



TOWN OF PLATTSBURGH

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BRIANNA GRAVELLE

TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

December 10th, 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. 2336

Request from Eugene Trim on behalf of Leslie Nichols, located at Cumberland Head Road, Parcel#194.-2-24.8, to be allowed to build a modular home with an attached 2 car garage which does not meet the 50 foot total side yard setback in an R-4 Residential District, encroaching 6 feet into the side setback, leaving a total of 44 feet for the total side yard setback.

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

Appeal No. 2337

Request from Rick and Gizelle Menard, located at 1321 Route 3, to be allowed to build a 2 car attached garage which does not meet the 50 foot total side yard setback and the 50 foot front yard setback in an R-2 Residential District, encroaching 10 feet into the side yard total setback and 20 feet into the roadside front yard setback. This leaves 15 feet to the side yard property line and 30 feet to the front property line.

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

Appeal No. 2338

Request from Jay White, located at 84 Baker Road, to be allowed to extend the front deck around the dwelling both on the East and West side, connecting the front deck to the proposed additions on each side, which does not meet the 50 foot front yard setback in an R-2 Residential District, encroaching 41 feet into the roadside front yard setback, leaving 9 feet to the property line.

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

Appeal No. 2339

Request from Wanda Bruno, located at 22 Trudeau Road, to be allowed to construct an attached garage which does not meet the 50 foot front yard setback in an R-2 Residential District, encroaching 10 feet into the roadside front yard setback, leaving 40 feet to the property line.

(Area Variance to Article III, Section 3.5 Schedule B Front Yard Setback)

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