



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

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

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The Town is an equal opportunity provider and employer

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: August, 2022 Monthly Report

THE FOLLOWING NUMBER OF PERMITS AND ACTIVITIES ARE REPORTED:

- 40 Building permits were requested this month.
- 39 Building Permits were issued this month.
- 2 Permit(s) issued current month, paid/requested in a prior month.
- 3 Permit(s) requested current month, not issued yet (under review/requires additional information).
- 2 Variance(s) requested current month, not on agenda yet (under review/requires additional information).
- 2 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.
- 9 Matter(s) before Zoning Board of Appeals (Sept, 2022) (5 – old business; 4 – new business)
- Permit(s) pending Town Board/Planning Board Action.
- 5 Misc: Zoning Comp Ltrs (3); Home Insp (1); MHP Operating Permit (1)
- 2 TCO Accrued fees received (Comm – 1), (Res – 1)
- 3 Burn Permits
- 6 Renewals (Comm – 1), (Res – 5)
- 3 Fire Calls (comm)

Residential:	37	\$ 1,847,842.00
Commercial & Industrial:	18	\$2,640,000.00
Total:	55	\$4,487,842.00

RESIDENTIAL:**DOLLAR AMOUNT:**

3	Single Family Residence		
	Patrick Pellerin, Wallace Hill Rd	\$ 200,000.00	
	Heritage Heights, Freedom Dr.	\$ 300,000.00	
	Steve Maher, Bluff Point Dr	<u>\$1,000,000.00</u>	
			\$1,500,000.00
-	Multi-Family Residence – Duplex	\$	
-	Garage, Attached	\$	
1	Garage, Detached	\$	30,000.00
-	Erect Seasonal Camp		
-	Concrete Slab/Gravel Pad / Retaining Wall	\$	
-	Foundation Repair	\$	
-	Bilco Door		
1	Addition, ALTERATION and/or Renovation of Residence	\$	15,000.00
-	Roof over Existing Deck	\$	
11	Erect a DECK/PORCH , or Gazebo	\$	79,200.00
-	Erect Roof over Existing Roof on Manufactured Home	\$	
-	Erect a 3 Season Sun Room	\$	
-	Erect Handicap Ramp	\$	
4	Erect/extend a UTILITY SHED	\$	32,642.00
2	Installation of In-Ground Pool	\$	116,000.00
-	Installation of Above-Ground Pool	\$	
-	Installation of Hot Tub	\$	
2	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	\$	25,000.00
1	Park and occupy manufactured home on private lot	\$	50,000.00
5	Renewals		
3	Burn Permits		
1	Other – HOME INSPECTION /Floodplain Dev. Permit		
2	Other – Temp Cert Of Occupancy/MHP Operating Permit		
-	Fire Calls		

COMMERCIAL AND INDUSTRIAL:**DOLLAR AMOUNT:**

1	ERECT/Addition Commercial Building Schluter Systems – Pleasant Ridge Rd – Water Storage Tank		\$2,000,000.00
2	Repair and/or ALTERATION of commercial building	\$	475,000.00
-	Commercial roofing job	\$	
-	Alter tenant/commercial space	\$	
-	Temporary Structure	\$	
-	Electrical Upgrade	\$	
-	Wireless Telecommunications	\$	
-	HVAC Replacement – Rooftop Units	\$	
-	Fire Suppression System	\$	
-	Remove Underground Storage Tanks	\$	
1	Self-Storage Buildings	\$	150,000.00
1	Erect/Extend Utility Shed/ STORAGE BUILDING	\$	15,000.00
-	Solar Array System	\$	
-	Charging Station	\$	
3	Erect/repair signage	\$	
-	Temporary Banners/Signs	\$	
-	Installation of LPG Tank /Gasoline Tank/Generator	\$	
-	Convert residential house to commercial use	\$	
3	Occupy Commercial Business		
-	Demolition		
1	Renewals		
3	Fire Calls		
3	Other – Zoning Compliance Letters		
-	Temp Cert of Occupancy		
<i>Residential:</i>		37	\$1,847,842.00
<i>Commercial & Industrial:</i>		18	\$2,640,000.00
Total:		55	\$4,487,842.00

Permit Monthly Report

08/01/2022 - 08/31/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
August 2022						
2022-026	08/01/2022	Randy Dame	Zoning Compliance Letter	755 Rt 3 SBL#: 206.3-1-23.2	—	\$50.00
Description of Work:						
ZONING COMPLIANCE LETTER						
220801	08/02/2022	UMS Property LLC	Storage Tanks	23 Whispering Pines Rd SBL#: 232.-3-10.4	\$2,000,000.00	\$796.00
Description of Work:						
CONSTRUCTION OF 408,560 GALLON STORAGE TANK CONNECTED TO FIRE PUMP HOUSE						
220802	08/02/2022	Andrew Eckler	Porch	14 Graves Ln SBL#: 207.10-1-25	\$2,500.00	\$50.00
Description of Work:						
CONSTRUCT AN 8' X 10' FRONT PORCH						
220803	08/02/2022	River Rat Properties, Inc.	Manufactured Home	Irish Settlement Rd SBL#: 232.-3-22.1	\$25,000.00	\$180.00
Description of Work:						
POUR 14' X 65' CONCRETE PAD FOR PLACEMENT OF 14' X 65' MANUFACTURED HOME AT 36 CHASANDS DRIVE						
220805	08/02/2022	River Rat Properties, Inc.	MHP Operating Permit	Irish Settlement Rd SBL#: 232.-3-22.1	—	\$400.00
Description of Work:						
MANUFACTURED HOME PARK OPERATING PERMIT						
220806	08/04/2022	John Facticeau	Garage detached	1727 Rt 3 SBL#: 204.-2-27	\$30,000.00	\$252.00
Description of Work:						
CONSTRUCT 28' X 36' DETACHED GARAGE/WORKSHOP SIDE YARD						
220807	08/04/2022	Catherine Jordan Crowningshield	Porch	108 Tom Miller Rd SBL#: 206.-2-13	\$15,000.00	\$50.00
Description of Work:						
REMOVE EXISTING STOOP AND REPLACE WITH 28' X 6' COVERED PORCH ON FRONT OF RESIDENCE						
22-18	08/08/2022	Donald Landry	Burn Permit	56 Tom Miller Rd SBL#: 207.-1-30.1	—	
Description of Work:						
BURN PERMIT						
2022-027	08/09/2022	Ken Mousseau	Zoning Compliance Letter	Irish Settlement Rd SBL#: 232.-3-27.11	—	\$50.00
Description of Work:						
ZONING COMPLIANCE LETTER						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-028	08/09/2022	Ken Mousseau	Zoning Compliance Letter	Irish Settlement Rd SBL#: 232.-3-27.9	—	\$50.00
Description of Work: ZONING COMPLIANCE LETTER						
22-19	08/09/2022	Bruce Flynn	Burn Permit	289 South Junction Rd SBL#: 246.-1-44	—	—
Description of Work: BURN PERMIT						
220808	08/10/2022	Vickie Pellerin	Single Family Resd	345-349 Wallace Hill Rd SBL#: 192.-2-22	\$200,000.00	\$391.00
Description of Work: CONSTRUCT NEW 988 SF SINGLE FAMILY RAISED RANCH WITH 24' X 24' ATTACHED GARAGE						
220809	08/11/2022	Heritage Homes NY LLC	Single Family Resd	Independence Dr SBL#: 206.3-4-90	\$300,000.00	\$541.50
Description of Work: CONSTRUCT NEW 2166 SF SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE						
+++NOTE: PLANS FOR THIS PROJECT ARE SCANNED+++						
220810	08/11/2022	HB Real Estate, LLC	Sign	762-770 Rt 3 Unit 7 (Marco Cabillan Physical Therapy) SBL#: 206.3-1-23.11	—	\$75.00
Description of Work: INSTALL AN 8 SF SIGN ON BUILDING						
220811	08/11/2022	Glen Schule	Pool (Inground)	25 Facticeau Ave SBL#: 207.-3-15	\$41,000.00	\$100.00
Description of Work: INSTALL A 16' X 32' IN-GROUND RECTANGULAR POOL IN REAR YARD						
220812	08/11/2022	Gary Bertrand	Demolition	7 Pine Ridge Dr SBL#: 205.3-4-45	—	\$50.00
Description of Work: INTERIOR DEMO ONLY - INTERIOR DAMAGED BY FIRE						
2022-0027	08/15/2022	PP Enterprise of Plattsburgh	FIRE CALLS	334 Tom Miller Rd SBL#: 206.-1-18.4	—	—
Description of Work: FIRECALL - ONE AC UNIT BURNED UP, AND OTHER AC UNITS ARE DIRTY AND IN NEED OF CLEANING. SEND LETTER TO OWNERS TO PROVIDE PROOF OF CLEANING TO OUR OFFICE						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220813	08/16/2022	Candice Eckler Patinka	Deck	1320 Rt 3 SBL#: 205.1-1-8	\$5,000.00	\$67.00
Description of Work: CONSTRUCT A 14' X 24' DECK ON REAR OF RESIDENCE						
220814	08/16/2022	Jennifer L. Cross	Alteration	2 Mohican Ln SBL#: 194.20-2-31	\$15,000.00	\$150.00
Description of Work: CONVERTING PORTION OF EXISTING GARAGE INTO LAUNDRY ROOM & ADDING ACCESS DOOR						
220815	08/16/2022	Plattsburgh Storage LLC	Commercial Storage Bldg.	177 Sharon Ave SBL#: 233.7-1-17.1	\$150,000.00	\$3,360.00
Description of Work: PLACE MOBILE STORAGE UNITS AT PROPERTY - MAXIMUM FOOTPRINT OF 70 PODS PER APPEAL NO. 2249						
220816	08/16/2022	Conrad M. LaVarnway	Shed	9 Pine View Ter SBL#: 191.-2-53.3	\$8,195.00	\$60.00
Description of Work: PLACE A 12' X 20' SHED IN REAR YARD						
2022-0028	08/17/2022	Lowell Spillane Trust	FIRE CALLS	474 Rt 3 (WellNow Urgent Care) SBL#: 206.4-2-6	---	---
Description of Work: FIRECALL - CODES DEPT WAS NOTIFIED BY DISTRICT 3 FD THAT THEY WERE CALLED TO THE PROPERTY BECAUSE OF GAS SMELL. IN ATTEMPTING TO LOCATE THE SMELL, THEY WERE UNABLE TO ENTER ONE OF THE STORAGE ROOMS WITH A HOT WATER TANK AND ROOF ACCESS BECAUSE IT WAS FULL OF MISCELLANEOUS ITEMS.						
ALLEN STOPPED IN AND SPOKE WITH THE MANAGER ABOUT REMOVING THE EXCESSIVE ITEMS FROM THE STORAGE ROOM						
220817	08/17/2022	Joshua Thomas	Porch	2014 Rt 22B SBL#: 205.4-4-5	\$1,500.00	\$75.00
Description of Work: REMOVE, REPAIR AND REPLACE EXISTING PORCH ON SAME FOOTPRINT						
220818	08/17/2022	John Bourgeois	Occupy Com. Business	6132 Rt 22 SBL#: 193.-2-4	---	\$100.00
Description of Work: OCCUPY SPACE TO OPERATE A TEA AND SHAKE NUTRITION STORE						

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Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220819	08/17/2022	John Bourgeois	Sign	6132 Rt 22 SBL#: 193.-2-4	—	\$50.00
Description of Work: INSTALL A 14.75 SF SIGN ON BUILDING						
22-20	08/18/2022	Victor Podd	Burn Permit	Bluff Point Dr SBL#: 246.-5-2	—	
Description of Work: BURN PERMIT						
220820	08/18/2022	Steve M. Maher	Single Family Resd	Bluff Point Dr SBL#: 246.-5-10	\$1,000,000.00	\$1,309.75
Description of Work: CONSTRUCT 5,239 SF SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE						
220821	08/18/2022	Marc Hazel	Porch	1474 Cumberland Hld Rd SBL#: 194.-2-22	\$1,500.00	\$50.00
Description of Work: CONSTRUCT 9' X 6' FRONT PORCH ENTRANCE ON EXISTING FOUNDATION						
220822	08/18/2022	Mountain Mart 109 LLC	Sign	7155 Rt 9 SBL#: 194.-1-21.2	—	\$64.00
Description of Work: INSTALL NEW 32 SF BUILDING SIGN - EAST EDDY'S DELI						
220823	08/19/2022	Lilsay Holding Company LLC	Commercial Alteration	453 Rt 3 (Lilsay Holding Company LLC) SBL#: 206.4-4-3	\$350,000.00	\$344.00
Description of Work: VETCOR EXPANSION INTO GOOD KARMA SPACE - CREATE 3 OFFICES, AN OFFICE IN LAUNDRY AREA AND EXPAND WORK STATION AREA						
220824	08/22/2022	Teresa Murray	Commercial Storage Bldg.	4727 Rt 9 SBL#: 233.-1-29.1	\$15,000.00	\$50.00
Description of Work: DEMOLISH EXISTING STORAGE BUILDING, POUR NEW 10' X 24' CONCRETE PAD FOR NEW 8' X 20' STORAGE BUILDING						

Town of Plattsburgh
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Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220825	08/23/2022	Keith Reyell	Deck	229 Durand Rd SBL#: 193.-3-16.5	\$5,750.00	\$50.00
Description of Work:						
EXTEND EXISTING DECK TO POOL SIDE. NEW PORTION 16' X 14'						
+++ UNPERMITTED POOL & SHED AT PROPERTY +++ SEE NOTES						
+++ Bolts and Brackets need to be installed						
220826	08/23/2022	Gregory S. Nephew	Shed	4557 Rt 9 SBL#: 233.16-5-2.2	\$8,000.00	\$50.00
Description of Work:						
INSTALL A 10' X 20' PRE-FAB STORAGE SHED IN REAR YARD						
220827	08/23/2022	TDC NNY INC	Occupy Com. Business	14 Area Development Dr SBL#: 220.-1-3.28	---	\$100.00
Description of Work:						
FUJITSU TO OCCUPY 24,000 SF SPACE FOR WAREHOUSING, LIGHT MANUFACTURING & EQUIPMENT REPAIR						
SUITE 100 OCCUPANCY						
220828	08/23/2022	Ashley Whitty	Pool (Inground)	20 Sawyer Ln SBL#: 204.-5-10	\$75,000.00	\$100.00
Description of Work:						
INSTALL A 16' X 32' INGROUND POOL WITH SURROUNDING PATIO AND FENCING						
220829	08/23/2022	Tania Rule-Manning	Shed	475 Rt 374 SBL#: 203.-2-9.2	\$12,447.00	\$98.00
Description of Work:						
INSTALL A 14' X 28' PRE-FAB STORAGE SHED IN REAR YARD						
220830	08/23/2022	Glenn Burdo	Demolition	7 Hammond Ln SBL#: 220.2-1-11.2	---	\$100.00
Description of Work:						
DEMOLISH 32' X 24' GARAGE						
220831	08/24/2022	David Hurd	Deck	10 Blueberry Hill Rd SBL#: 204.-2-31	\$18,000.00	\$50.00
Description of Work:						
REMOVE EXISTING DECK AND CONSTRUCT NEW 10' X 37' DECK ON SIDE OF HOUSE AND EXTENDING INTO REAR YARD						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220832	08/24/2022	Rugar MHP, LLC	Deck	467 Rugar St SBL#: 220.-5-3	\$1,000.00	\$50.00
Description of Work:						
CONSTRUCT A NEW 8' X 12' DECK ON THE SIDE OF THE RESIDENCE AT 7 GREENTREE DRIVE						
220833	08/24/2022	Champlain Centre North LLC	Occupy Com. Business	60 Smithfield Blvd (Space 99X05A (Leftover Gander Mtn)) SBL#: 206.4-2-1.2	—	\$100.00
Description of Work:						
SPIRIT HALLOWEEN SEASONAL USE FOR RETAIL SALE OF HALLOWEEN COSTUMES AND RELATED ITEMS						
220834	08/26/2022	Jamie Coupal	Deck	3 Jubert Ln SBL#: 206.3-5-3	\$8,000.00	\$86.00
Description of Work:						
CONSTRUCT AN 18' X 24' POOLSIDE DECK IN BACK YARD						
2022-029	08/30/2022	Craig Madore	Home Inspections	1838 Rt 3 SBL#: 204.-2-13.1	—	\$40.00
Description of Work:						
HOME INSPECTION OF APARTMENT #2 - COMPLAINT OF MOLD AND UNCLEANLINESS THROUGHOUT APARTMENT						
220835	08/31/2022	Small Tiger LLC	Commercial Alteration	602 Tom Miller Rd SBL#: 206.-1-49	\$125,000.00	\$1,250.00
Description of Work:						
INTERIOR FIT OUT OF BUILDING AND OCCUPANCY FOR NEW BUSINESS						
220836	08/31/2022	Brian J. Baker	Manufactured Home	33 Daytona Blvd SBL#: 193.3-4-42	\$50,000.00	\$252.00
Description of Work:						
UPGRADE EXISTING PAD TO ACCOMMODATE A 72' X 14' 2021 MANUFACTURED HOME AND 12' X 12' DECK						
220837	08/31/2022	Thomas Fish	Deck	34 Sawyer Ln SBL#: 204.-5-18	\$19,950.00	\$490.00
Description of Work:						
CONSTRUCT A 28' X 63' COMPOSITE DECK AROUND EXISTING POOL IN BACK YARD						
220838	08/31/2022	Michael Poquette	Deck	172 Tom Miller Rd SBL#: 206.-2-35	\$1,000.00	\$50.00
Description of Work:						
CONSTRUCT A 8' X 10' DECK ADDITION ONTO EXISTING 8' X 8' FRONT DECK						

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Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220839	08/31/2022	Kevin c. St Louis	Shed	14 Park Row SBL#: 204.3-2-16	\$4,000.00	\$58.00
Description of Work:						
REMOVE EXISTING SHED AND REPLACE WITH NEWLY CONSTRUCTED 12' X 24' SHED IN BACK YARD						
2022-0029	08/31/2022	Plattsburgh Fine Inc.	FIRE CALLS	397 Rt 3 (Wendy's Restaurant) SBL#: 206.4-3-19	—	
Description of Work:						
FIRE CALL TO WENDY'S ON SUNDAY, 8/28 DUE TO ELECTRICAL SMELL. INTERIOR OF RESTAURANT VERY DIRTY - NEEDS CLEANING. ATTEMPTS MADE TO CONTACT MANAGEMENT.						
August 2022 Total:					\$4,487,842.00	\$11,639.25
Reporting Period Total:					\$4,487,842.00	\$11,639.25