



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

MARCH 12, 2024

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. 2306

Request from Matthew McLane dba McLane Power Equipment located at 4690 Route 9 to be allowed to install two (2) additional 24 SF building signs to the existing 24 SF building sign, exceeding the maximum number of allowable building signs by two (2), and exceeding the maximum square footage by 48 SF in the Service Center District.

(Area Variance to Article VI Section Table X)

Appeal No. 2307 A, B & C

Request from Glenn Burdo located at Hammond Lane, Tax Map ID #220.2-1-11.2, to be allowed to:

A— Construct a new three (3) unit townhouse building that does not meet the minimum twenty feet rear yard setback in a T-4 Commercial District, encroaching eight feet into the rear yard setback, leaving twelve feet to the property line.

B— Construct a new three (3) unit townhouse building that does not meet the minimum twenty feet side yard setback in a T-4 Commercial District, encroaching eight feet into the side yard setback, leaving twelve feet to the property line.

C-- Construct a new single story three (3) unit townhouse building, when all new buildings are required to have a two-story minimum building height in the T-4 Commercial District.

(Area Variance to Article XIX, Section 2)

Appeal No. 2308

Request from Plattsburgh YMCA located at 295 New York Road to be allowed to relocate its' facility to 295 New York Road, when Commercial Recreation Facility and Health and Fitness Center is not an allowed use in the Neighborhood Commercial (NC) District.

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

Appeal No. 2309

Request from Nicholas Bracy, Attorney on behalf of Gr8 Courier, Inc., located 3997-4019 Route 22, to be allowed to use said property as an Automobile Fuel Station for fleet vehicles and Automobile Storage and Maintenance, which is not an allowed Use in the Neighborhood Commercial (NC) District.

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

Said hearing will be held on *Tuesday, the 12th day of March, 2024*, 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