



# TOWN OF PLATTSBURGH

## DEPARTMENT OF CODES & ZONING

*Stephen M. Imhoff* | Code Enforcement Officer  
*Allen W. Reece* | Code Enforcement Officer  
*Drew Arthur* | Code Enforcement Officer  
*Donna Primiano-Masten* | Codes & Zoning Secretary

151 BANKER RD, PLATTSBURGH, NY 12901-7307  
PHONE: (518) 562-6840 | TDD: (800) 662-1220 | FAX: (518) 563-8396

*Michael Cashman*  
Supervisor

*Charles A. Kostyk*  
Deputy Supervisor/Councilor

*James J. Coffey*  
Town Attorney

*Thomas E. Wood*  
Councilor

*Barbara E. Hebert*  
Councilor

*Dana Isabella*  
Councilor

*Kathryn B. Kalluche*  
Town Clerk

*Matthew Favro*  
Deputy Town Attorney

To: Honorable Michael S. Cashman, Town Supervisor  
Members of the Town Board

From: Stephen M. Imhoff  
Code Enforcement Official

Re: May, 2022 Monthly Report

### THE FOLLOWING NUMBER OF PERMITS AND ACTIVITIES ARE REPORTED:

- 31 Building permits were requested this month.
- 34 Building Permits were issued this month.
- 4 Permit(s) issued current month, paid/requested in a prior month.
- 1 Permit(s) requested current month, not issued yet (under review/requires additional information).
- 6 Permit(s) requested previous month, requires additional information from applicant.
- Permit(s) requested current month – still pending letter from Planning Board.
- Permit(s) issued current month, no fee required.
- 7 Matter(s) before Zoning Board of Appeals (May, 2022)
- Permit(s) pending Town Board/Planning Board Action.
- 1 Misc: Zoning Compliance Letters
- 1 Temporary Certificate of Occupancy
- 8 Burn Permits
- 3 Renewals
- 3 Fire Calls (1-comm; 2-resid)

Residential:	40	\$ 3,806,119.00
Commercial & Industrial:	10	\$2,209,350.00
<b>Total:</b>	<b>50</b>	<b>\$6,015,469.00</b>

**RESIDENTIAL:  
AMOUNT:****DOLLAR**

4	Single Family Residence		
	Steven Bennett, 30 Pleasant Rdge Rd (Modular)	\$214,000.00	
	Mark Revette, Sunnyside Rd	\$350,000.00	
	CCARC, 391 Tom Miller Rd	\$941,860.00	
	Victor Podd, Bluff Pt Rd	<u>\$1,800,000.00</u>	\$3,305,860.00
-	Multi-Family Residence - Duplex	\$	
-	Garage, Attached	\$	
-	Garage, Detached	\$	
-	Erect Seasonal Camp		
-	Concrete Slab/Gravel Pad / Retaining Wall	\$	
-	Foundation Repair	\$	
-	Bilco Door		
3	<b>ADDITION, ALTERATION and/or Renovation of Residence</b>	\$	144,500.00
-	Roof over Existing Deck	\$	
6	Erect a <b>DECK</b> /Porch, or Gazebo	\$	26,450.00
-	Erect Roof over Existing Roof on Manufactured Home	\$	
-	Erect a 3 Season Sun Room	\$	
-	Erect Handicap Ramp	\$	
4	Erect/extend a <b>UTILITY SHED</b>	\$	18,500.00
-	Installation of In-Ground Pool	\$	
7	Installation of Above-Ground Pool	\$	83,649.00
-	Installation of Hot Tub	\$	
-	Demolition	\$	
-	Install of Prop Fireplace/Wood Stove/Pellet Stove/Heating System	\$	
-	Installation of Outdoor Wood Boiler		
-	Install/Upgrade Generator	\$	
-	Electrical Upgrade	\$	
2	Solar Panel Array	\$	57,160.00
-	Chimney Repair/Stone Veneer	\$	
-	Leanto/Carport	\$	
-	Erect a Pole Barn	\$	
-	Remove Manufactured Home	\$	
-	Park and occupy manufactured home in Mobile Home Park	\$	
1	Park and occupy manufactured home on private lot	\$	170,000.00
2	Renewals		
8	Burn Permits		
1	Other - <b>FOSTER CARE INSPECTION</b> /Floodplain Dev.Permit		
-	Other - Temp Cert Of Occupancy/Asbestos Abatement		
2	Fire Calls		

**COMMERCIAL AND INDUSTRIAL:**  
**AMOUNT:**

**DOLLAR**

1	<b>ERECT</b> /Addition Commercial Building TOP, Tom Miller Rd – Water Treatment Bldg/Well			\$2,034,350.00
1	Repair and/or <b>ALTERATION</b> of commercial building	\$	175,000.00	
-	Commercial roofing job	\$		
-	Alter tenant/commercial space	\$		
-	Storage Building –NEW CONST	\$		
-	Electrical Upgrade	\$		
-	Wireless Telecommunications	\$		
-	HVAC Replacement – Rooftop Units	\$		
-	Fire Suppression System	\$		
-	Remove Underground Storage Tanks	\$		
-	Solar Array System	\$		
-	Charging Station	\$		
2	Erect/repair signage	\$		
2	Temporary Banners/Signs	\$		
-	Installation of LPG Tank /Gasoline Tank	\$		
-	Convert residential house to commercial use	\$		
1	Occupy Commercial Business			
-	Demolition			
1	Renewals			
1	Fire Calls			
1	Other – Zoning Compliance Letters			
-	Temp Cert of Occupancy			
<b>Residential:</b>		<b>40</b>	<b>\$3,806,119.00</b>	
<b>Commercial &amp; Industrial:</b>		<b>10</b>	<b>\$2,209,350.00</b>	
<b>Total:</b>		<b>50</b>	<b>\$6,015,469.00</b>	

# Permit Monthly Report

05/01/2022 - 05/31/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>May 2022</b>						
220501	05/02/2022	Brennan Plattsburgh Realty, LLC	Sign	383 Rt 3 (Brennan GMC)		\$50.00
<b>Description of Work:</b>						
UPDATE EXISTING 11.75 SF BUILDING SIGN WITH NEW OWNER NAME						
220502	05/02/2022	Benjamin Hankins	Pool (Above Ground)	SBL#: 220.2-2-27		
<b>Description of Work:</b>						
INSTALL A 27' ROUND ABOVE-GROUND POOL WITH 21' X 37' DECK IN REAR YARD						
220503	05/02/2022	Geri Kaplan Downs	Pool (Above Ground)	57 Rand Hill Rd SBL#: 205.3-1-9	\$14,149.00	\$255.00
<b>Description of Work:</b>						
INSTALL A 21' ROUND ABOVE-GROUND POOL IN REAR YARD. - NO DECK AT THIS TIME						
220504	05/05/2022	Steven Bennett	Modular Home	88 Banker Rd SBL#: 205.4-2-28	\$5,500.00	\$100.00
<b>Description of Work:</b>						
DEMOLISH AND REMOVE EXISTING 1973 SWMH AND INSTALL NEW 1400 SF MODULAR HOME AT PROPERTY						
220505	05/06/2022	Pacific Proving, LLC	Commercial Alteration	30 Pleasant Rdg Rd SBL#: 232.-3-28.22	\$214,000.00	\$400.00
<b>Description of Work:</b>						
INSTALL FREE-STANDING METAL CANOPIES OVER EXISTING DRIVE-THRU						
++++NEED LETTER FROM PLANNING BEFORE CO +++++						
PLANS ROLLED UP NEXT TO FILING CABINET						
220506	05/06/2022	Gerald Menard	Manufactured Home	400 Rt 3 SBL#: 206.4-3-9	\$175,000.00	\$1,750.00
<b>Description of Work:</b>						
POUR CONCRETE SLAB FOR PLACEMENT OF A NEW 2021 COMMODORE 28' X 60' MANUFACTURED HOME						
				Bradford Rd SBL#: 191.-2-34	\$170,000.00	\$320.00

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-19	05/09/2022	Maple Pond LLC	FIRE CALLS	Maple Pond MHP (4 Spring Rd) SBL#: 193.3-3-3		
<b>Description of Work:</b>						
FIRECALL - FIRE STARTED ON GROUND AND BURNED UP PART OF SKIRTING AND DAMAGED EXTERIOR SIDING. NO PERMITS REQUIRED AT THIS TIME, BUT SKIRTING WILL NEED TO BE REPLACED. SEND LETTER TO OCCUPANT - NO PERMIT REQUIRED, BUT SKIRTING NEEDS TO BE REPLACED TO KEEP ANIMALS OUT						
220507	05/09/2022	Mark Revette	Single Family Resd	Sunnyside Rd SBL#: 209.3-2-1.113	\$350,000.00	\$985.75
<b>Description of Work:</b>						
CONSTRUCT A NEW 2251 SF SINGLE FAMILY HOME WITH 1692 SF ATTACHED GARAGE						
6/6/2022 - receipt of revised FOUNDATION & FLOOR FRAMING PLAN						
220508	05/09/2022	Andrew Buskey, Jr.	Shed	94 Gene Lefevre Rd SBL#: 189.3-3-12.2	\$5,400.00	\$84.00
<b>Description of Work:</b>						
INSTALL A 12' X 28' PRE-FAB OMISH SHED IN SIDE YARD						
220509	05/10/2022	Town of Plattsburgh	Commercial New	305-315 Tom Miller Rd SBL#: 206.-6-2	\$2,034,350.00	\$1.00
<b>Description of Work:</b>						
CONSTRUCT A WATER TREATMENT BUILDING & WELL - PUBLIC WATER SUPPLY						
220510	05/11/2022	Brad Parent	Solar Panel Array	134 Rand Hill Rd SBL#: 205.-3-11.4	\$40,000.00	\$450.00
<b>Description of Work:</b>						
INSTALL ROOF MOUNT SOLAR ARRAY - 45 PANELS						
+++ NOTE: OWNER HAS OPEN PERMIT NO 210617 - NO INSP REQ TO DATE						
220511	05/11/2022	Gull Rock, LLC	Sign	7189 Rt 9 SBL#: 194.-1-18		\$185.00
<b>Description of Work:</b>						
INSTALL A 73 SF MONUMENT SIGN AT THE PROPERTY						
220512	05/11/2022	Martha Breyette	Pool (Above Ground)	1221 Rt 3 SBL#: 205.1-1-26	\$15,000.00	\$145.00
<b>Description of Work:</b>						
INSTALL A 15' X 26' ABOVE-GROUND POOL WITH A 15' X 15' DECK						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220513	05/11/2022	David Snyder	Shed	30 Ruger Park Way SBL#: 220.4-5-4	\$4,200.00	\$75.00
<b>Description of Work:</b>						
		INSTALL A 10' X 16' PRE-FAB STORAGE SHED IN REAR YARD				
220514	05/11/2022	Travis Brunet	Shed	308-310 Bradford Rd SBL#: 191.-3-40	\$4,800.00	\$72.00
<b>Description of Work:</b>						
		INSTALL A 12' X 24' PRE-FAB STORAGE SHED IN SIDE YARD				
22-04	05/13/2022	Rita Stone	Burn Permit	34 Honey Dr SBL#: 192.4-1-60		
<b>Description of Work:</b>						
		BURN PERMIT				
220515	05/16/2022	John Wilder	Addition	12-14 Old Dock Rd SBL#: 246.4-1-21	\$95,000.00	\$123.75
<b>Description of Work:</b>						
		CONSTRUCT A 15' X 33' SINGLE STORY ADDITION ONTO RESIDENCE				
220516	05/16/2022	John Ruff III	Deck	1663 Rt 3 SBL#: 204.-1-3.21	\$1,500.00	\$75.00
<b>Description of Work:</b>						
		ERECT AN 8' X 10' POOL DECK				
220517	05/16/2022	Shery Liberty	Shed	2072 Military Tpke SBL#: 191.-3-11	\$4,100.00	\$60.00
<b>Description of Work:</b>						
		INSTALL A 12' X 20' PRE-FAB SHED AT THE PROPERTY				
220518	05/16/2022	Secretary of Veterans Affairs	Alteration	4 Vintage Ests SBL#: 192.-5-57	\$7,500.00	\$75.00
<b>Description of Work:</b>						
		REPAIR PLUMBING, ADD ADDITIONAL ELECTRICAL LIGHTING, PLUMBING FOR BATHROOMS, REPAIR ISSUE WITH FRONT PORCH				
220519	05/16/2022	Alicia Latour	Pool (Above Ground)	2132 Military Tpke SBL#: 191.-3-9.2	\$7,000.00	\$362.00
<b>Description of Work:</b>						
		INSTALL A 12' X 36' PRE-FAB SHED; 28' ROUND ABOVE-GROUND POOL AND 8' X 8' POOL DECK				
		note to self --- saved in "pool and deck"				
220520	05/16/2022	Melissa Cudworth	Deck	34 Cross Rd SBL#: 220.4-2-24	\$950.00	\$75.00
<b>Description of Work:</b>						
		CONSTRUCT A 12' X 16' DECK ON FRONT OF HOME				

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
22-05	05/16/2022	Patrick Leclerc	Burn Permit	35 Seneca Dr SBL#: 194.20-1-2		
<b>Description of Work:</b> BURN PERMIT						
22-06	05/17/2022	John Brown	Burn Permit	61 Bay Rd SBL#: 194.2-1-10		
<b>Description of Work:</b> BURN PERMIT						
2022-018	05/18/2022	National Retail Properties LP	Zoning Compliance Letter	523 Rt 3		\$50.00
<b>Description of Work:</b> ZONING COMPLIANCE LETTER FOR DMV DUE TO NAME CHANGE						
220521	05/18/2022	James St. Dennis	Pool (Above Ground)	29 Pristine Dr SBL#: 194.-4-5	\$18,000.00	\$100.00
<b>Description of Work:</b> INSTALL AN 18' X 33' ABOVE-GROUND OVAL POOL IN REAR YARD						
220522	05/18/2022	Smash Properties, LLC	Deck	30 Archie Bordeaux Rd (26 Quality Dr) SBL#: 232.-3-20	\$6,000.00	\$90.00
<b>Description of Work:</b> CONSTRUCT A 12' X 20' DECK ON FRONT OF RESIDENCE						
220523	05/18/2022	John Wilder	Alteration	12-14 Old Dock Rd SBL#: 246.4-1-21	\$42,000.00	\$420.00
<b>Description of Work:</b> REMOVE DAMAGED ROOF FRAMING AND REFRAME ENTIRE ROOF						
220524	05/18/2022	Plattsburgh Terminals Inc	Temporary Signs	4736 Rt 9 SBL#: 233.-1-32.1		\$50.00
<b>Description of Work:</b> PLACE A TEMPORARY 20 SF SIGN AT PROPERTY +++++ LIMITED TO 60 DAYS IN A CALENDAR YEAR +++++						
2022-20	05/11/2022	Lowe's Home Centers Inc	FIRE CALLS	39 Centre Dr (Lowe's Home Center) SBL#: 206.4-4-1.2		
<b>Description of Work:</b> FIRECALL - CANOPY DRY SYSTEM SUPPLY LINE BURST CAUSING FLOODING IN MAIN BUILDING. STORE WAS SHUT DOWN FROM 7:30PM (5/10/22) UNTIL 6:00AM (5/11/22). SPRINKLER SYSTEM IN INTERIOR STORE IS BACK ON LINE. FIRE PANEL IS BACK ON LINE. EXTERIOR DRY SYSTEM STILL NEEDS TO BE REPAIRED. NO PERMIT REQUIRED. 5/14/2022 - REINSPECTION - GOOD. OK TO CLOSE						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220525	05/20/2022	Van Tran	Pool (Above Ground)	46 Melody Ln SBL#: 206.-5-5	\$18,000.00	\$100.00
<b>Description of Work:</b> INSTALL A 15' X 30' ABOVE-GROUND OVAL POOL IN REAR YARD						
220526	05/20/2022	Brenda Garrand	Deck	39 Rugar Park Way SBL#: 220.4-5-13	\$1,500.00	\$75.00
<b>Description of Work:</b> CONSTRUCT A 10' X 12' FECK ON FRONT OF HOME						
22-07	05/24/2022	Jessica Provost	Burn Permit	599 Wallace Hill Rd SBL#: 192.-1-32.7		
<b>Description of Work:</b> BURN PERMIT						
22-08	05/24/2022	Carl Provost	Burn Permit	518 Wallace Hill Rd SBL#: 192.-1-24		
<b>Description of Work:</b> BURN PERMIT						
22-09	05/24/2022	Martin Glenn	Burn Permit	4107 Rt 9 SBL#: 246.4-1-27.1		
<b>Description of Work:</b> BURN PERMIT						
2022-21	05/24/2022	Brent Bristol	FIRE CALLS	457 Stafford Rd SBL#: 192.-1-18.9		
<b>Description of Work:</b> FIRECALL - CALLED TO PROPERTY BY DISTRICT 3 FD DUE TO CONTINUOUS WATER LEAKING OUT OF BASEMENT. NYSEG PULLED THE METER. HOUSE IS CONDEMNED. HOUSE HAS BEEN VACANT. NEED TO SEND LETTER TO OWNER						
22-10	05/24/2022	Howard Turner	Burn Permit	93 Town Line Rd SBL#: 191.-2-9.2		
<b>Description of Work:</b> BURN PERMIT						
220527	05/24/2022	Mental Retardation Service Inc	Single Family Resd	391 Tom Miller Rd SBL#: 206.-1-15.23	\$941,860.00	\$1,578.00
<b>Description of Work:</b> CONSTRUCT A NEW SINGLE STORY, SIX BEDROOM, 3,945 SF RESIDENCE						
220528	05/24/2022	Sergio Apuzzo	Solar Panel Array	11 Point Cliff Dr SBL#: 234.17-1-8	\$17,160.00	\$380.00
<b>Description of Work:</b> INSTALL 38 MODULE ROOF-MOUNTED SOLAR PANELS						



# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220529	05/24/2022	Dannemora Federal Credit Union	Temporary Signs	342-344 Tom Miller Rd SBL#: 206.-1-18.6		\$50.00
<b>Description of Work:</b>						
PLACE A TEMPORARY 20 SF FEATHER FLAG BANNER AT PROPERTY. ++++ LIMITED TO 60 DAYS IN A CALENDAR YEAR +++++						
220530	05/24/2022	Mark Varin	Deck	1735 Rt 3 SBL#: 204.-2-43.1	\$14,000.00	\$90.00
<b>Description of Work:</b>						
CONSTRUCT A 450 SF POOLSIDE DECK IN REAR YARD						
220531	05/27/2022	Victor Podd	Single Family Resd	Bluff Point Dr SBL#: 246.-5-2	\$1,800,000.00	\$2,369.50
<b>Description of Work:</b>						
CONSTRUCT NEW 7,945 SF HOME WITH ATTACHED GARAGE, 1533 SF GUEST HOUSE AND IN-GROUND SWIMMING POOL +++ LIMITED TO FOUNDATION ONLY+++++						
ANY CHANGES AND/OR MOD TO FOUNDATION MUST BE APPROVED BY ENGINEER OF RECORD						
+++ Floodplain Permit #2022-22 issued						
220532	05/27/2022	Tyler Seabrook	Deck	24 Sawyer Ln SBL#: 204.-5-14	\$2,500.00	\$108.00
<b>Description of Work:</b>						
EXPAND EXISTING DECK TO 12' X 30' ON BACK OF RESIDENCE						
220533	05/27/2022	Brian Hynes	Pool (Above Ground)	50 Lakeshore Dr SBL#: 233.16-2-40	\$6,000.00	\$100.00
<b>Description of Work:</b>						
INSTALL AN 18' ROUND ABOVE-GROUND POOL IN REAR YARD						
22-11	05/27/2022	James Joyce	Burn Permit	9 Lakeside Ct SBL#: 233.16-1-3		
<b>Description of Work:</b>						
BURN PERMIT						
220534	05/27/2022	Champlain Centre North LLC	Occupy Com. Business	60 Smithfield Blvd (C-115) SBL#: 206.4-2-1.2		\$100.00
<b>Description of Work:</b>						
DRESS ME UP LLC TO OCCUPY COMMERCIAL SPACE FOR RETAIL SALES AND SERVICES						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-019	05/27/2022	PCH Housing Dev Fund Co, Inc	Foster Care Inspections	20 Montana Dr (BLDG 400 - ATLAS HEIGHTS) SBL#: 233.-5-6		\$25.00
<b>Description of Work:</b> FOSTER CARE INSPECTION AT APT. 411 IN BLDG 400						
May 2022 Total:					\$6,015,469.00	\$11,329.00
Reporting Period Total:					\$6,015,469.00	\$11,329.00