



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

BRIANNA GRAVELLE

TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS NOTICE OF PUBLIC MEETING AND AGENDA SEPTEMBER 10, 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. 2318 - CONTINUANCE

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. 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. 2324 - CONTINUANCE

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 - CONTINUANCE

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. 2328 - CONTINUANCE

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)

Appeal No. 2329

Request from Randolph Patnode Jr. located at 137 Route 374, to be allowed to place a 12 x 24 pre-fab shed on the subject property without a principal structure which is not allowed in an R-2 Residential District.
(Use Variance to Article V, Section 5.1 (B) (E))

Appeal No. 2330 – A & B

Request from Robert Latham located at 32 Forest Home Road (1,548 SQFT), to be allowed to: **(A)** - construct a 24' x 20' (480 SQFT) addition onto an existing accessory building (1,210 SQFT), having a total accessory square footage of 2,806 SQFT which is larger than 100% of the principal building size and is not allowable in an R-2 Residential District; and **(B)** – would not meet the 50 foot front yard setback required in a R-2 Residential District, encroaching 2.5 feet into the front yard setback leaving 47.5 feet to the property line.
(Area Variance to Article V, Section 5.1 E, Accessory Structures and Schedule B, Area Regulations)

Appeal No. 2331 A & B

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 **(A)** construct a new Career and Technical Education and Workforce Training Facility set 873 feet from the front property line, which increases the required 30' maximum front yard set back by 843 feet, which is not allowed in a T-6 Town Center District; and **(B)** have two rows of front yard parking spaces, 47 spots total, when no front yard parking spaces are allowed in a T-6 Town Center District.
(Area Variance to Article XIX, Section 2, Town Center District (T-6), A–Building Setbacks and Front Yard Parking)

Appeal No. 2332

Request from Aaron Ovios, P.E. on behalf of CIDC Plattsburgh, LLC c/o BBL Construction Servies, 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. 2333

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 is 566 feet wide, which exceeds the required minimum 50% of development area, and not allowed in a T-6 Town Center District.
(Area Variance to Article XIX, Section 2, Town Center District (T-6), A–Building Facade Width)

Said hearing will be held on *Tuesday, the 10th day of September, 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