



# 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: September, 2022 Monthly Report

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

- 24 Building permits were requested this month.
- 25 Building Permits were issued this month.
- 2 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).
- Variance(s) requested current month, not on agenda yet (under review/requires additional information).
- 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.
- 4 Matter(s) before Zoning Board of Appeals (Oct, 2022) (2 – old business; 2 – new business)
- Permit(s) pending Town Board/Planning Board Action.
- 3 Misc: **Zoning Comp Ltrs (3)**; Home Insp ; MHP Operating Permit
- 3 TCO Accrued fees received (Northwoods Housing- Bldgs 3, 4 & Community Bldg)
- Burn Permits
- 3 Renewals - (Res – 3)
- 1 Fire Calls (comm)

<b>Residential:</b>	<b>16</b>	<b>\$ 527,999.00</b>
<b>Commercial &amp; Industrial:</b>	<b>18</b>	<b>\$499,035.00</b>
<b>Total:</b>	<b>34</b>	<b>\$1,027,034.00</b>

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

1	Single Family Residence James Buran, Pristine Dr	\$ 400,000.00	
			\$ 400,000.00
-	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		
-	Addition, Alteration and/or Renovation of Residence	\$	
-	Roof over Existing Deck	\$	
5	Erect a <b>DECK/PORCH</b> , or Gazebo	\$	55,099.00
-	Erect Roof over Existing Roof on Manufactured Home	\$	
-	Erect a 3 Season Sun Room	\$	
-	Erect Handicap Ramp	\$	
3	Erect/extend a <b>UTILITY SHED</b>	\$	16,900.00
-	Installation of In-Ground Pool	\$	
1	Installation of Above-Ground Pool	\$	16,000.00
1	Installation of Hot Tub	\$	10,000.00
-	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	\$	
-	Park and occupy manufactured home in Mobile Home Park	\$	
-	Park and occupy manufactured home on private lot	\$	
3	Renewals		
-	Burn Permits		
-	Other – Home Inspection/Floodplain Dev. Permit		
-	Other – Temp Cert Of Occupancy/MHP Operating Permit		
-	Fire Calls		

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

-	ERECT/Addition Commercial Building		\$
3	Repair and/or <b>ALTERATION</b> of commercial building	\$	486,0350.00
-	Commercial roofing job	\$	
-	Alter tenant/commercial space	\$	
-	Temporary Structure	\$	
1	Electrical Upgrade	\$	13,000.00
-	Wireless Telecommunications	\$	
-	HVAC Replacement – Rooftop Units	\$	
-	Fire Suppression System	\$	
-	Remove Underground Storage Tanks	\$	
-	Self-Storage Buildings	\$	
-	Erect/Extend Utility Shed/Storage Building	\$	
-	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	\$	
4	Occupy Commercial Business		
-	Demolition		
-	Renewals		
1	Fire Calls		
3	Other – Zoning Compliance Letters		
3	Temp Cert of Occupancy (Northwoods Housing)		

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<b>Total:</b>	<b>34</b>	<b>\$1,027,034.00</b>

# Permit Monthly Report

09/01/2022 - 09/30/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>September 2022</b>						
220901	09/01/2022	Peter Tripi	Shed	273-275 Bradford Rd SBL#: 191.-2-23	\$7,200.00	\$72.00
<b>Description of Work:</b>						
INSTALL A 12' X 24' PRE-FAB SHED IN REAR YARD						
2022-030	09/06/2022	The Southern Cross Living Zoning Compliance Letter Trus		179 Tom Miller Rd		\$50.00
<b>Description of Work:</b>						
ZONING COMPLIANCE LETTER REQUEST						
220902	09/06/2022	Melissa Rock-McCasland	Hot Tub	774 Cumberland Hd Rd SBL#: 209.-1-2.7	\$10,000.00	\$100.00
<b>Description of Work:</b>						
INSTALL HOT TUB ON EXISTING BACK DECK						
220903	09/08/2022	Keith Reyell	Pool (Above Ground)	229 Durand Rd SBL#: 193.-3-16.5	\$6,000.00	\$150.00
<b>Description of Work:</b>						
INSTALL A 24' ROUND ABOVE-GROUND POOL IN REAR YARD						
220904	09/08/2022	Keith Reyell	Shed	229 Durand Rd SBL#: 193.-3-16.5	\$6,000.00	\$75.00
<b>Description of Work:</b>						
INSTALL A 12' X 14' PRE-FAB SHED IN REAR YARD						
2022-0030	09/09/2022	5M Properties LLC	FIRE CALLS	293 Wallace Hill Rd SBL#: 192.-2-14		
<b>Description of Work:</b>						
FIRECALL - Hole in roof. Holes in floor. Rear corner of house charred. Front door broken. Windows busted. Garbage and debris throughout house. - CONDEMNED. Send letter to owners. Note: Neighbors thought the occupants moved out over a month ago.						
220906	09/09/2022	Mountain Mart 109 LLC	Occupy Com. Business	7155 Rt 9 SBL#: 194.-1-21.2		\$100.00
<b>Description of Work:</b>						
OCCUPY COMMERCIAL SPACE TO OPERATE FULL SERVICE DELI AND MEAT MARKET						
220907	09/13/2022	James Buran	Single Family Resd	Pristine Dr (James Buran) SBL#: 194.-4-15	\$400,000.00	\$633.75
<b>Description of Work:</b>						
CONSTRUCT A NEW 2,535 SF SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220908	09/13/2022	Philip & Darlene Bechler	Deck	2286 Rt 3 SBL#: 203.4-4-35.1	\$6,500.00	\$112.00
<b>Description of Work:</b> CONSTRUCT 560 SF L-SHAPED DECK ALONG FRONT AND SIDE OF RESIDENCE WITH RAMP						
220909	09/14/2022	Nancy H Mcgaulley	Porch	21 Lakeside Ct SBL#: 233.16-1-9	\$10,599.00	\$50.00
<b>Description of Work:</b> REMOVE EXISTING FRONT CEMENT STOOP AND CONSTRUCT NEW 8' X 16' COVERED PORCH						
220910	09/14/2022	Jared Jabaut	Porch	53 Fjord Dr SBL#: 209.1-1-19	\$30,000.00	\$112.00
<b>Description of Work:</b> CONSTRUCT A 10' X 56' COVERED FRONT PORCH ON THE RESIDENCE						
220911	09/15/2022	Randy Dame	Sign	755 Rt 3 SBL#: 206.3-1-23.2		\$110.00
<b>Description of Work:</b> REPLACE EXISTING PANELS WITH NEW PANEL, SAME SIZE, SAME LOCATION						
220912	09/15/2022	Plattcon A LLC	Electric Install/Upgrade	7 Consumer Sq (Sam's Club) SBL#: 220.-8-24	\$13,000.00	\$130.00
<b>Description of Work:</b> INSTALL UP TO 24 CATSE LOW VOLTAGE DATA CABLES FOR CAFE, REGISTER, AND ELECTRONICS AREAS						
220913	09/15/2022	Mount Whitney Meadows LLC	Occupy Com. Business	133 Connecticut Rd SBL#: 233.-5-52		\$150.00
<b>Description of Work:</b> OCCUPY COMMERCIAL PROPERTY FOR MANUFACTURING AND WAREHOUSING OF PHARMACEUTICALS						
220914	09/15/2022	Mount Whitney Meadows LLC	Sign	133 Connecticut Rd SBL#: 233.-5-52		\$96.00
<b>Description of Work:</b> PLACE A 32 SF FREE STANDING SIGN AT THE PROPERTY						
220915	09/15/2022	Steven Macey	Shed	71 Pleasant Rdg Rd SBL#: 232.-3-41.72	\$3,700.00	\$112.00
<b>Description of Work:</b> CONSTRUCT A 14' X 32' SHED ADDITION ONTO EXISTING GARAGE						



# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-031	09/15/2022	Mark P Dame Living Trust	Zoning Compliance Letter	362 Rt 3		\$50.00
<b>Description of Work:</b>						
ZONING COMPLIANCE LETTER REQUEST						
220916	09/20/2022	Mount Whitney Meadows LLC	Commercial Alteration	133 Connecticut Rd	\$447,000.00	\$4,470.00
<b>Description of Work:</b>						
INSTALLATION OF RACKING SYSTEM						
220917	09/20/2022	Bryan Donahue	Deck	1411 Cumberland Hd Rd	\$1,500.00	\$100.00
<b>Description of Work:</b>						
REPLACE EXISTING CONCRETE STOOP BY CONSTRUCTING AN 8' X 15' DECK						
220918	09/21/2022	Champlain Centre North LLC	Occupy Com. Business	60 Smithfield Blvd (Go! Calendars (Kiosk - Location K))		\$100.00
<b>Description of Work:</b>						
OCCUPY SPACE FOR RETAIL SALES OF CALENDARS AND RELATED MERCHANDISE						
220919	09/21/2022	Susan Burgh LLC	Occupy Com. Business	79 Hammond Ln (Unit 12-13)		\$100.00
<b>Description of Work:</b>						
HEALTHCARE MANAGEMENT SERVICE LLC TO OCCUPY SPACE TO OPERATE MEDICAL OFFICE						
220920	09/21/2022	Amy J. Holzer	Pool (Above Ground)	29 Seneca Dr	\$10,000.00	\$100.00
<b>Description of Work:</b>						
INSTALL 21' ROUND ABOVE-GROUND POOL IN BACK YARD. NO DECK AT THIS TIME.						
220921	09/23/2022	North Country Alliance Church	Sign	7 Northern Ave		\$50.00
<b>Description of Work:</b>						
INSTALL AN 18.8 SF FREE STANDING (MONUMENT) SIGN AT THE PROPERTY						
220922	09/23/2022	Plattcon A LLC	Commercial Alteration	67 Consumer Sq (PetSmart)	\$29,953.00	\$300.00
<b>Description of Work:</b>						
FIRE ALARM SYSTEM REPLACEMENT AND UPGRADE						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220923	09/23/2022	Plattcon A LLC	Commercial Alteration	130 Consumer Sq (Verizon Wireless) SBL#: 220.-8-24	\$9,082.00	\$150.00
<b>Description of Work:</b>						
INSTALL 3 CO DETECTORS & 3 STROBES AND REMOVE ANY EXISTING CO DETECTORS						
220924	09/28/2022	Bryan Gottlob	Porch	15 Vintage Ests SBL#: 192.-5-36	\$6,500.00	\$50.00
<b>Description of Work:</b>						
REMOVE EXISTING DECK AND REPLACE WITH 8' X 12' COVERED PORCH						
220925	09/28/2022	Cynthia Lindberg	Garage detached	9 Foxfire Dr SBL#: 220.4-5-66	\$30,000.00	\$144.00
<b>Description of Work:</b>						
CONSTRUCT NEW 24' X 24' DETACHED GARAGE IN REAR SIDE YARD						
2022-032	09/28/2022	Garrands Motorsports	Zoning Compliance Letter	1943-1945 Military Tpke SBL#: 205.-4-1		\$50.00
<b>Description of Work:</b>						
ZONING COMPLIANCE LETTER						
September 2022 Total:					\$1,027,034.00	\$7,716.75
Reporting Period Total:					\$1,027,034.00	\$7,716.75