



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

October 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. 2104

Request from the American Legion Post 1619, located at 219 Rand Hill Road, to be allowed to expand a pre-existing, non-confirming property for commercial use, which is not an allowed use in an R-2 Residential District. (Use Variance to Article III, Section 3.1, Schedule A - Use Table)

Appeal No. 2351

Request from Itchy Hand Property LLC located at 3997 Route 22, Parcel #245.-4-29.1, to be allowed to convert the property into an automotive 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 Table)

Appeal No. 2352

Request from Aaron Ovios, P.E. on behalf of Huttig Chrysler, located at Tom Miller Rd, part of tax parcel ID#206.-1-13.1, to be allowed to construct a new dealership set 117.16 feet from the front property line, which increases the required 40' maximum front yard set back by 77.16 feet, which is not allowed in a T-4 Town Center Commercial District.

(Area Variance to Article XIX, Section 2, Town Center Commercial District (T4), A-Building Setbacks)

Appeal No. 2353

Request from Aaron Ovios, P.E. on behalf of Huttig Chrysler, located at Tom Miller Rd, part of tax parcel ID#206.-1-13.1, to be allowed to have two (2) rows of front yard parking spaces, 24 spots total, when only a single row of 10 front yard parking spaces is allowed in a T-4 Town Center Commercial District.

(Area Variance to Article XIX, Section 2, Town Center Commercial District (T4), A-Parking Setbacks)

Appeal No. 2354

Request from Aaron Ovios, P.E. on behalf of Huttig Chrysler, located at Tom Miller Rd, part of tax parcel ID#206.-1-13.1, to be allowed to construct a new building that is 186 feet wide, or 42% of development area, which is 8% less than the required minimum 50% of development area, and not allowed in a T-4 Town Center Commercial District.

(Area Variance to Article XIX, Section 2, Town Center Commercial District (T4), A-Building Façade Width)

Appeal No. 2355

Request from Aaron Ovios, P.E. on behalf of Huttig Chrysler, located at Tom Miller Rd, part of tax parcel ID#206.-1-13.1, to be allowed to construct a new building that has a flat roof, which is not allowed in a T-4 Town Center Commercial District.

(Area Variance to Article XIX, Section 2, Town Center Commercial District (T4), J–Roof Design)

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