLIC MEETING AND AGENDA

### NOVEMBER 14, 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. 2302**

Request from Kirstie Miller located at 2 Valley Drive, to be allowed to construct a 16' x 16' rear addition to the home which does not meet the minimum 15' rear yard setback in an R-5 Residential District, encroaching eight feet into the rear yard setback, leaving seven feet to the property line.

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

#### **Appeal No. 2303**

Request from Sandra Smith located at 344 Bradford Road, which has pre-existing, non-conforming structures, to be allowed to add an additional accessory structure by installing a 10' x 16' (160 SF) pre-fab shed in the side yard which would exceed the 100% footprint (920 SF) of the total building area of the principal building by 785 SF, which is not allowed in an R-5 Residential District.

(Area Variance to Article V, Section 5.1 Paragraph F)

#### **Appeal No. 2304 A & B**

Request from Gregg Pawlowski, LS on behalf of Thomas R. Quinn, Jr. & Meredith Quinn, located at 50 Blue Heron Way, to be allowed to:

**A--** Maintain the existing, non-conforming side yard setback of 23.9 feet at the guest house cottage, which does not meet the 24.8' side yard setback in an R-2 Residential District, encroaching 0.9 feet into the side yard setback.

**B--** Maintain the existing, non-conforming side yard setback of 23.3 feet at the main house, which does not meet the 24.8' side yard setback in an R-2 Residential District, encroaching 1.5 feet into the side yard setback.

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

Said hearing will be held on **Tuesday, the 14<sup>th</sup> day of November, 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