



TOWN OF PLATTSBURGH

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

July 14th, 2026

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. 2339

Request from Wanda Bruno, located at 22 Trudeau Road, to be allowed to expand a non-conforming structure by attaching the existing pool deck in the backyard to the non-conforming primary structure. The primary structure 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. All setbacks are met with the placement of the rear deck.

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

Appeal No. 2376

Request from Chester Jenkins, located at 1224 Route 3, to be allowed to construct an approximately 8' x 8' deck on the front of the home which is 14 feet deficient of the minimum front yard setback of 50 feet, only providing 36 feet to the front property line, which is not allowed in an R-2 Residential District.

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

Appeal No. 2377

Request from John Brownwood, located at 45 Rugar Park Way, to be allowed to place a pool (accessory structure) that would be encroaching into the 30 foot front yard setback, which is not allowed in a R-5 Residential District.

(Area Variance to Article V, Section 5.1 Accessory Uses and Structures)

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