

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 JUNE 23rd, 2022

Appeal No. 2326

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: JOAN M. JANSON

Applicant's Address: 29 Cogan Ave.

Plattsburgh, NY 12901

Telephone No.: (518) 562-1559

Parcel Identification: 221.5 - 1 - 19

Location of Request: "the back" - east side of garage

Property Owner: same as above

Request Description: roof on petting shed is over for roof coverage

Zoning District: R-1

Section Appealed: 360-11

Previous Appeal: No. 2120 Date: 6/19/2017

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.

J. M. Janson
Signature (Owner/Applicant)
JOAN M. JANSON
Print First and Last Name

Lisa M. Beebie
Notary Public

LISA M. BEEBIE
Notary Public, State of New York
No. 01BE6396740
Qualified in Clinton County
Commission expires August 6, 2023

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

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: Potting/Garden Shed Roof			
Project Location (describe, and attach a location map): East side of garage, between the two windows			
Brief Description of Proposed Action: Metal slanting roof attached to garage and sitting on two 8x8 posts. With gravel floor under the roof. For potting, puttering, general gardening chores.			
Name of Applicant or Sponsor: JOAN JANSON		Telephone: (518) 562-1559 E-Mail: -	
Address: 29 Cogan Ave.			
City/PO: Plattsburgh, NY 12901		State:	Zip Code:
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	YES
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	YES
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		60.66 acres sq ft 60.66 acres 7,560 # acres (60x126)	
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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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	YES
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	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	NO	YES
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	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment _____	<input checked="" type="checkbox"/>	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	NO	YES
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? 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"/>	NO	YES
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 type="checkbox"/> Urban <input checked="" 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	YES
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	NO	YES
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 type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	NO	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>JOAN M. JANSON</u>	Date: <u>MAY 23rd, 2022</u>	
Signature: <u>J. M. Janson</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? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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.

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.

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

June 23rd, 2022

Dear Members of the Plattsburgh Zoning Board,

I come before you with a project that has already been started. For that, I apologize. It is because I did not realize that a metal roof attached to the side of the house that is under 100 sq feet, has no sides, a gravel floor, and in no way could be considered living space, would need approval. I wanted an area that was under cover where I could put plants into pots in the spring, and store the empty pots in the winter.

Included in this packet is a site plan which includes the property line to the south, where my lot abuts Scott Broderick's, and along the north where Wanda and Chris LaRose are my neighbors. The eastern property line is the very back of my property.

I have included a couple of photos taken with a drone to help orient you to the project and to demonstrate the limited visual impact. The metal roofing which is to be installed is gray, practically matching the color of the siding. Although I was planning to leave the 8x8 posts and the supporting structure unpainted, if the Board feels that painting it white or gray to better fit with the house is important, I will be happy to do so.

All of my neighbors, except Wanda and Chris, have fences that decrease the visual impact of 29 Cogan. Wanda and Chris are the neighbors who regularly use their backyard and frequently entertain there, and therefore are the neighbors most affected by the addition of a shed roof onto the garage.

If you should have any questions prior to the July 18th meeting, or you would like to see the property yourself, please feel free to call me. I will answer your questions to the best of my ability, and would be happy to show you my home. Thank you for your time.



Joan Janson
29 Cogan Ave.
(518) 562-1559

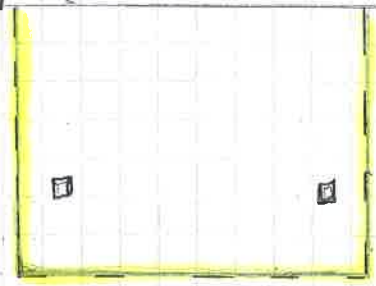
31. Cogan
Scott Broderick

Brown
wood
fence

To
Cogan Ave
Driveway
(currently gray gravel)

GARAGE

7'



8' 8"

Roof area

$$8.66 \times 7 = 60.66 \text{ sq ft}$$

Rear
Property Line

20

10

10

20

30
Henry & Ann

40

50

60

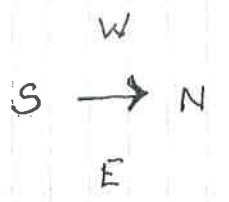
30

20

10

LaRose
Garage

Wanda
&
Chris
LaRose
27 Cogan Ave





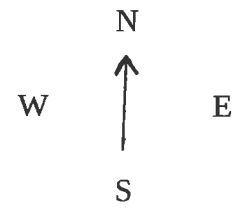
Looking down on the south side of the garage. The portion of the framing that will support the roof is barely visible on the east side. The sun is shining on a corner of it, and the rest is in the shade. The large white area in the picture is the metal roofing on the ground, covered with a piece of white plastic.



The structure is located between the two garage windows that face east. It is lower than the tops of the windows.



Looking down on the garage.





The east side of the garage, standing at the NE corner of the property.



Looking north at Chris & Wanda's backyard. The backside of their garage is visible on the left. We currently have open wire mesh as a fence. It is threaded through wooden stakes so it can be moved to mow the grass. The section of picket fence on the right is simply leaning up against the side of my compost enclosure.



Looking south.



The fence Mr. Broderick put in on the north side of his property. His fence stops just about where the yellow guy wires are located, about 19 feet from the back property line.

There is topsoil under the blue tarp.



Looking south, at what is visible of Scott Broderick's extension, and behind that, the top of the garage is visible.



Looking south towards Mr. Broderick's property.



What Mr. Broderick would see if he were to stand at the end of his fence and look north.



123.85'	97	123.88'	542
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126.85'	507	132.42'	506
90.11'	11	128.1'	23

PARK AVENUE (68')

