



Building and Zoning Department
41 City Hall Place
Plattsburgh, NY 12901
Ph.: 518 563 7707
Fax: 518-563 6426

Plattsburgh, New York

PROCEDURE IN APPEALING THE ZONING ORDINANCE CLASS B VARIANCE

DEADLINE FOR FILING APPLICATION _____

ZONING BOARD MEETING DATE 6-20-2022

The Zoning Board of Appeals has been empowered to hear and decide all appeals to the Zoning Ordinance and to do so the Board holds public meetings once a month.

The attached appeal application must be completely filled out and returned to the office for action by the Zoning Board of Appeals at their monthly meeting. The filing fee for said application is as follows:

One and Two-family dwellings -	\$ 50.00 ✓
Multiple Dwellings	\$150.00
Commercial Properties	\$150.00

All checks should be made payable to the "City Chamberlain". In order for your appeal to be heard in the same month you apply, the appeal form and fee must be received by this office three weeks prior to the scheduled meeting of the Zoning Board of Appeals. All applicants or their representatives should attend the Zoning Board of Appeals Public Meeting of their appeal to answer any questions the Board may have regarding their request.

In filling out the form, please be specific and supply the Zoning Board of Appeals with all the necessary information requested on the form. If you are requesting a variance from the ordinance, you must detail why the literal enforcement of the ordinance will produce an undue hardship, while the variance requested will adhere to the spirit of the ordinance and do substantial justice. Financial disadvantage to the property is no proof of hardship within the purpose of zoning. In addition to the above, an applicant must submit adequate drawings and a site plan of all requests, which will involve any construction, alterations, or physical change of their property. **THIRTEEN (13) copies of the entire packet including drawings, site plans and the original application are required** (we recommend the plans be approved before the THIRTEEN (13) copies are made).

Before the Zoning Board of Appeals may hear and decide your appeal, this office must first:

1. Publish the request in three successive issues of the Press-Republican newspaper not less than five (5) nor more than ten (10) days before the hearings.
2. Notify, by letter, all adjoining property owners of your request

This office is responsible for implementing the above requirements.

If there are any questions, please contact this office. Thank you for your cooperation.

Plattsburgh

Plattsburgh, New York

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CLASS A VARIANCE AREA _____ SUP
CLASS B VARIANCE SPECIAL USE PERMIT

Date: 5-18-2022 Appeal No: 2319

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: DAVID + Lisa HOFF
Applicant's Address: 4 Bailey Avenue, Plattsburgh, NY 12901
Telephone No.: cell # 518-534-6609
Parcel Identification: tax map # 091300 207.11.5-27
Location of Request: 4 Bailey Avenue, Plattsburgh, NY 12901
Property Owner: DAVID + Lisa HOFF
Request Description: 10 X 10 screen room

Zoning District: R2

Section Appealed: 360-11

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.

David E Hoff Lisa M. Hoff Lisa M. Beebie
Signature (Owner/Applicant) Notary Public
DAVID E HOFF LISA M. HOFF
Print First and Last Name

*Signatures other than Property Owner require a Letter of Authorization to apply.

LISA M. BEEBIE
Notary Public, State of New York
No. 01BE6395749
Qualified in Clinton County
Commission expires August 5, 2023

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>10 X 10 Screen room</i>			
Project Location (describe, and attach a location map): <i>4 Bailey Avenue, Plattsburgh, NY 12901 (see map attachment)</i>			
Brief Description of Proposed Action: <i>10 X 10 Screen room (to provide privacy)</i>			
Name of Applicant or Sponsor: <i>DAVID + Lisa Hoff</i>		Telephone: <i>518-534-6609</i>	
Address: <i>4 Bailey Avenue</i>		E-Mail: <i>david.lisa.hoff@gmail.com</i>	
City/PO: <i>Plattsburgh</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 type="checkbox"/> YES <input checked="" 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>10 X 10</i> acres	
b. Total acreage to be physically disturbed?		<i>lot is box 72</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>Already have existing slab.</i>	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
			N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>house</u> <u>N/A</u>	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment <u>house</u> <u>N/A</u>	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	NO <input type="checkbox"/>	YES <input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>DAVID E. HOFF & LISA M. HOFF</u> Date: <u>5-18-2022</u>		
Signature: <u>[Signature]</u> <u>[Signature]</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

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 it's 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. This structure will enhance the property and be tastefully completed. We are secluded by a 6' fence (see picture attached).

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

NO. We could if we didn't attach it to the house. If we bought a free standing screen room it will cost twice as much, as we have most of the materials on hand (framed screens, doors + wood).

(3) Is the requested area variance substantial? *Yes, there is an existing cement slab.*

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

No this screen room will help with the black flies, mosquitoes and flies, when we are enjoying the back yard. Also, the room will cut down some of the noise from the back neighbors 3 kids + 7 dogs.

(5) Has the alleged difficulty been self-created? *NO*

This information shall be relevant to the decision of the board but shall not necessarily preclude granting of the variance.

Area Variances Standards

The state statutes define area variances as: "the authorization by the zoning board of appeals for the use of land in a manner which is not allowed by dimensional or physical requirements of the applicable zoning regulations."

General City Law, 81-b(1)

The state statutes then go on to provide the zoning board with the standards for granting the area variances;

"(b) In making it's determination, the zoning board 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 determination the board shall also consider:

(1) whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;

(2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;

(3) whether the requested area variance is substantial;

(4) whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district; and

(5) whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the board of appeals, but shall not necessarily preclude the granting of the area variance.

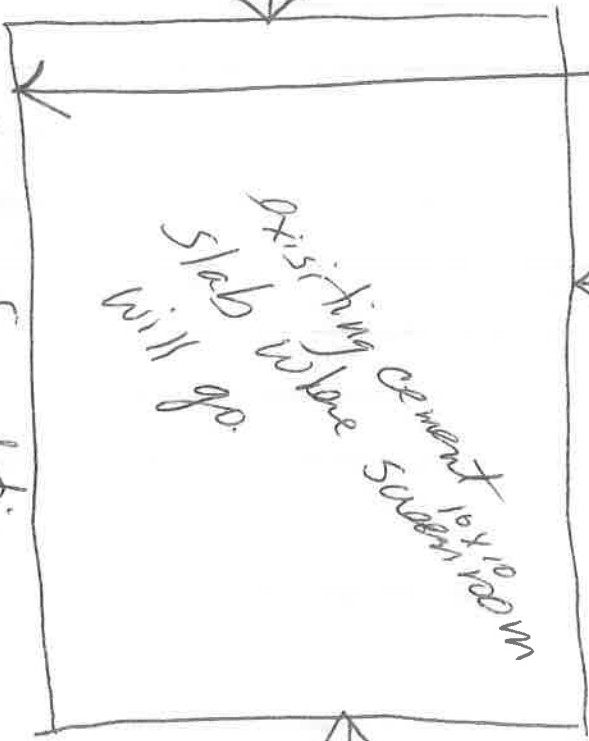
The board of appeals , in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."

General City Law, 81-b(4)

to neighbors boundary

34'

Cement House foundation



visiting cement 10x10 room
slab where suber room
will go.

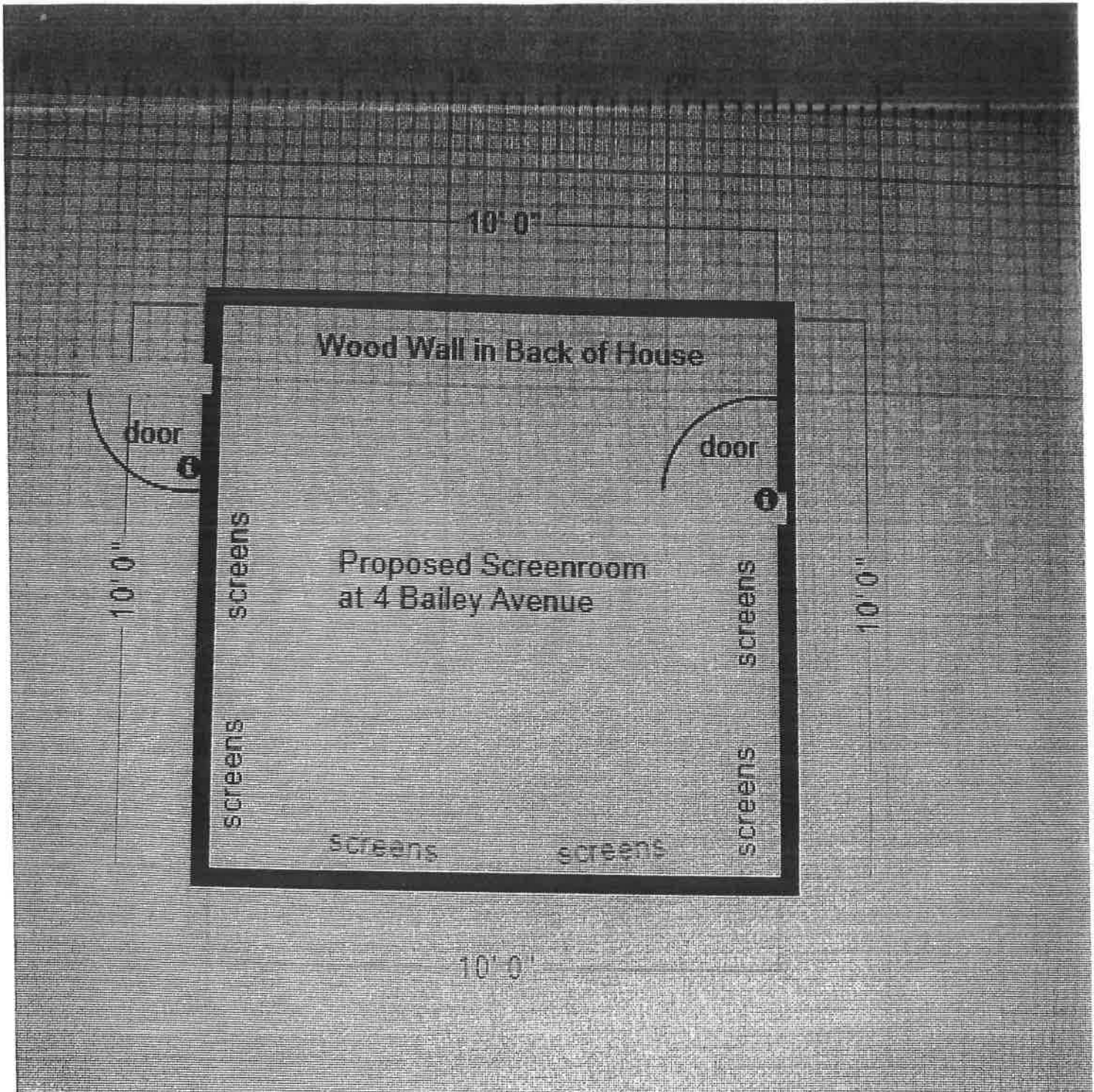
10'

8'4"

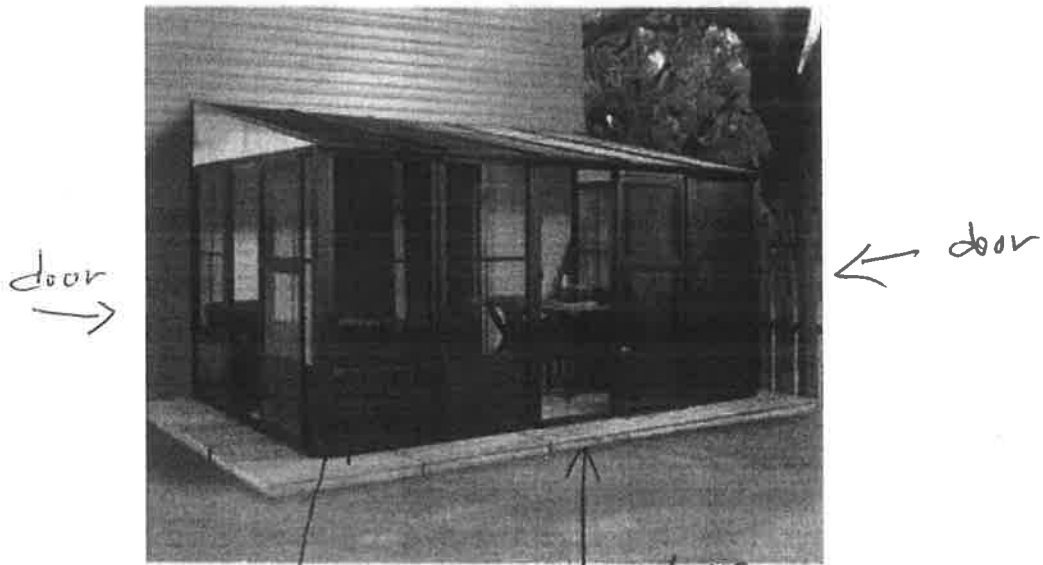
Our back fence (4 Bailey Ave)

18'4"

Neighbors' fence (including their 4x4 post)



just an example



1' boards along bottom we have.
(this will help with rain splashing up) inside.

This Indenture

Made the 2nd day of June
Nineteen Hundred and Eighty-one.

Between EVELYN DONLEY PARROTTE, residing at Mounted Route 8, Town of
Plattsburgh, Clinton County, New York,

party of the first part, and

PHYLLIS SAMPLE, residing at 4 Bailey Avenue, City of Plattsburgh,
Clinton County, New York,

Witnesseth that the party of the first part, in consideration of

partly of the second part,
lawful money of the United States, Dollar (\$))
paid by the party of the second part, does hereby grant and release unto the
party of the second part, her heirs
and assigns forever, all

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, with the buildings thereon,
located on the north side of Bailey Avenue in the City of Plattsburgh, New York,
and being a part of Lot No. One (1) as shown on a map of the addition to the
City of Plattsburgh made by Francis S. Palmer from a map and survey made by R.L.
Signor, C.E., which map was filed in the Clinton County Clerk's Office April 7,
1924, and which parcel is described as follows, viz: Beginning at a point in
the north line of Bailey Avenue at the southwest corner of said lot No. One (1),
which point is one hundred and seventy (170) feet westerly of the intersection of
Oak Street and Bailey Avenue, running thence northerly in the westerly line of
said Lot No. One (1) a distance of seventy-one and 85/100 (71-85/100) feet to the
northwest corner of said lot No. One (1) and the southwest corner of lot Two (2)
of said addition; running thence easterly parallel to Bailey Avenue and in the
north line of said lot One (1) a distance of sixty (60) feet to the Northwest
corner of premises conveyed this day (February 25, 1944) to Joseph Longe and
Edith Longe, his wife; thence running southerly parallel to the west line of
said lot No. One (1) and in the west line of the premises this day (February 25,
1944) conveyed to Joseph Longe and Edith Longe, his wife, a distance of seventy-
one and 85/100 (71-85/100) feet to the north line of Bailey Avenue, running
thence westerly in the north line of Bailey Avenue a distance of sixty (60) feet
to the point or place of beginning.

2165

RECEIVED
REAL ESTATE
JUN 4 1981
TRANSFER TAX
CLINTON COUNTY

Hereby intending to convey the westerly sixty (60) feet of said lot No. One (1) and being a portion of the premises conveyed to Lillie M. Trombly by William J. Trombly and wife by deed dated March 1, 1935, recorded in the Clinton County Clerk's Office, March 20, 1935, in Volume 176 of Deeds, at page 27,

The parties of the second part for themselves, their heirs and assigns do hereby covenant to and with the parties of the first part, their executors and assigns, that they will not erect or permit or cause or suffer to be erected upon the above described premises hereby conveyed to them, any building or structure whatsoever within twenty (20) feet from the North line of Bailey Avenue. Also that the property is to be used only for residential purposes and that no garage, manufacturing of other business activities are to be carried thereon; that any residence built on said premises shall cost not less than Forty-five Hundred Dollars (\$4,500.00).

BEING the same premises conveyed by John A. Trombly and Mena M. Trombly, his wife, to Bernard J. Jackson and Anita B. Jackson, his wife, by deed dated May 10th, 1947, and which said deed was duly recorded in the Clinton County Clerk's Office in Volume 241 of Deeds, at page 311.

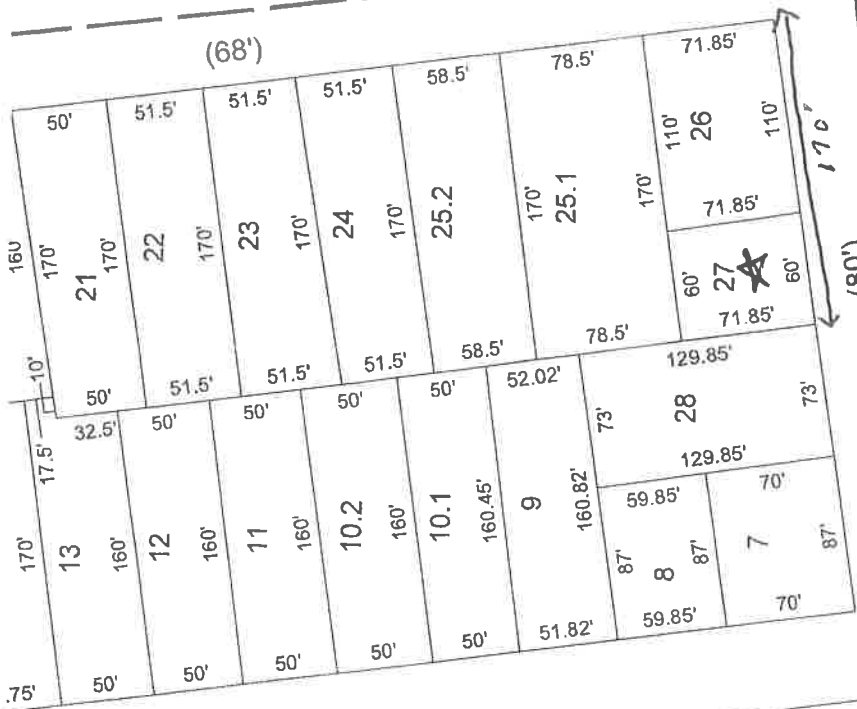
BEING the same premises conveyed by Bernard J. Jackson and Anita B. Jackson, his wife, to Walter D. Sample and Mina Sample, his wife, by deed dated April 15, 1953 and recorded in the Clinton County Clerk's Office on that same date in Liber 321 of Deeds at Page 171.



74' | 72.1'

OAK ST.

(68')



(80')

AVENUE

BAILEY

5

6
3.0 AC.C

(49.5')

530' 485'(s)

296.75' 268'(s)

530' 490'(s)

(49.5')

122

OR MONEY ORDERS PAYABLE TO:

City of Plattsburgh, Clinton County New York

Chamberlain
 City of Plattsburgh
 41 City Hall Place
 Plattsburgh, NY 12901

SCHOOL CODE 503	SEQUENCE NO. 86	PAGE NO. 1 OF 1	ROLL SECT. 1	BILL NO. 000124
FISCAL YEAR 01/01/22-12/31/2022		WARRANT DATED 01/01/2022	BANK CODE	SWIS CODE 091300
ESTIMATED STATE AID CITY 3,014,151			SEE REVERSE SIDE FOR MORE INFORMATION	
FOR YOUR INFORMATION				

TAXES PAID BY	
REC'D BY & DATE	

Please see back for payment options and collection hours.

Full Payment Option – use the coupon below.

Installment Payment Option – use the enclosed coupons.



091300 207.11-5-27
 HOFF DAVID E
 HOFF LISA M
 4 BAILEY AVE
 PLATTSBURGH, NY 12901-1629 3-525



PROPERTY DESCRIPTION & LOCATION		YOU MAY BE ELIGIBLE FOR AN EXEMPTION ON FUTURE TAX BILLS, FOR INFO CALL: 518-565-4760					
TAX MAP NO.	LOCATION	EXEMPTION	TAX PURPOSE	VALUE	EXEMPTION	TAXPURPOSE	VALUE
091300 207.11-5-27	4 Bailey Ave	VETCOM CTS	CO/CITY/SCH	33,775			
DIMENSIONS	60.00 X 72.00	STAR Check					
SCHOOL DIST.	Plattsburgh CSD						
PROPERTY CLASS	1 Family Res						
THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:							135,100.00
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENTS IS:							100.00
THE ASSESSED VALUE OF THIS PROPERTY AS OF March 1, 2021 WAS							135,100.00

Sin Fr Dwlg Gar Lot

LEVY DESCRIPTION	TOTAL TAX LEVY	% CHG PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER \$1000	TAX AMOUNT
County Levy	5,625,417	1.9	101,325.00	5.499914	557.28
City Levy	11,639,250	2.4	101,325.00	11.370000	1,152.07

TOTAL TAX 1,709.35

TAXPAYER'S COPY

000020020222000001248000427336034

BILL NO	SWIS CODE	TAX MAP NUMBER	DUE DATE	PAY WITHOUT INTEREST BY	AMOUNT DUE	AMOUNT PAID
000124	091300	207.11-5-27	06/15/2022	07/15/2022	427.33	

Check Box if Receipt Requested

HOFF DAVID E
 HOFF LISA M
 4 BAILEY AVE
 PLATTSBURGH, NY 12901-1629

Make Check Payable
 City of Plattsburgh
 City Chamberlain
 41 City Hall Place
 Plattsburgh, NY 12901

000020020222000001248000427336042

CELEBRATE AND SAVE FOR YOUR HOME AND GARDEN WITH SPRINGFEST DEALS. SHOP NOW >

4 Bailey Avenue

What are you looking for today?



Plattsburgh Lowe's Open until 9 PM >



Prices, Promotions, styles, and availability may vary. Our local stores do not honor online pricing. Prices and availability of products and services are subject to change without notice. Errors will be corrected where discovered, and Lowe's reserves the right to revoke any stated offer and to correct any errors, inaccuracies or omissions including after an order has been submitted.

We have all doors & framed screens in storage. We also have wood for back wall, framing screens & 1' around bottom floor.

Email Cart Empty Cart

Shopping Cart (88)

Plattsburgh Lowe's Change

At least one of your items is currently unavailable. Sorry, one or more of your selected products has an issue with its current availability. Please see below for specific details on each of your products.

Some of your items are low in stock! View All

At least one of your items has an availability issue

Store Pickup is Unavailable. Store Pickup is currently not available for this item. Swap with Similar Item



Severe Weather 2-in x 4-in x 8-ft #2 Wood Pressure Treated Lumber Item #312282 Model #OG220408-AG Save For Later | Remove

15 \$172.65

Store Pickup at Plattsburgh Lowe's Unavailable. Need it today? Check other stores

Ship to Home Unavailable

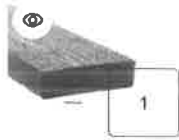
Truck Delivery Unavailable

Feedback

Store Pickup at Plattsburgh Lowe's 55 Items

Start Secure Checkout





\$19.38 Ledger Board

Store Pickup Available FREE

Ship to Home Unavailable

Truck Delivery Available
Schedule your delivery during checkout



Severe Weather
4-in x 4-in x 8-ft #2 Ground Contact Wood Pressure Treated Lumber
Item #552328 Model #FY2L40408-GC
Save For Later | Remove

— 2 + \$34.36

Store Pickup Available FREE

Ship to Home Unavailable

Truck Delivery Available
Schedule your delivery during checkout



Severe Weather
2-in x 6-in x 12-ft #2 Prime Wood Pressure Treated Lumber
Item #198476 Model #OG2P20612-AG
Save For Later | Remove

— 8 + \$179.84

Store Pickup Available FREE

Ship to Home Unavailable

Feedback

[Start Secure Checkout](#)





Simpson Strong-Tie
 Single 2-in x 6-in 18-Gauge Zmax Face Mount Joist Hanger
 Item #95991 Model #LUS26Z
 Save For Later | Remove

— + **\$9.44**

- Store Pickup** FREE
 Available
- Ship to Home**
 Get it by Tue, Apr 19
- Truck Delivery**
 Available
 Schedule your delivery during checkout



Union Corrugating
 3.17-ft x 12-ft Ribbed Silver Steel Roof Panel
 Item #46013 Model #GAMR291200
 Save For Later | Remove

— + **\$269.90**

- Store Pickup** FREE
 Available
- Ship to Home**
 Unavailable
- Truck Delivery**
 Available
 Schedule your delivery during checkout

Feedback



1-in x 3-in x 8-ft Furring Strip
 Item #4512 Model #S135S96PM6M360WT
 Save For Later | Remove

— + **\$59.00** Was ~~\$3.28~~
 You Saved \$6.00

- Store Pickup** FREE
 Available

[Start Secure Checkout](#)



Schedule your delivery during checkout



1-in x 2-in x 8-ft Furring Strip

Item #4511 Model #741262023931

Save For Later | Remove

- +

~~\$1.98~~ Was \$2.18
You Saved \$0.20

Store Pickup
Available

FREE

Ship to Home
Unavailable

Truck Delivery
Available
Schedule your delivery during checkout



GRACIE ICE & WATER SHIELD

Grace 36-in x 36-ft 108-sq ft Rubberized Asphalt Roof Underlayment

Item #222287 Model #5003028

Save For Later | Remove

- +

~~\$83.98~~

We will try + get a smaller quantity, but may not be able.

Store Pickup
Available

FREE

Ship to Home
Get It by Tue, Apr 19

Truck Delivery
Available
Schedule your delivery during checkout



Simpson Strong-Tie

Common 4-in x 4-in Powder-coated Wood To Concrete (Retrofit) Base

Item #283287 Model #FPBB44

Save For Later | Remove

- +
2

~~\$25.98~~ *51.96*

Start Secure Checkout



Get it by Tue, Apr 19

Truck Delivery

Available

Schedule your delivery during checkout



Hillman

1/2-in x 8-in Gray Hot-Dipped Galvanized Hex-Head Exterior Lag Screws

Item #67366 Model #812109

Save For Later | Remove

- +

\$37.12

Store Pickup

Available

FREE

Ship to Home

Get it by Tue, Apr 19

Truck Delivery

Available

Schedule your delivery during checkout



Ship to Home

2 Items

HURRY! LOW IN STOCK



Tapcon

1/4-in x 4-in Head Blue Concrete Anchors (6)

Item #2610171 Model #24245

Save For Later | Remove

We have these

- +

\$7.98

Store Pickup

Unavailable

Ship to Home

Get it by Wed, Apr 20

FREE

Truck Delivery

Unavailable

Start Secure Checkout



Feedback

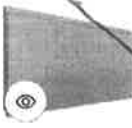
= + \$39.40

Store Pickup FREE
Get it by Thu, Apr 21 (est.)

Ship to Home Included
Get it as soon as Thu, Apr 21

Truck Delivery
Get it as soon as Thu, Apr 21
Schedule your delivery during checkout

Truck Delivery
16 Items

 7.25-in x 12-ft White Pine Shiplap Wall Plank (Coverage Area: 7.25-sq ft)
Item #1049691 Model #SLB-12 LVLPM
Save For Later | Remove

- + ~~\$291.84~~

Any wood not listed has been a jointer given to us. We are planning it.

Store Pickup
Unavailable

Ship to Home
Unavailable

Truck Delivery FREE
Available
Schedule your delivery during checkout

Feedback

Your order qualifies for Free Standard Shipping!

\$45

Order Summary

Item Subtotal (88)

~~\$1,233.45~~

Estimated Delivery

FREE

[Start Secure Checkout](#)



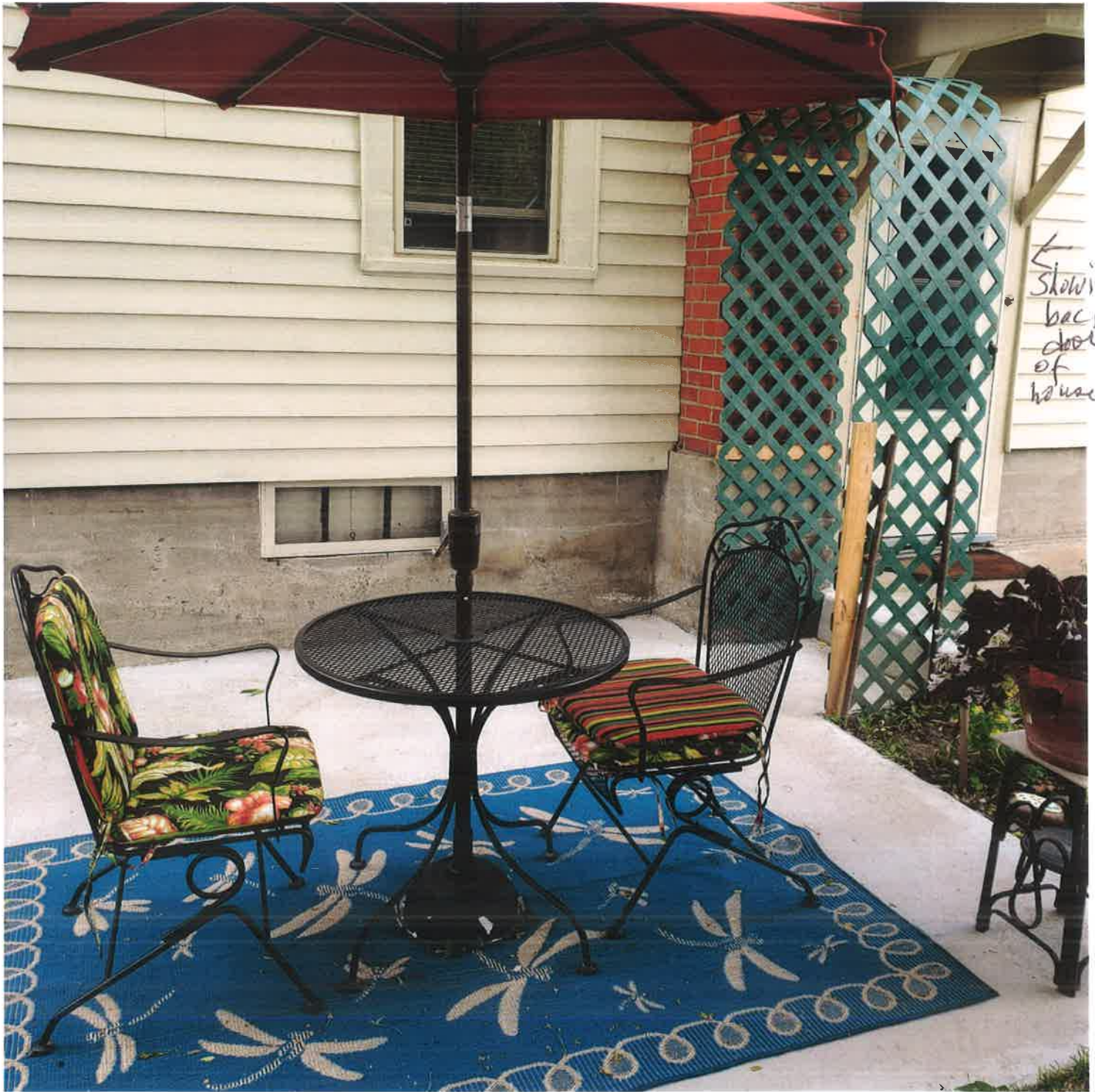
- Pella Smart flash tape 1 = \$ 22.98
 - Royal PVC Drip cap 12' 2 @ \$ 14.40 = \$ 28.80
 - Flashing-Union Corrugating-roll 10' x 50' \$ 37.98
- Total: \$ 1,007.99

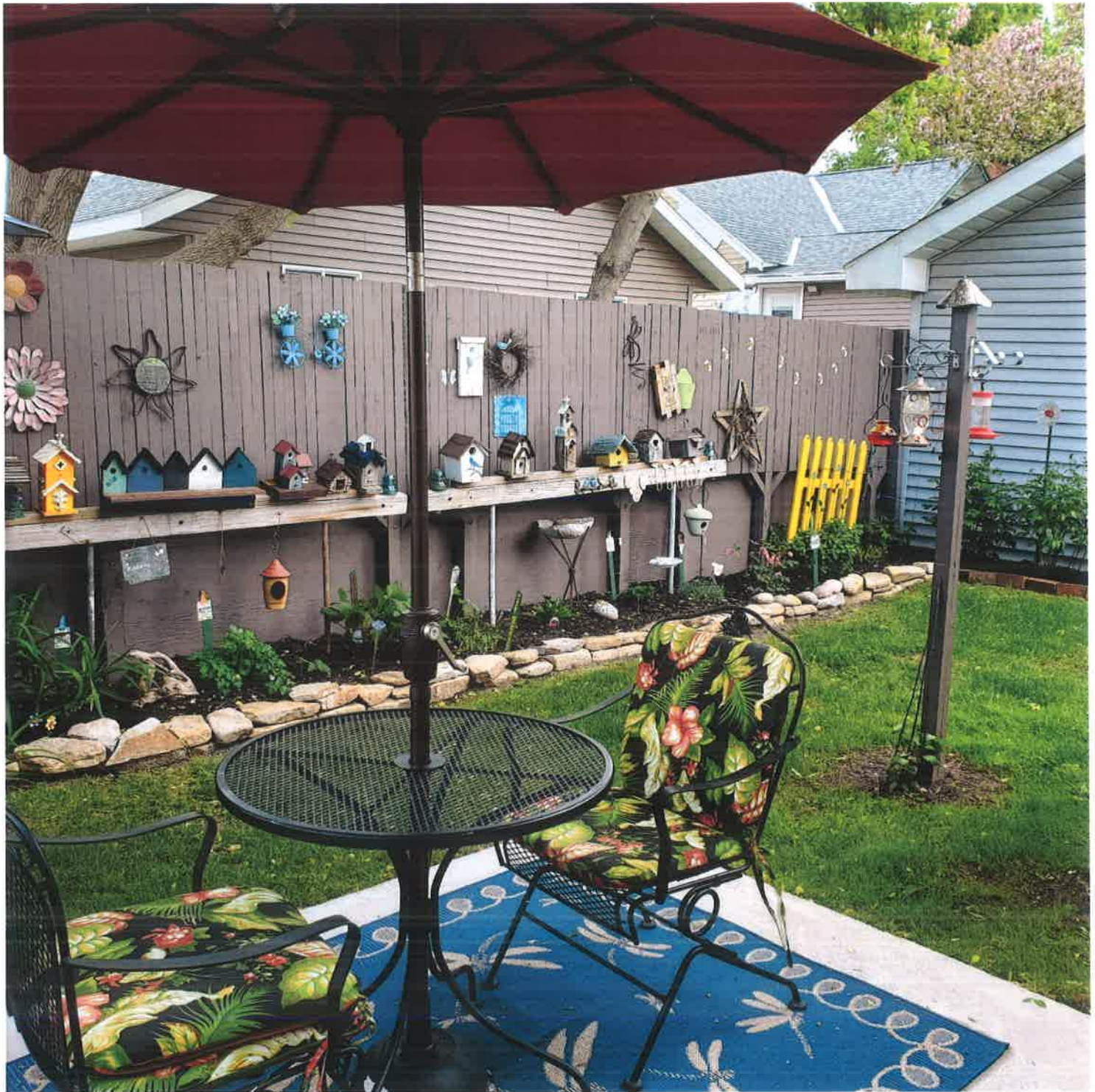


Front of house on 4 Bailey Ave.



Back of house





Showing 6' fence (which has been permitted) in back of house.



Showing side view

