



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

TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

June 9th, 2026

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

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. 2370

Request from Jeffery Lambert, located on Cumberland Head Road (Parcel #208.-1-2 which is 48' wide by +/- 600' long), to be allowed to construct a single family home that does not meet the 20 foot minimum or 50 foot total side yard setbacks in an R-4 Residential District, encroaching 12 feet on one side and encroaching 22 feet onto the other side yard setback, leaving 8 feet to the property line on both sides, leaving a 16 foot total side yard setback instead of the required 50 foot total side yard setback.

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

Appeal No. 2371

Request from Daniels Signs OBO CVES, located at 1443 Military Turnpike (Parcel# 220.-2-8), to be allowed a 107.6 sq ft freestanding sign which is 57.6 sq ft more than the allowed 50 sq ft and place the sign off premise which is not allowed in an SD – Special Development District.

(Area Variance to Article VI, Section 6.5 Table X – Sign Requirements)

Appeal No. 2372

Request from Aaron Ovios, P.E. OBO Ian Passino with North Country Cross Fit, located at 1436-1438 Military Turnpike, to be allowed to open a health and fitness facility which is not an allowed use in a T3C – Town Center District.

(Use Variance to Article III, Section 3.1 Permitted Uses – Schedule A)

Appeal No. 2373

Request from Clinton County, located at Industrial Blvd (Parcel# 220.-2-4), to be allowed a 220 sq ft freestanding sign that is 20' in height, which is 170 sq ft more than the allowed 50 sq ft and 10' taller than the allowed 10' max height allowed in an T4 – Town Center District. The sign is also located off premises and the property does not currently have any uses.

(Area Variance to Article VI, Section 6.5 Table X – Sign Requirements)

Said hearing will be held on **Tuesday, the 9th day of June, 2026**, 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