



TOWN OF PLATTSBURGH

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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS

NOTICE OF PUBLIC MEETING AND AGENDA

September 8th, 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. 1840

Request from William Borkenhagen, located at 14 Bushey St, to be allowed to construct a lean-to off of the existing 16' x 20' detached garage that is there by variance for encroaching into the front yard setback. The lean-to will encroach 9 feet into the 30 foot front yard setback, leaving 21 feet to the property line, which is not allowed in a R-2 Residential District.

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

Appeal No. 2373

Request from Clinton County, located at Industrial Blvd (Parcel# 220.-2-4), to be allowed to place a sign off premises on a parcel that does not currently have any uses which is not allowed in an T4 – Town Center District (Area Variance to Article VI, Section 6.5 Table X – Sign Requirements)

Appeal No. 2374

Request from Clinton County, located at Industrial Blvd (Parcel# 220.-2-4), to be allowed a freestanding sign that is 12' in height with a 2' 4" base, which is 4' 4" taller than the allowed 10' max height allowed in an T4 – Town Center District.

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

Appeal No. 2375

Request from Clinton County, located at Industrial Blvd (Parcel# 220.-2-4), to be allowed a 96 sq ft freestanding sign, which is 46 sq ft more than the allowed 50 sq ft allowed in an T4 – Town Center District.

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

Appeal No. 2380

Request from Nicholas Wells, located at 5 Brookview Dr, to be allowed to construct two additions, a 8'x12' and a 12'x12', onto the pre-existing non-conforming primary structure that does not meet the 30 ft front yard setback in a R-1 Residential District. The 8'x12' addition will also encroach 8 ft into the 15 ft side yard setback, leaving 7 ft to the property line and changing the total side yard setback to 17 ft instead of the required 25ft in a R-1 Residential District.

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

Said hearing will be held on ***Tuesday, the 8th day of September, 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