



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 11, 2021

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. 210 – REHEARING

Request from John F. Niles, Esq. on behalf of William and Kayla Vogt located at 602 Tom Miller Road, to be allowed to change the previously granted use variance from light manufacturing to sale and distribution of windows, which is not an allowed use in an R-2 District.

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

Appeal No. 2051 - CONTINUATION

Request from MJ Murphy, LLC located at 40 South Junction Road, to be allowed to expand the use at the property to include self-storage units, which is not an allowed use in an R-2 Residential District.

(Use Variance to Article III, Section 3.1, Permitted Uses – Schedule A)

Appeal No. 2208 - CONTINUATION

Request from Broncie Burnell, dba Tiny Leaders Children's Center, located at 6 Kaycee Loop to be allowed to use and occupy the property for the purpose of running a Child Day Care Center, which is not an allowed use within the Service Center (SC) District.

(Use Variance to Article 3, Section 3.1B and Schedule A, Use Regulations)

Appeal No. 2210

Request from Nadeem Maken, located at 37 Latour Avenue to be allowed to convert a property into a multi-family dwelling in a Service Center District, which is not an allowed use.

(Use Variance to Article III, Section 3.1, Permitted Uses)

Appeal No. 2211

Request from Plattsburgh Storage LLC located at 177 Sharron Avenue, to be allowed to construct two (2) free standing storage buildings, (4,500 SF & 2,250 SF), as well as two (2) cold storage additions totaling 3,285 SF of self-storage onto the existing building, which is not an allowed use in an A-2 District.

(Use Variance to Article III, Section 3.1, Permitted Uses)

Appeal No. 2212

Request from Marianne and Gabe Alexandrou located at 1235 State Route 3, to be allowed to relocate an existing 20' x 24' attached garage to the side yard, which does not meet the 10' side yard setback for accessory structures in an R-2 District, encroaching five (5) feet into the 10' side yard setback, leaving five (5) feet to the property line.

(Area Variance to Article IV, Section 5.1-D, Accessory Structures)

Appeal No. 2213

Request from Tammy D'Aust located at 16 Kemp Lane, to be allowed to remove an existing 1989 SWMH and install a 30' x 64' modular home on the property, which is not allowed in an A-2 Airport District.
(Use Variance to Article III, Section 3.1, Permitted Uses)

Appeal No. 2214

Request from Daniel Knef located at 6 Blair Road, to be allowed to construct a 16' x 40' addition on the east side of the residence, which does not meet the 20' side yard setback in an R-4 District, encroaching 7.3 feet into the setback, leaving 12.7 feet to the property line.
(Area Variance to Article III, section 3.2, Schedule B, Area Regulations)

Said hearing will be held on Tuesday, the 11th day of May, 2021, 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