



TOWN OF PLATTSBURGH

CODES & ZONING

151 BANKER ROAD
PLATTSBURGH, NY 12901-7307

WWW.TOWNOFPLATTSBURGH.COM

MAIN LINE: (518)-562-6840

FAX: (518)-563-8396

TDD: (800)-662-1220

CODE ENFORCEMENT OFFICER,

FIRE MARSHAL

STEPHEN M. IMHOFF

CODE ENFORCEMENT OFFICER

ALLEN W. REECE

CODE ENFORCEMENT OFFICER

BRETT L. BAKER

SENIOR TYPIST &

ZONING BOARD OF APPEALS SECRETARY

DONNA PRIMIANO-MASTEN

TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS NOTICE OF PUBLIC MEETING AND AGENDA AUGUST 13, 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. 2318

Request from Bryan Yanulavich, dba Cadyville Auto & Truck Sales, located at 1933 Route 3 to be allowed to operate a car sales and auto repair business which is not an allowed use in an NC – Neighborhood Commercial District.

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

Appeal No. 2324

Request from Karen Bonhomme located at 25 Genesee Lane, to be allowed to construct a 36' x 30' structure to house horses which is not an allowed use in an R-3 Residential District.

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

Appeal No. 2325

Request from Karen Bonhomme located at 25 Genesee Lane (1,189 SQFT) to be allowed to place a third accessory structure 36' x 30' (1,080 SQFT), having a total accessory square footage of 1,244 in the rear yard that is larger than 100% of the principal building size which is not allowable in an R-3 Residential District.

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

Appeal No. 2326

Request from Chanda Coe located at 24 LaBarre Street, to be allowed to construct an L-shaped deck on the home which is an expansion to a pre-existing, non-conforming use and not allowed in the T-5 Commercial District.

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

Appeal No. 2327

Request from LVO Properties LLC d/b/a TruckMovers located at 99 Trade Road, to be allowed to keep a truck terminal and distribution facility use which is not an allowed use in an Industrial District.

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

Appeal No. 2328

Request from Robert Dominic located at 1864 Route 3, to be allowed to keep a previously constructed 12x15 storage shed in the front yard which does not meet the 50 foot front yard setback in an R-2 Residential District, encroaching 15 feet into the roadside front yard setback, leaving 35 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 13th day of August, 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