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TOWN OF PLATTSBURGH ZONING BOARD OF APPEALS
NOTICE OF PUBLIC MEETING AND AGENDA
October 13th, 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. 2382
Request from Dennis Manion, located at 6 Layman Lane, to be allowed to construct a 16' x 14' addition which will encroach 12'2" into the 20' side yard setback, leaving only 7'10" to the property line which is not allowed in a R-4 – Residential District.
(Area Variance to Article III, Section 3.2 Schedule B)

Appeal No. 2383
Request from Ronald Newell, located at 9 Genesee Lane, to be allowed to construct a 18' x 9' front porch which will encroach 9' into the 30' front yard setback, leaving 21' to the property line which is not allowed in a R-3 Residential District.
(Area Variance to Article III, Section 3.2 Schedule B)

Appeal No. 2384
Request from Douglas Ziemer, located at 1316 Route 3, to be allowed to expand a pre-existing non-conforming primary residence by constructing a 12' x 20' addition that will encroach 1' into the side yard setback, leaving 19' instead of the required 20' side yard setback. The pre-existing non-conforming primary residence encroaches 8' on one side and 16' on the other side, leaving 12' on one side and 14' on the other to the side property lines, instead of the required 20' and 30' minimum side yard setbacks. This leaves the total side yard at 26' instead of the required 50'in a R-2 Residential District.
(Area Variance to Article III, Section 3.2 Schedule B)

Appeal No. 1450
Request from the Town of Beekmantown, located at 1417 Route 3, to be allowed to expand their sand mine from 10 acres to 14.9 acres maintaining the 50-foot setback previously granted, when a 200 foot setback is required in an R-2 Residential District.
(Area Variance to Article V, Section 5.9)

Appeal No. 2381
Request from UMS Properties LLC, located on Tax Parcels 254.-4-22.13, 254.-4-16.2, 254.-4-40.1, to be allowed to construct a warehouse with a portion of the building being approximately 100 feet in height, which is 60 feet taller than the maximum 40 foot height allowed in an I - Industrial District.
(Area Variance to Article III, Section 3.2 Schedule B)

The Town of Plattsburgh is an equal opportunity provider and employer

Appeal No. 2373 - Interpretation
Request from Clinton County, located at Industrial Blvd (Parcel# 220.-2-4), for an interpretation of the Codes and Zoning Department's determination that the placement of a sign, off premise, on a parcel that does not currently have a primary use, which is not allowed in an T4 – Town Center District requires an use variance.
(Article XV, Section 15.3, Paragraph B – Interpretation)

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 for a total height of 14' 4", 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. 2385
Request from Daniels Signs, Inc. OBO CIDC (CVES), located at 1447 Military Turnpike, to be allowed a second building sign for CV-Tec at 90 sq ft, when only one building sign is allowed in a SD – Special Development District. The current building sign is 90 sq ft and only 160 sq ft maximum is allowed.
(Area Variance to Article VI, Section 6.5 Table X – Sign Requirements)

Appeal No. 2386
Request from Daniels Signs, Inc. OBO CIDC (CVES), located at 1447 Military Turnpike, to be allowed a third building sign for CVES at 33.5 sq ft, when only one building sign is allowed in a SD – Special Development District.
(Area Variance to Article VI, Section 6.5 Table X – Sign Requirements)

Said hearing will be held on ***Tuesday, the 13th day of October, 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