



# TOWN OF PLATTSBURGH

## DEPARTMENT OF CODES & ZONING

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### TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS NOTICE OF PUBLIC MEETING AND AGENDA JULY 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. 1514 A & B –RE-HEARING**

Request from Daniels Signs obo Applebee’s Restaurant located at 80 Centre Drive to be allowed to update signage by replacing ten (10) awnings on the building with a total Awning Signage of 452 SQFT and install one (1) new Awning Sign of 13 SQFT as well as adding an eight (8) SQFT “Welcome Back” sign at the building entrance that would be in excess of the allowable signage in a T-5 Town Center District.  
(Area Variance to Article VI, Section 6.5, Table X)

#### **Appeal No. 1664 – CONTINUANCE**

Continuance of 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. 2106 – RE-HEARING**

Request from Zachariah Bordeau located at 24 Laurel Lane, which is a pre-existing, non-conforming lot, to be allowed to amend the previously approved appeal and construct a new 1,040 SQFT 2-story single family home that would: **A** - be deficient of the required 50 foot front yard setback, in an R-2 Residential District, encroaching 40 feet into the setback, leaving 10 feet to the property line; **and B** – would not meet the total sum of 50’ required for side yard setbacks in an R-2 Residential District, encroaching 26’ into the side yard setback, leaving 24’ to the property line on the western side and zero feet to the property line on the eastern side of the property.  
(Area Variance to Article V, Section 5.1, Schedule B Area Regulations)

#### **Appeal No. 2320**

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 20 feet into the roadside front yard setback, leaving ten feet to the property line.  
(Area Variance to Article III, Section 3.2 Schedule B Area Regulations)

#### **Appeal No. 2321**

Request from John and Glenda Wood located at 1306 Cumberland Head Road, to be allowed to construct an 8’ x 42’ open deck on the front of the home which does not meet the 50 foot front yard setback in an R-

4 Residential District, encroaching four (4) feet into the front yard setback, leaving 46' feet to the property line.

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

**Appeal No. 2322**

Request from Owen Flynn located at Gravelly Point Road, Tax Map ID #195.3-4-20 to be allowed to construct a new single family residence on the parcel that would not meet the 50 foot rear yard setback in an R-4 Residential District, encroaching 30 feet into the rear yard setback, leaving 20 feet to the property line.

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

**Appeal No. 2323**

Request from Scott Bair located at 135 Archie Bordeau Road (1,224 SQFT) to be allowed to place a second accessory building 40' x 52' (2,080 SQFT), having a total accessory square footage of 2,656 in the rear yard that is larger than 100% of the principal building size which is not allowable in an R-5 Residential District.

(Area Variance to Article V, Section 5.1 E, Accessory Structures)

Said hearing will be held on *Tuesday, the 9<sup>th</sup> day of July, 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