



# 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

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*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: July, 2022 Monthly Report

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

- 34 Building permits were requested this month.
- 32 Building Permits were issued this month.
- 1 Permit(s) issued current month, paid/requested in a prior month.
- 2 Permit(s) requested current month, not issued yet (under review/requires additional information).
- 2 Permit(s) requested previous month, requires additional information from applicant.
- 1 Permit(s) requested current month – still pending letter from Planning Board.
- Permit(s) issued current month, no fee required.
- 5 Matter(s) before Zoning Board of Appeals (August, 2022)
- Permit(s) pending Town Board/Planning Board Action.
- 4 Misc: Zoning Comp Ltrs (2); Foster Care Insp (1); MHP Operating Permit (1)
- 3 TCO Accrued fees received (Comm – 1), (Res – 2)
- Burn Permits
- 2 Renewals
- 2 Fire Calls (comm)

<b>Residential:</b>	<b>24</b>	<b>\$ 1,472,408.00</b>
<b>Commercial &amp; Industrial:</b>	<b>16</b>	<b>\$1,554,152.00</b>
<b>Total:</b>	<b>40</b>	<b>\$3,206,560.00</b>

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

3	Single Family Residence		
	Chris Ashley, Algonquin Pk	\$250,000.00	
	Stephen Irving, Trudeau Rd (Modular)	\$700,000.00	
	Mark Varin, 1735 Rt 3 (Modular)	<u>\$266,000.00</u>	
			\$1,216,000.00
-	Multi-Family Residence - Duplex	\$	
-	Garage, Attached	\$	
-	Garage, Detached	\$	
-	Erect Seasonal Camp		
1	<b>CONCRETE SLAB</b> /Gravel Pad / Retaining Wall	\$	5,000.00
-	Foundation Repair	\$	
-	Bilco Door		
1	Addition, <b>ALTERATION</b> and/or Renovation of Residence	\$	11,134.00
-	Roof over Existing Deck	\$	
4	Erect a <b>DECK</b> /Porch, or Gazebo	\$	19,400.00
-	Erect Roof over Existing Roof on Manufactured Home	\$	
1	Erect a 3 Season Sun Room	\$	15,000.00
1	Erect Handicap Ramp	\$	5,000.00
2	Erect/extend a <b>UTILITY SHED</b>	\$	22,800.00
2	Installation of In-Ground Pool	\$	136,824.00
5	Installation of Above-Ground Pool	\$	38,250.00
-	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	\$	
-	Solar Panel Array	\$	
-	Chimney Repair/Stone Veneer	\$	
-	Leanto/Carport	\$	
-	Erect a Pole Barn	\$	
-	Remove Manufactured Home	\$	
1	Park and occupy manufactured home in Mobile Home Park	\$	3,000.00
-	Park and occupy manufactured home on private lot	\$	
1	Renewals		
-	Burn Permits		
1	Other - <b>FOSTER CARE INSPECTION</b> /Floodplain Dev. Permit		
1	Other - Temp Cert Of Occupancy/ <b>MHP Operating Permit</b>		
-	Fire Calls		

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

**DOLLAR**

-	<b>ERECT</b> /Addition Commercial Building	
		\$
2	Repair and/or <b>ALTERATION</b> of commercial building	\$1,006,432.00
1	Commercial roofing job	\$ 232,000.00
2	Alter tenant/commercial space	\$ 190,000.00
-	Temporary Structure	\$
-	Electrical Upgrade	\$
-	Wireless Telecommunications	\$
-	HVAC Replacement – Rooftop Units	\$
-	Fire Suppression System	\$
-	Remove Underground Storage Tanks	\$
-	Solar Array System	\$
1	Charging Station	\$ 125,720.00
1	Erect/repair signage	\$
1	Temporary Banners/Signs	\$
-	Installation of LPG Tank /Gasoline Tank/Generator	\$
-	Convert residential house to commercial use	\$
1	Occupy Commercial Business	
2	Demolition	
1	Renewals	
2	Fire Calls	
2	Other – Zoning Compliance Letters	
-	Temp Cert of Occupancy	

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<i>Commercial &amp; Industrial:</i>	<b>16</b>	<b>\$1,554,152.00</b>
<b>Total:</b>	<b>40</b>	<b>\$3,026,560.00</b>

# Permit Monthly Report

07/01/2022 - 07/31/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>July 2022</b>						
220701	07/01/2022	Matthew Drollette	Breezeway	15 Kennedy Rd SBL#: 189.-3-23	\$11,134.00	\$50.00
<b>Description of Work:</b>						
REMOVE EXISTING FRONT DECK AND CONSTRUCT 8' X 8' MUDROOM/ENTRY WAY ON FRONT OF HOME THEN RELOCATE DECK TO NEW MUDROOM						
220702	07/01/2022	Mark P Dame Living Trust	Commercial Alteration	362 Rt 3 SBL#: 206.4-3-4	\$5,000.00	\$150.00
<b>Description of Work:</b>						
INSTALL TWO (2) RESTROOM SEWER LINES						
220703	07/01/2022	Peter Baretsky	Pool (Above Ground)	1269 Rt 3 SBL#: 205.1-2-12	\$8,500.00	\$100.00
<b>Description of Work:</b>						
INSTALL A 24' ROUND ABOVE-GROUND POOL IN BACK YARD						
2022-023	07/05/2022	Mental Retardation Service Inc	Zoning Compliance Letter	391 Tom Miller Rd SBL#: 206.-1-15.23-1		\$50.00
<b>Description of Work:</b>						
ZONING COMPLIANCE LETTER						
220704	07/06/2022	TDC NNY INC	Sign	14 Area Development Dr SBL#: 220.-1-3.28		\$72.00
<b>Description of Work:</b>						
REPLACE EXISTING 32 SF FREE STANDING SIGN PANEL WITH NEW PANEL ONLY						
220705	07/06/2022	RA Group Holdings, LLC	Commercial Remodel	485 Rt 3 SBL#: 206.4-4-6	\$200,000.00	\$1,012.00
<b>Description of Work:</b>						
COMPLETE RENOVATION OF SUNOCO GAS STATION AND FORMER LAMBOS SUB SHOP						
220706	07/06/2022	Roger Seymour	Pool (Inground)	29 Bell Rd SBL#: 192.-4-6	\$56,824.00	\$150.00
<b>Description of Work:</b>						
INSTALL A 14' X 28' IN-GROUND POOL AND SURROUNDING PATIO AND INSTALL 10' X 20' PRE-FAB SHED AT PROPERTY						
220707	07/08/2022	Matthew St Clair	Pool (Above Ground)	482 Stafford Rd SBL#: 192.-1-18.16	\$6,950.00	\$226.00
<b>Description of Work:</b>						
INSTALL A 12' X 28' STORAGE SHED AND 14' ABOVE-GROUND POOL IN REAR YARD						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220708	07/08/2022	Sally Stay	Deck	23-26 Lakeland Dr SBL#: 233.-1-43.2	\$10,000.00	\$75.00
<b>Description of Work:</b>						
REMOVE EXISTING 5' X 12' SECOND STORY DECK AND REPLACE WITH NEW SAME SIZE DECK ON PARCEL ID#233.-1-43.21						
220709	07/11/2022	Maple Pond LLC	Manufactured Home	Wallace Hill Rd (1 Foliage Ln -) SBL#: 193.3-3-3	\$3,000.00	\$79.00
<b>Description of Work:</b>						
PLACE A 1992 12' X 33' CHARIOT MH ON SLAB AT 1 FOLIAGE LN						
2022-024	07/11/2022	Deborah Rickson	Zoning Compliance Letter	488-490 Rt 3 SBL#: 206.4-2-31		\$50.00
<b>Description of Work:</b>						
ZONING COMPLIANCE LETTER						
220710	07/11/2022	Michael Racette	3 Season Sun Room	646 Wallace Hill Rd SBL#: 206.-1-7	\$15,000.00	\$50.00
<b>Description of Work:</b>						
FRAME IN EXISTING 13' X 8 DECK AND CONVERT TO SUNROOM						
220711	07/12/2022	Rugar MHP, LLC	Deck	467 Rugar St SBL#: 220.-5-3	\$6,900.00	\$50.00
<b>Description of Work:</b>						
CONSTRUCT A 12' X 8' SECOND STORY DECK AT 3 HUNTINGTON DRIVE						
220712	07/12/2022	Etc Housing Corporation	Commercial Remodel	36-47 Tara Ln SBL#: 194.-2-46.1	\$806,432.00	\$8,064.32
<b>Description of Work:</b>						
PERFORM IMPROVEMENTS/RENOVATIONS ON EXISTING FACILITIES AT EVERGREEN TOWNHOUSE COMMUNITY ++ KEYNOTE NOS 3, 4B, 7, 10, 17-25, A03 & A04 REQUIRE INSPECTIONS ++						
220713	07/15/2022	Matthew Burgin	Handicap Ramp	7 Freedom Dr SBL#: 206.3-4-71	\$5,000.00	\$50.00
<b>Description of Work:</b>						
CONSTRUCT ADA COMPLIANT RAMP AND LIFT ELEVATOR AND REMODEL BATHROOM						
220714	07/15/2022	David Dawson	Shed	45 Kensington Rd SBL#: 194.15-3-3.1	\$5,000.00	\$50.00
<b>Description of Work:</b>						
REMOVE EXISTING SHED AND REPLACE WITH A NEW 10' X 20' SHED						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220715	07/19/2022	Miranda Major	Pool (Above Ground)	491 Rt 374 SBL#: 203.-2-65	\$5,000.00	\$100.00
<b>Description of Work:</b> INSTALL A 15' ROUND ABOVE-GROUND POOL IN BACK YARD						
220716	07/19/2022	Days Inn Plattsburgh	Commercial Roofing Job	406 Rt 3 SBL#: 206.4-3-14	\$232,000.00	\$2,322.00
<b>Description of Work:</b> REMOVE EXISTING ROOF MEMBRANE AND REPLACE WITH NEW EPDM MEMBRANE						
220717	07/20/2022	Christopher Ashley	Single Family Resd	Algonquin Pk SBL#: 194.2-2-54.31	\$250,000.00	\$1,154.75
<b>Description of Work:</b> CONSTRUCT A NEW 4,619 SF SINGLE STORY HOME WITH ATTACHED GARAGE						
220718	07/26/2022	Aaron & Jodi Underwood	Concrete Pad	Sears Blvd SBL#: 180.-4-14	\$5,000.00	\$50.00
<b>Description of Work:</b> INSTALL A 30' X 28' MONOLITHIC SLAB ONLY FOR FUTURE DETACHED GARAGE						
220719	07/26/2022	Randy Patnode	Deck	272 Allen Rd SBL#: 194.2-1-28.19	\$2,000.00	\$80.80
<b>Description of Work:</b> CONSTRUCT Z 32' X 12' DECK ON REAR OF HOME, BETWEEN EXISTING DECK & ADDITION						
220720	07/26/2022	Amy Moon-Viera	Deck	1353 Cumberland Hd Rd SBL#: 194.2-2-66.1	\$500.00	\$50.00
<b>Description of Work:</b> CONSTRUCT A 7' X 10' DECK ON REAR OF HOME						
220721	07/26/2022	Reginald Mooney	Shed	232 Bradford Rd SBL#: 191.-3-26.33	\$17,800.00	\$154.00
<b>Description of Work:</b> INSTALL A 14' X 44' PRE-FAB SHED IN REAR YARD						
220722	07/26/2022	Stephen A. Irving	Modular Home	Trudeau Rd SBL#: 203.-2-46	\$700,000.00	\$1,146.75
<b>Description of Work:</b> INSTALL A 4,587 SF 2-STORY MODULAR HOME WITH ATTACHED GARAGE/WORKSHOP						



# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220723	07/26/2022	Katie Charland	Pool (Above Ground)	1453 Cumberland Hd Rd SBL#: 194.-2-10	\$800.00	\$150.00
<b>Description of Work:</b>						
INSTALL A 15' ROUND ABOVE-GROUND POOL IN BACK YARD AND CONSTRUCT A 12' X 16' ON BACK OF RESIDENCE						
220724	07/26/2022	ShaneCo Properties, LLC	Demolition	602 Tom Miller Rd SBL#: 206.-1-49	—	\$100.00
<b>Description of Work:</b>						
INTERIOR DEMOLITION ONLY OF BUILDING						
220725	07/26/2022	Mark Varin	Modular Home	1735 Rt 3 SBL#: 204.-2-43.1	\$266,000.00	\$495.00
<b>Description of Work:</b>						
DEMOLISH REMAINS OF PREVIOUS BURNED STRUCTURE AND CONSTRUCT NEW SINGLE FAMILY 1,980 SF MODULAR HOME WITH 10' X 12' ATTACHED SHED						
220726	07/26/2022	HB Real Estate, LLC	Occupy Com. Business	762-770 Rt 3 Unit 7 (Marco Cabillan Physical Therapy) SBL#: 206.3-1-23.11	—	\$100.00
<b>Description of Work:</b>						
OCCUPY COMMERCIAL SPACE TO OPERATE PHYSICAL THERAPY OFFICE						
220727	07/26/2022	Thomas Roberts	Pool (Inground)	13 Brandell Dr SBL#: 209.-1-1.26	\$80,000.00	\$100.00
<b>Description of Work:</b>						
INSTALL A 18' X 28' X 43' "L" SHAPED IN-GROUND POOL WITH FENCE AND PATIO PAVERS						
2022-0025	07/20/2022	Platoon A LLC	FIRE CALLS	7 Consumer Sq (Sam's Club) SBL#: 220.-8-24	—	
<b>Description of Work:</b>						
FIRE CALL - FIRE ALARM PULL STATION SHORTED DUE TO PRESSURE WASHER						
OK TO CLOSE						
2022-0026	07/28/2022	Gary Bertrand	FIRE CALLS	7 Pine Ridge Dr SBL#: 205.3-4-45	—	
<b>Description of Work:</b>						
FIRE CALL - FIRE STARTED IN APT. C AND SPREAD TO APTS. B & D. THE ROOF WAS VENTED. ALL 5 METERS PULLED BY NYSEG. SEND LETTER TO OWNER						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-025	07/28/2022	John Martineau	Foster Care Inspections	9 Cross Rd SBL#: 220.4-4-11		\$40.00
<b>Description of Work:</b> FOSTER CARE INSPECTION						
220728	07/29/2022	Randy Dame	Demolition	755 Rt 3 SBL#: 206.3-1-23.2		\$200.00
<b>Description of Work:</b> REMOVING INTERIOR WALLS AND OPENING UP SPACE TO ACCOMMODATE NEW BUSINESS OCCUPANCY						
220729	07/29/2022	Plattcon A LLC	Commercial Alteration	130 Consumer Sq (Verizon Wireless) SBL#: 220.-8-24	\$185,000.00	\$1,228.40
<b>Description of Work:</b> INTERIOR FIT-OUT UPDATE FOR THE EXISTING TENANT SPACE						
220730	07/29/2022	Long Rifle Enterprises Inc	Charging Station	271 Tom Miller Rd SBL#: 206.-6-4.4	\$125,720.00	\$1,250.00
<b>Description of Work:</b> INSTALLATION OF TWO COMMERCIAL EV CHARGERS AT PROPERTY						
220731	07/29/2022	Jamie Coupal	Pool (Above Ground)	3 Jubert Ln SBL#: 206.3-5-3	\$17,000.00	\$100.00
<b>Description of Work:</b> INSTALL 27' ROUND ABOVE-GROUND POOL WITH PATIO AND RETAINING WALL						
220732	07/29/2022	UFirst Federal Credit Union	Temporary Signs	274 Rugar St SBL#: 220.-8-25.4		\$50.00
<b>Description of Work:</b> PLACE TEMPORARY 20 SF SIGN AT PROPERTY +++ LIMITED TO 60 DAYS IN A CALENDAR YEAR +++++						
220804	07/15/2022	Smash Properties, LLC	MHP Operating Permit	30 Archie Bordeau Rd SBL#: 232.-3-20		\$300.00
<b>Description of Work:</b> MANUFACTURED HOME PARK PERMIT APPLICATION						
					July 2022 Total:	\$19,450.02
					Reporting Period Total:	\$19,450.02