



TOWN OF PLATTSBURGH

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

August 11th, 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. 2221

Request from Mary White-Ferris, located at 29 Jefferson Rd, to be allowed to expand a non-conforming structure by building a 10' x 24' front porch deficient of the minimum side yard setback of 20 feet, only providing 15 feet to the side yard property line, and deficient of the total side yard setback of 50 feet, only providing 30 feet, which is not allowed in a R-4 Residential District.

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

Appeal No. 2378

Request from Eva Bessette, located at 49 Jefferson Rd, to be allowed to place a 16' x 20' pre-fab garage in the front of the home which is 15 feet deficient of the minimum front yard setback of 50 feet, only providing 35 feet to the front property line, which is not allowed in an R-4 Residential District.

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

Appeal No. 2379

Request from Champlain Centre, located at 60 Smithfield Blvd, to be allowed to construct a loading dock and compactor within the front yard, which is not allowed in a T-5 Town Center District.

(Area Variance to Article XIX, Section 2, Paragraph W.1 Equipment Screening)

Said hearing will be held on **Tuesday, the 11th day of August, 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