



TOWN OF PLATTSBURGH

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

January 14th, 2025

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. 2324 - 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 sq. ft.) to house horses which is not an allowed use in an R-3 Residential District.

(Use Variance to Article V, Section 5.10, Agricultural Uses)

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. 2340

Request from Alice Tallon, OBO of Mary Anne Kybruz-Ladue, located between 873 and 879 Cumberland Head Road at Parcel #209.3-1-1.1 to be allowed to convey a 25 ft. strip of land containing the drive way to 873 Cumberland Head Road to the ownership of 873 Cumberland Head Road. This conveyance will reduce the parcels frontage from 66.11 ft. to 41.11 ft. which does not meet the 100 ft. minimum frontage in an R-4 Residential District.

(Area Variance to Schedule B, Area Regulations, Minimum Lot Frontage)

Appeal No. 2341

Request from Susan Raymaley, located at 5 Firehouse Lane, to be allowed to convey 26.82 ft. to 9 Firehouse Lane. This will decrease the frontage from 67.3 ft. to 40.72 ft. and the side yard setback from 32.92 ft. to 6.1 ft. which is not allowed in an R-4 Residential District.

(Area Variance to Schedule B, Area Regulations, Minimum Frontage and Minimum Side Yard Setback)

Appeal No. 2342

Request from Jaramy Conners, located at 887 Cumberland Head Road, to be allowed to construct an 8 ft. by 12 ft. deck off of the back of the residence, leaving 18 ft. to the side property line, which is 2 ft. less than the 20 ft. minimum side yard setback required in an R-4 Residential District.

(Area Variance to Schedule B, Area Regulations, Minimum Side Yard Setback)

Said hearing will be held on ***Tuesday, the 14th day of January, 2025***, 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