

# Plattsburgh, New York

Building & Zoning Dept.  
41, City Hall Place  
Plattsburgh, New York 12901  
Ph: 518-563-7707  
Fax: 518-563-6426

Plattsburgh

USE  
CLASS A VARIANCE

AREA  
CLASS B VARIANCE

SUP  
SPECIAL USE PERMIT

Date: 11-17-2021

Appeal No. 2304

An application is hereby made to the Zoning Board of Appeals pursuant to the City of Plattsburgh Zoning Ordinance for a variance to allow the property use as herein described.

Applicant: TERESA Mahoney

Applicant's Address: 20 Dennis Ave

Plattsburgh, N.Y 12901

Telephone No.: 518-593-1431

Parcel Identification: 221.6-8-43

Location of Request: 20 Dennis Ave, Plattsburgh, NY

Property Owner: TERESA Mahoney

Request Description: Build a screened in porch, 12' by 18', which would

be 25'4" from the back property line instead of 30'.

Zoning District: R-1

Section Appealed: \_\_\_\_\_

Previous Appeal: No.  Date: \_\_\_\_\_

Identify Applicant's Right to Apply for Variance: \_\_\_\_\_

Ownership:  Long Term Lease: \_\_\_\_\_ Contract To Purchase: \_\_\_\_\_

Other (Please Explain): \_\_\_\_\_

Applications for Zoning Variances must be accompanied by:  
13 copies of existing and proposed site plan plus original application.  
13 copies of existing and proposed floor plan.

The Zoning Board of Appeals may impose reasonable conditions and restrictions on the grant of area and use variances provided they are directly related to and incidental to the proposed use of the property. Such conditions shall be consistent with the spirit and intent of the zoning law, and shall be imposed for the purpose of minimizing any adverse impact such variance may have on the neighborhood or community.

Teresa Mahoney  
Signature (Owner/Applicant)  
TERESA Mahoney  
Print First and Last Name

Sam Beebie  
Notary Public

\*Signatures other than Property Owner require a Letter of Authorization to apply  
S.A.M. BEEBIE  
Notary Public, State of New York  
No. 01BE6396749  
Qualified in Clinton County  
Commission expires August 6, 2023

## Area or Dimensional Variances

Area variances may be granted where setback, frontage, lot size or yard requirements of this Code cannot be reasonably met. In making its determination the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determinations the board shall also consider the following criteria:

Please give a written response to each section.

(1) Will an undesirable change be produced to the character of the neighborhood or a detriment to nearby properties be created by the granting of the area variance?

*No. The proposed screened in porch would fit into the character of the neighborhood.*

(2) Can the benefit sought by the applicant be achieved by some method, feasible to the applicant to pursue, other than an area variance?

*Not that I am aware of.*

(3) Is the requested area variance substantial?

*No. The area variance request is 4'6". Instead of a minimum of 30' from the structure to the property line it would be 25'4".*

(4) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

*No*

(5) Has the alleged difficulty been self-created?

This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance. *No*

617.20  
Appendix B  
Short Environmental Assessment Form

Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Teresa Mahoney</i>			
Project Location (describe, and attach a location map): <i>Build screened porch on back of the house</i>			
Brief Description of Proposed Action: <i>12' by 18' porch w/ roof on back of the house</i>			
<i>Build a screened, roofed porch 12' by 18' on the back of 20 Dennis Ave.</i>			
Name of Applicant or Sponsor: <i>Teresa Mahoney</i>		Telephone: <i>518-593-1431</i>	
Address: <i>20 Dennis Ave</i>		E-Mail: <i>ROSSMOMAIL@AOL.COM</i>	
City/PO: <i>Pittsburgh</i>	State: <i>NY</i>	Zip Code: <i>12901</i>	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<i>6786 acres square feet</i>	
b. Total acreage to be physically disturbed?		<i>263 acres " "</i>	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>1821 acres " "</i>	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>TERESA MAHONEY</u>	Date: <u>11/15/21</u>	
Signature: <u>Teresa Mahoney</u>		

**Zoning Board to Fill out. Applicant does not fill out Part 2.**

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

ENGINEERED BY:

# MAHONEY RESIDENCE ADDITION

20 DENNIS AVENUE  
PLATTSBURGH, NEW YORK 12901

PAGE	DRAWING
1	TITLE PAGE
2	SITE PLAN
3	ELEVATIONS
4	FRAMING PLAN
5	FLOOR PLAN
6	TYPICAL SECTION

MAHONEY RESIDENCE ADDITION

20 DENNIS AVENUE  
PLATTSBURGH, NEW YORK 12901

TITLE PAGE

## LONER DRAFTING SERVICES



PAUL E. LONER  
89 SAILLY AVENUE, PLATTSBURGH, NEW YORK 12901  
PHONE: (518) 420-2548  
Email Address: lonerdraftingservices@gmail.com

DRAWN BY: P.E. LONER

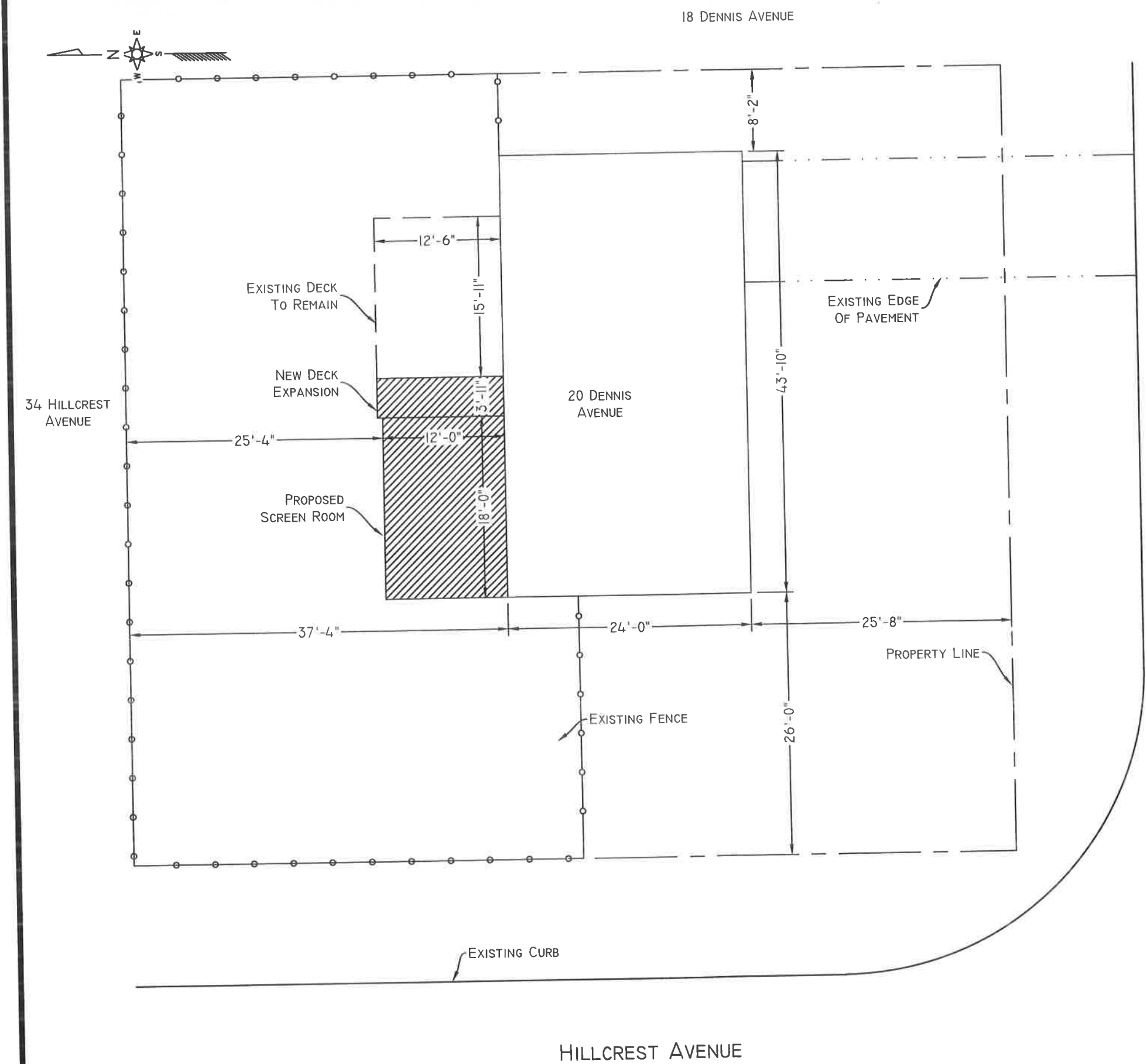
DATE: OCT. 19, 21

SCALE:

PROJECT NUMBER: 453

1

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DENNIS AVENUE

	SQUARE FEET
LOT SIZE	6786
EXISTING HOUSE	1052
EXISTING DECK	198
EXISTING DRIVEWAY	308
NEW ADDITION	263
TOTAL	1821

COVERAGE = 26%

**MAHONEY RESIDENCE ADDITION**  
 20 DENNIS AVENUE  
 PLATTSBURGH, NEW YORK 12901  
**SITE PLAN**

LONER DRAFTING SERVICES



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 PHONE: (518) 420-2548  
 Email Address: lonerdraftingservices@gmail.com

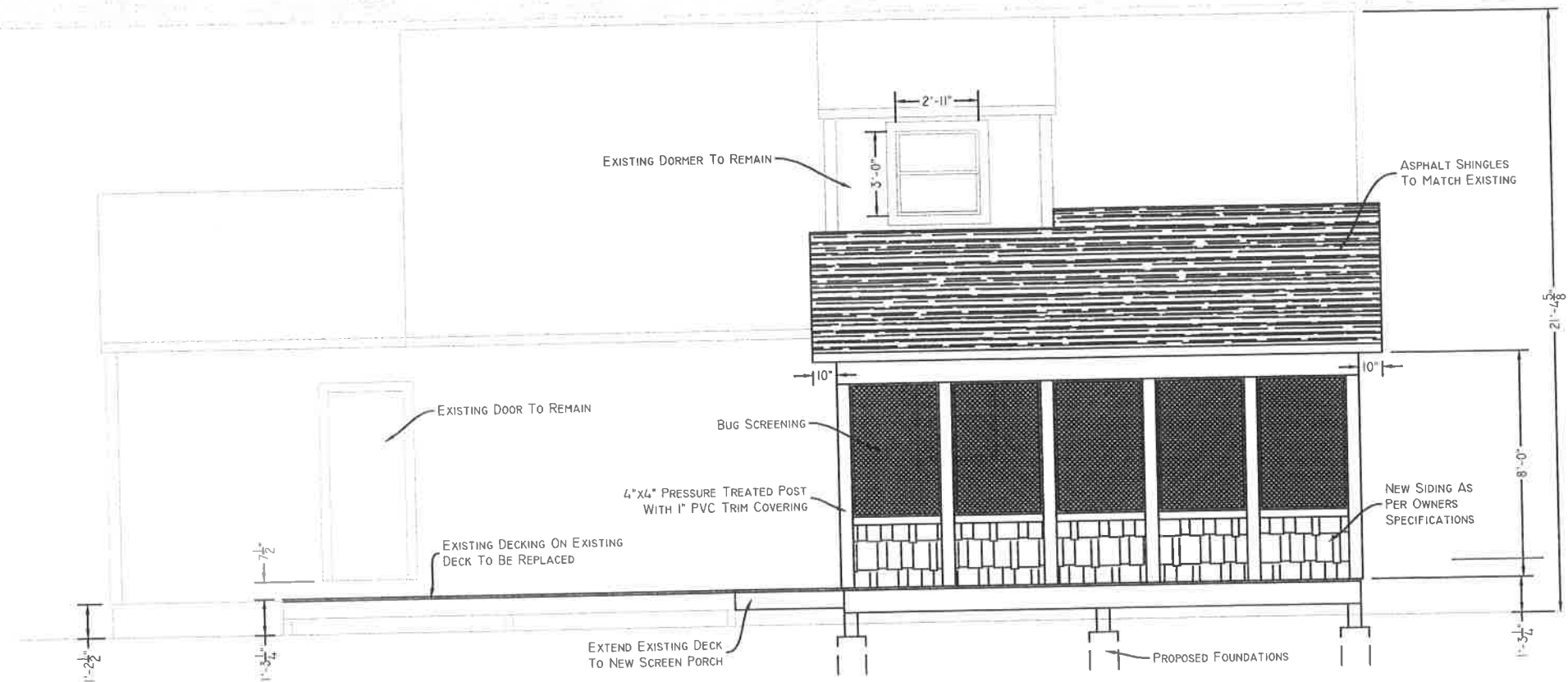
DRAWN BY: P. E. LONER

DATE: Oct. 19, 21

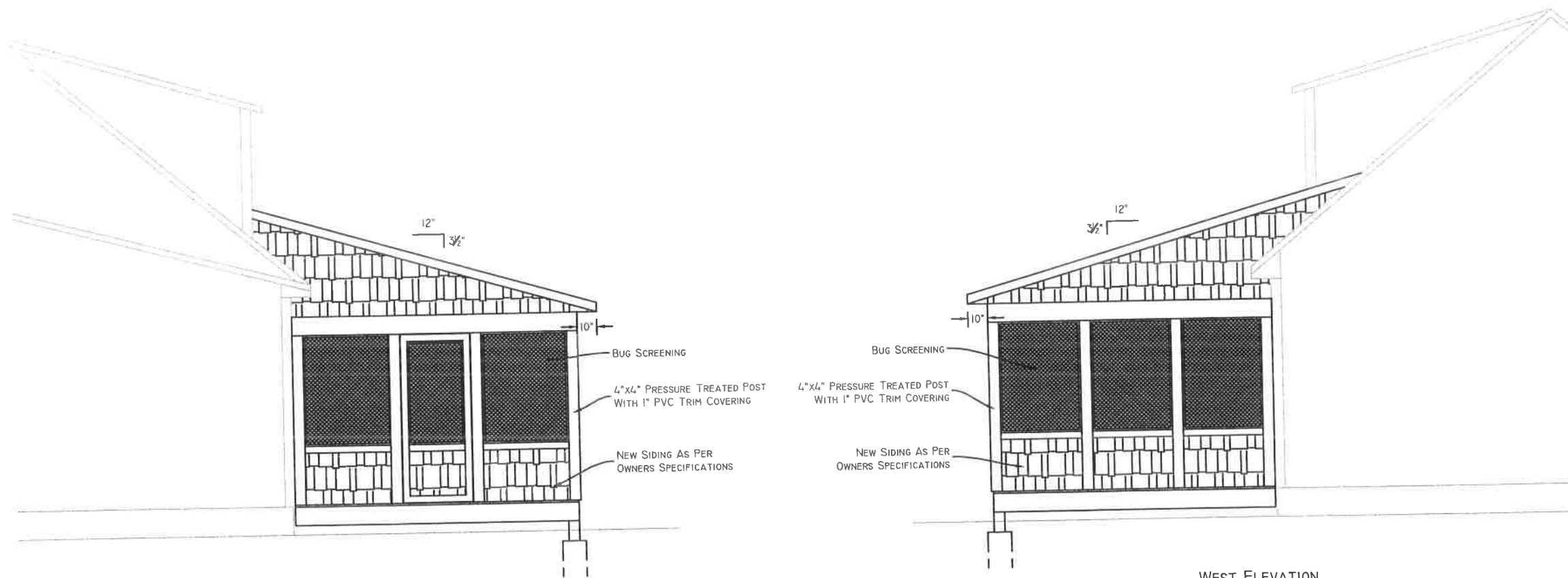
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NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION

**MAHONEY RESIDENCE ADDITION**

20 DENNIS AVENUE  
PLATTSBURGH, NEW YORK 12901

**ELEVATIONS**

**LONER DRAFTING SERVICES**



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PHONE: (518) 420-2548  
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DRAWN BY: P.E. LONER

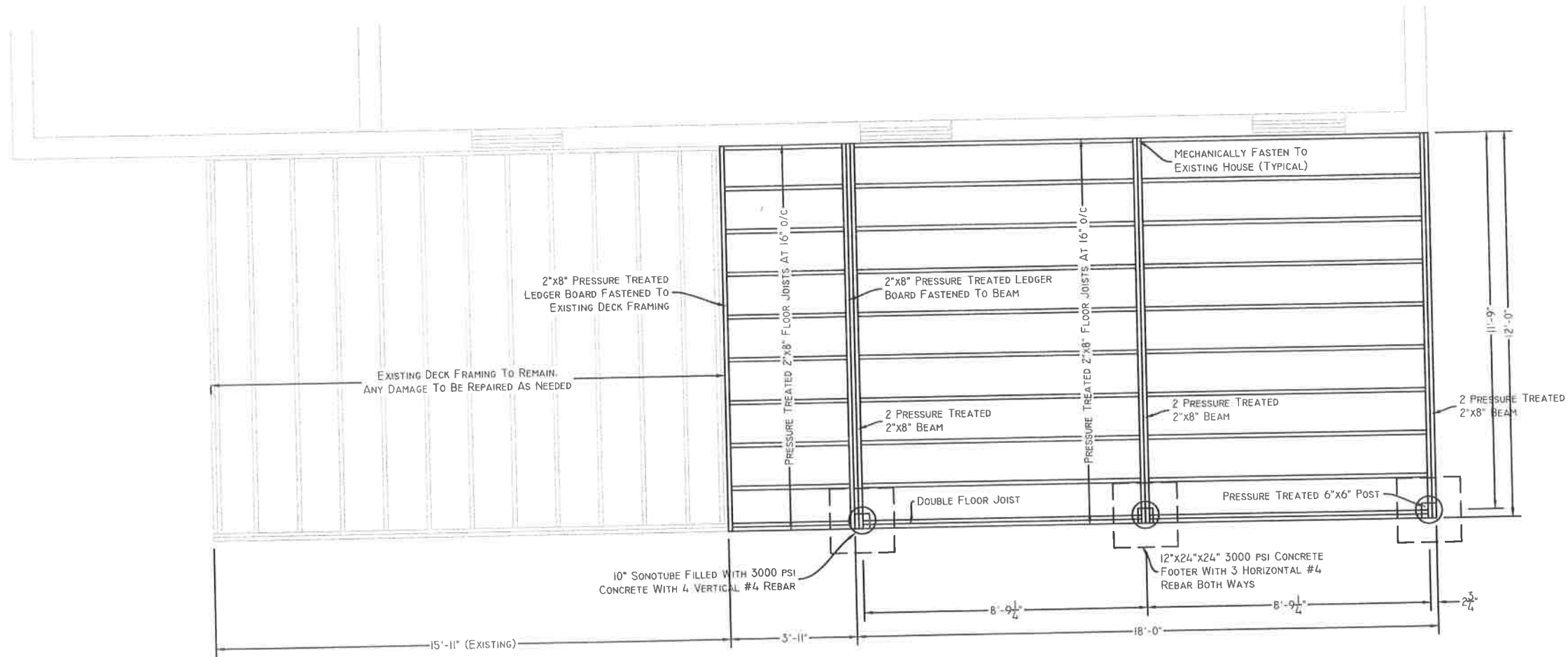
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PROJECT NUMBER: 453



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**MAHONEY RESIDENCE ADDITION**

20 DENNIS AVENUE  
PLATTSBURGH, NEW YORK 12901

**FLOOR FRAMING PLAN**

**LONER DRAFTING SERVICES**



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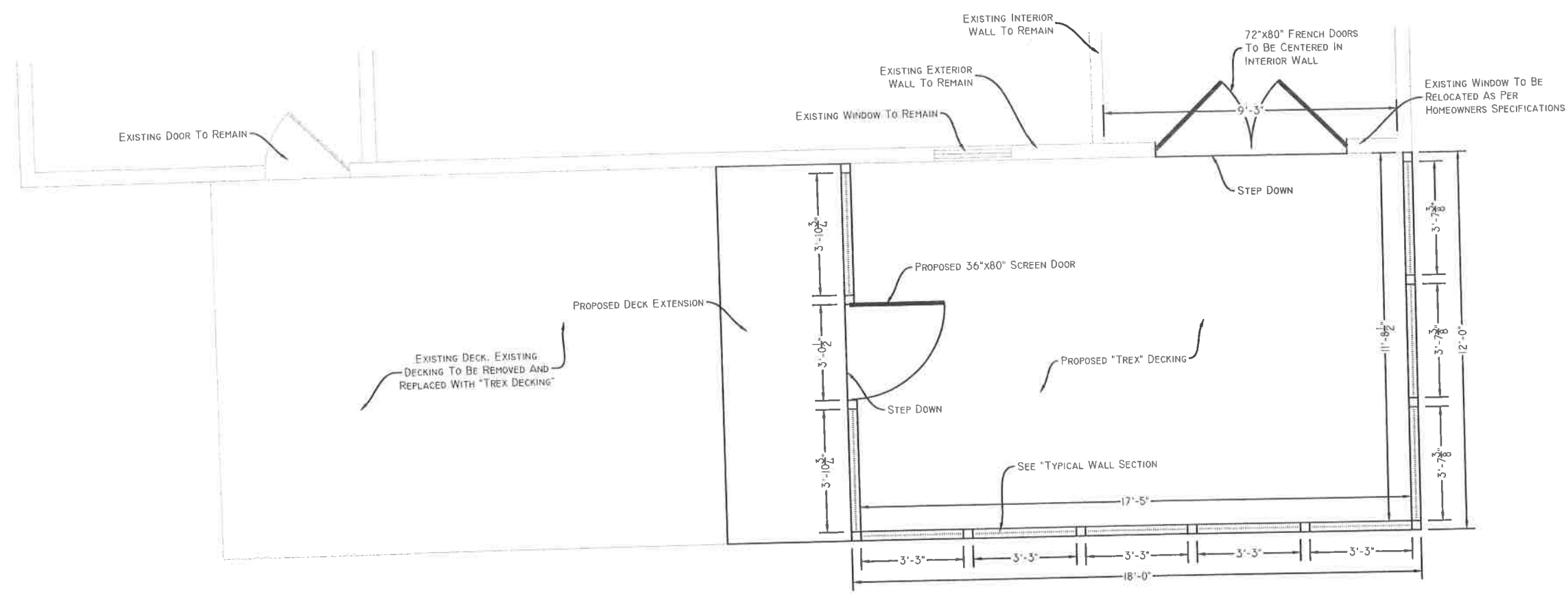
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PROJECT NUMBER: 453

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**MAHONEY RESIDENCE ADDITION**  
 20 DENNIS AVENUE  
 PLATTSBURGH, NEW YORK 12901  
**FLOOR PLAN**

LONER DRAFTING SERVICES



PAUL E. LONER  
 89 SAILLY AVENUE, PLATTSBURGH, NEW YORK 12901  
 PHONE: (518) 420-2548  
 Email Address: lonerdraftingservices@gmail.com

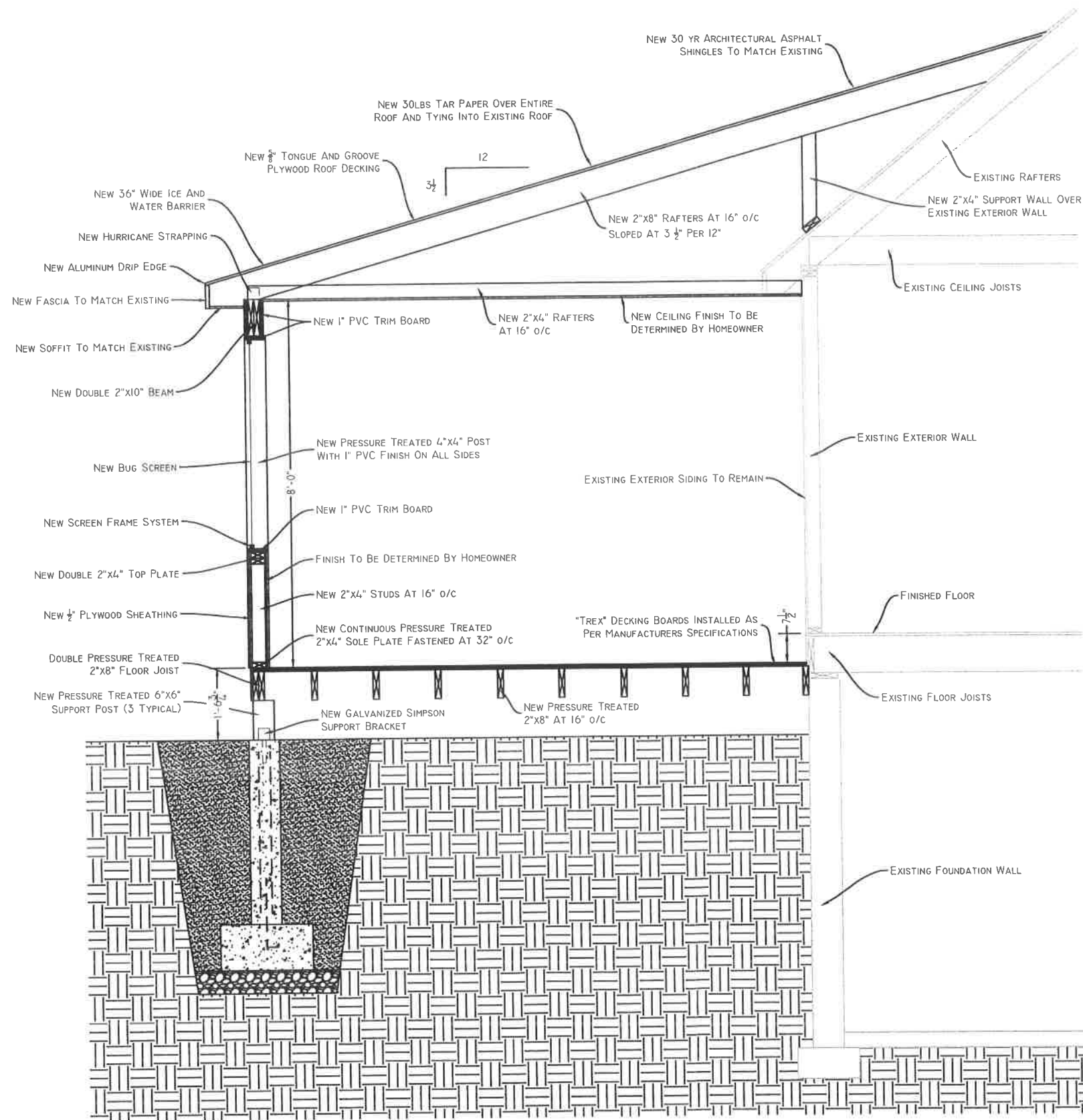
DRAWN BY: P.E. LONER

DATE: Oct. 19, 21

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MAHONEY RESIDENCE ADDITION  
 20 DENNIS AVENUE  
 PLATTSBURGH, NEW YORK 12901  
 TYPICAL SECTION

LONER DRAFTING SERVICES



PAUL E. LONER  
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SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 453