



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

Stephen M. Imhoff | Code Enforcement Officer
Allen W. Reece | Code Enforcement Officer
Brett L. 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

APRIL 9, 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. 2310

Request from Walter Cemel located at 3 Firehouse Lane to be allowed to construct a 6 foot covered deck on the roadside of the house that encroaches 44' into the 50 foot front yard setback leaving six feet (6') feet to the front property line; and encroaching 9.44 feet into the 20 foot minimum side yard setback leaving 10.56 feet to the side yard property line and does not meet the total sum of 50 feet side yard setback in the R4 Residential District.

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

Appeal No. 2311

Request from Walter Cemel located at 3 Firehouse Lane to be allowed to construct a 12' x 27'-6" partially covered deck on the lakeside of the house that encroaches 21 feet into the required 50 foot front yard setback leaving 29 feet to the front property line and encroaching 10'-6" into the 20 foot minimum side yard setback leaving 9'-4" to the side yard property line; and does not meet the total sum of 50 feet side yard setback in the R4 Residential District.

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

Appeal No. 2312

Request from Darby Alberts located at 13 Bristol Road to be allowed to expand a pre-existing, non-conforming deck with an addition that encroaches five feet on the lakeside, leaving 45 feet to the property line, which is not in conformance with the required 50 feet front yard setback in an R-4 Residential District.

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

Said hearing will be held on *Tuesday, the 9th day of April, 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