



TOWN OF PLATTSBURGH

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

October 8th, 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. 2320 - CONTINUANCE

Revised request from Andrew Sepcie, located at 9 Point Cliff Drive to be allowed to place a 12' x 28' pre-fab shed in the front yard which does not meet the 30 foot front yard setback in an R-1 Residential District, encroaching 14.6 feet into the roadside front yard setback, leaving 15.4 feet to the property line.

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

Appeal No. 2334

Request from Aaron Ovios, P.E. on behalf of CIDC Plattsburgh, LLC c/o BBL Construction Services, LLC, located at Industrial Blvd, part of tax parcel ID#220.-1-3.1-1, to be allowed access to the subject property for the proposed construction of a new Career and Technical Education and Workforce Training Facility, which property is deficient of the required 100 feet of road frontage in a SD Town Center District, **OR**, if the extension of Industrial Blvd. is conveyed to the Town prior to the next meeting of the Zoning Board of Appeals, then the proposed property would only have 75 feet of frontage when 100 feet of road frontage is required in a SD Town Center District.

(Area Variance to Article XIX, Section 2-A, Lot Dimensions and NYS Town Law Section 280(A), Minimum Road Frontage)

Appeal No. 2331

Request from Aaron Ovios, P.E. on behalf of CIDC Plattsburgh, LLC c/o BBL Construction Services, LLC, located at Industrial Blvd, part of tax parcel ID#220.-1-3.1-1, to be allowed to construct a new Career and Technical Education and Workforce Training Facility set 873 feet from the front property line, which increases the required 20' maximum front yard set back by 853 feet, which is not allowed in a T-6 and SD Town Center District.

(Area Variance to Article XIX, Section 2, Town Center District (T-6), A-Building Setbacks)

Appeal No. 2332

Request from Aaron Ovios, P.E. on behalf of CIDC Plattsburgh, LLC c/o BBL Construction Services, LLC, located at Industrial Blvd, part of tax parcel ID#220.-1-3.1-1, to be allowed to construct a new building that has a flat roof, which is not allowed in a T-6 Town Center District. (Area Variance to Article XIX, Section 2, Town Center District (T-6), J-Roof Design)

Appeal No. 2335

Request from SB Signs, Inc on behalf of Planet Fitness to replace the existing 65.75 sq. ft. sign on the front of the building with a proposed 161.75 sq ft sign which is not allowed in a T-5 Town Center District.

(Area Variance to Article VI, Section 6.5, Table X)

Said hearing will be held on *Tuesday, the 8th day of October, 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