



# TOWN OF PLATTSBURGH

## DEPARTMENT OF CODES & ZONING

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### TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS NOTICE OF PUBLIC MEETING AND AGENDA MAY 14, 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. 1664 – RE-HEARING**

Request for Rehearing from Brennan Buick GMC located at 383 Route 3 to be allowed to keep an unpermitted 120 SQFT sign on the rear of the building which violates the prior variance approval of signage on the front of the building and the allowance for signs on the rear of the building.

(Area Variance to Article VI, Section 6.5, Table X and Article I, Section 1.4 Sign, Wall)

#### **Appeal No. 2257 – RE-HEARING**

Request for Rehearing from Bryan Donahue located at 1411 Cumberland Head Rd to be allowed to expand and renovate his existing garage into living space which encroaches five feet into the required 50 foot front yard setback, in an R-4 Residential District, leaving 45 feet to the property line.

#### **Appeal No. 2310 – CONTINUATION**

Request from Walter Rick Cemel located at 3 Firehouse Lane to be allowed to construct a 6 foot covered deck on the roadside of the house that encroaches 37 feet into the 50 foot front yard setback leaving thirteen feet to the front property line; and encroaching 9'-6" feet into the 20 foot minimum side yard setback leaving 10'-6" to the side yard property line and does not meet the total sum of 50 feet side yard setback, and increases the total building coverage from 31.8% to 33.7%, a 1.9% increase when only 30% is allowed in the R-4 Residential District.

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

#### **Appeal No. 2311 – CONTINUATION**

Request from Walter Rick Cemel located at 3 Firehouse Lane to be allowed to construct a 12' x 16' partially covered deck on the lakeside of the house that encroaches 16'-6" into the required 50 foot front yard setback leaving 33'-6" to the front property line and encroaching 4'-9" into the 20 foot minimum side yard setback leaving 15'-3" to the side yard property line; and does not meet the total sum of 50 feet side yard setback, and increases the total building coverage from 33.7% to 39.2%, a 5.5% increase when only 30% is allowed in the R4 Residential District.

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

#### **Appeal No. 2313**

Request from Kris Ambler, located at 1522 Cumberland Head Road to be allowed to construct an 18' x 26' wooden gazebo in the front yard which does not meet the 50 foot front yard setback in an R-4 Residential

District, encroaching seven feet into the western setback and nine feet into the northern setback, leaving 43 and 41 feet to the property lines, respectively.

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

**Appeal No. 2314**

Request from Noel J. Brunell & Son, Inc., located at 7741 Route 9 to be allowed to change the use of the property from commercial use to a contractor's storage yard, which is not an allowed use in a Commercial District.

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

**Appeal No. 2315**

Request from George Moore Trust obo South Junction Enterprises LLC located at 382 South Junction Road to be allowed to erect, in three phases, a 140 foot tall grain elevator and six bins 30 feet in diameter that will be 75 feet in height, which exceeds the maximum allowable height of 40 feet in an Industrial District.

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

**Appeal No. 2316**

Request from Gary Bouvia located at 142 Moffitt Road, to be allowed to subdivide the parcel to create a residential use, which would not be in conformance with the 20 foot minimum landscaped buffer required between commercial and residential uses in an R-2 Residential District.

(Area Variance to Article V, Section 5.13 Buffering)

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