



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

Stephen M. Imhoff | Code Enforcement Officer
Allen W. Reece | Code Enforcement Officer
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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: October, 2022 Monthly Report

THE FOLLOWING NUMBER OF PERMITS AND ACTIVITIES ARE REPORTED:

- 35 Building permits were requested this month.
- 35 Building Permits were issued this month.
- 1 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.
- 2 Matter(s) before Zoning Board of Appeals (Nov, 2022) (new business)
- Permit(s) pending Town Board/Planning Board Action.
- 4 Misc: **Zoning Comp Ltrs (3)**; Home Insp ; MHP Operating Permit
- Temp Cert of Occupancy
- Burn Permits
- 5 Renewals - (Res)
- 1 Fire Calls (comm)

Residential:	16	\$ 563,500.00
Commercial & Industrial:	32	\$1,381,150.00
Total:	48	\$1,944,650.00

RESIDENTIAL:**DOLLAR AMOUNT:**

2	Single Family Residence		
	Mary White-Ferris, 29 Jefferson Rd	\$100,000.00	
	David Allen, 4325 Route 9	<u>\$200,000.00</u>	
			\$ 300,000.00
-	Multi-Family Residence – Duplex	\$	
-	Garage, Attached	\$	
-	Garage, Detached	\$	
-	Erect Seasonal Camp		
-	Concrete Slab/Gravel Pad / Retaining Wall	\$	
-	Foundation Repair	\$	
-	Bilco Door		
3	ADDITION, ALTERATION and/or Renovation of Residence	\$	43,500.00
-	Roof over Existing Deck	\$	
1	Erect a DECK/PORCH , or Gazebo	\$	19,000.00
1	Erect Roof over Existing Roof on Manufactured Home	\$	1,000.00
-	Erect a 3 Season Sun Room	\$	
-	Erect Handicap Ramp	\$	
-	Erect/extend a Utility Shed	\$	
-	Installation of In-Ground Pool	\$	
-	Installation of Above-Ground Pool	\$	
-	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	\$	
-	Park and occupy manufactured home in Mobile Home Park	\$	
1	Park and occupy manufactured home on private lot	\$	200,000.00
5	Renewals		
3	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 ALTERATION of commercial building	\$	265,750.00
-	Commercial roofing job	\$	
-	Alter tenant/commercial space	\$	
-	Temporary Structure	\$	
-	Electrical Upgrade	\$	
-	Wireless Telecommunications	\$	
1	HVAC Replacement – Rooftop Units	\$	310,400.00
-	Fire Suppression System	\$	
-	Remove Underground Storage Tanks	\$	
1	Self-Storage Buildings	\$	750,000.00
-	Erect/Extend Utility Shed/Storage Building	\$	
-	Solar Array System	\$	
11	Charging Station	\$	55,000.00
4	Erect/repair signage	\$	
1	Temporary Banners/Signs	\$	
-	Installation of LPG Tank /Gasoline Tank/Generator	\$	
-	Convert residential house to commercial use	\$	
6	Occupy Commercial Business		
-	Demolition		
-	Renewals		
1	Fire Calls		
4	Other – Zoning Compliance Letters		
-	Temp Cert of Occupancy		
<i>Residential:</i>		16	\$563,500.00
<i>Commercial & Industrial:</i>		32	\$1,381,150.00
Total:		48	\$1,944,650.00

Permit Monthly Report

10/01/2022 - 10/31/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
October 2022						
221001	10/03/2022	Kathy Boucher Scott Laflamme	Porch	23-26 Lakeland Dr SBL#: 233.-1-43.2	\$19,000.00	\$50.00
Description of Work: REMOVE OLD FRONT PORCH, REPAIR SIDING AND CONSTRUCT NEW 5' X 8' PORCH						
221002	10/03/2022	Van Tran	Addition	46 Melody Ln SBL#: 206.-5-5	\$35,000.00	\$207.00
Description of Work: CONSTRUCT SUNROOM ADDITION WITH BATHROOM & CLOSET ON SECOND FLOOR						
221003	10/03/2022	Champlain Centre North LLC	Occupy Com. Business	60 Smithfield Blvd (D-103 Bohemian Roots) SBL#: 206.4-2-1.2		\$100.00
Description of Work: OCCUPY SPACE FOR RETAIL SALES OF PRODUCTS FROM ECUADOR - SCARVES, BLANKETS, ETC						
221004	10/03/2022	Susan Burgh LLC	Sign	79 Hammond Ln (Unit 12-13) SBL#: 220.-7-1		\$50.00
Description of Work: INSTALL A 13 SF SIGN ON BUILDING						
221005	10/03/2022	Mary White-Ferris	Single Family Resd	29 Jefferson Rd SBL#: 194.15-2-10	\$100,000.00	\$180.00
Description of Work: CONSTRUCT A 24' X 30' COTTAGE - WITH UNFINISHED 2ND STORY						
22-21	10/05/2022	Norman Day	Burn Permit	4235 Rt 9 SBL#: 246.-1-10.3		
Description of Work: BURN PERMIT						
221006	10/05/2022	TDC NNY INC	Charging Station	1523 Military Tpke SBL#: 220.-1-3.9	\$5,000.00	\$50.00
Description of Work: INSTALLATION OF 4 EV CHARGING STATIONS						
221007	10/05/2022	The Development Corp Cl Co NY	Charging Station	14 Area Development Dr SBL#: 220.-1-3.28	\$5,000.00	\$50.00
Description of Work: INSTALLATION OF 4 EV CHARGING STATIONS						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
221008	10/05/2022	The Development Corp Cl Co NY	Charging Station	651 Rt 3	\$5,000.00	\$50.00
Description of Work:						
<i>INSTALLATION OF 4 EV CHARGING STATIONS</i>						
221009	10/05/2022	The Development Corp Cl Co NY	Charging Station	88 Industrial Blvd	\$5,000.00	\$50.00
Description of Work:						
<i>INSTALLATION OF 4 EV CHARGING STATIONS</i>						
221010	10/05/2022	County of Clinton	Charging Station	Airport Ln	\$5,000.00	\$50.00
Description of Work:						
<i>INSTALLATION OF 4 EV CHARGING STATIONS</i>						
221011	10/05/2022	The Development Corporation	Charging Station	105-109 Industrial Blvd	\$5,000.00	\$50.00
Description of Work:						
<i>INSTALLATION OF 4 EV CHARGING STATIONS</i>						
<i>10/18/2022 - received REVISED plan for location of chargers. see copy in images.</i>						
221012	10/05/2022	The Development Corp Cl Co NY	Charging Station	31 Area Development Dr	\$5,000.00	\$50.00
Description of Work:						
<i>INSTALLATION OF 2 EV CHARGING STATIONS</i>						
221013	10/05/2022	The Development Corp Cl Co NY	Charging Station	1483 Military Tpke	\$5,000.00	\$50.00
Description of Work:						
<i>INSTALLATION OF 2 EV CHARGING STATIONS</i>						
221014	10/05/2022	The Development Corp Cl Co NY	Charging Station	625 Rt 3	\$5,000.00	\$50.00
Description of Work:						
<i>INSTALLATION OF 2 EV CHARGING STATIONS</i>						

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Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
221015	10/05/2022	The Development Corp C1 Co NY	Charging Station	613 Rt 3	\$5,000.00	\$50.00
Description of Work:						
INSTALLATION OF 2 EV CHARGING STATIONS						
221016	10/05/2022	The Development Corp C1 Co NY	Charging Station	190 Banker Rd	\$5,000.00	\$50.00
Description of Work:						
INSTALLATION OF 2 EV CHARGING STATIONS						
221017	10/05/2022	Hospice of the North Country	Temporary Signs	358 Tom Miller Rd		\$50.00
Description of Work:						
PLACE A 20 SF TEMPORARY BANNER TYPE SIGN AT PROPERTY +++ LIMITED TO 60 DAYS IN A CALENDAR YEAR +++						
221018	10/06/2022	Rugar MHP, LLC	Roof Over Existing Deck	467 Rugar St	\$1,000.00	\$50.00
Description of Work:						
CONSTRUCT A ROOF OVER EXISTING PORCH AT 6 HUNTINGTON DRIVE						
221019	10/11/2022	Ryan C Garrard dba Garands Motorsports	Commercial Alteration	1943-1945 Military Tpke	\$750.00	\$150.00
Description of Work:						
REPAIR FLASHING AND RE-SHINGLE ROOF WHERE NEEDED; REPAIR AND REPLACE INTERIOR WALL						
221020	10/11/2022	Todd A. St. John	Addition	95 Brown Rd	\$6,000.00	\$50.00
Description of Work:						
CONSTRUCT A 9' X 12' ADDITION ON REAR OF HOUSE AND RELOCATE FRONT PORCH TO CENTER FRONT OF HOUSE						
221021	10/11/2022	Ed Garrow & Sons Inc	Occupy Com. Business	4654 Rt 9		\$100.00
Description of Work:						
OCCUPY COMMERCIAL SPACE FOR AUTOMOTIVE SALES AND REPAIR SHOP						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-0031	10/12/2022	Chad Hunkins	FIRE CALLS	7158 Rt 9 SBL#: 194.-2-38	—	
Description of Work: FIRECALL - FRONT ENTRYWAY CHARRED AND BURNED. SMOKE AND WATER DAMAGE THROUGH BUILDING. SEND LETTER TO OWNER - BUILDING CONDEMNED AND NEEDS TO BE SECURED						
22-22	10/13/2022	Seton Catholic Central School	Burn Permit	206 New York Rd SBL#: 233.-5-15	—	
Description of Work: BURN PERMIT						
22-23	10/13/2022	Valcour Vista LLC	Burn Permit	10 Old Dock Rd SBL#: 246.4-1-22	—	
Description of Work: BURN PERMIT						
221022	10/14/2022	Champlain Centre North LLC	Occupy Com. Business	60 Smithfield Blvd (BB) SBL#: 206.4-2-1.2	—	\$100.00
Description of Work: TEMPORARY OCCUPANCY OF BEST BUY SPACE FOR 2-DAY ARTS & CRAFTS FAIR						
221023	10/14/2022	The Southern Cross Living Trus	Occupy Com. Business	179 Tom Miller Rd SBL#: 206.-6-13	—	\$100.00
Description of Work: OCCUPY SPACE TO OPERATE MASSAGE AND WELLNESS BUSINESS						
221024	10/14/2022	Huttig Properties, LLC	Sign	822 Rt 3 SBL#: 206.3-1-25	—	\$212.00
Description of Work: INSTALL AN 81 SF NISSAN EMBLEM SIGN AND A 17.35 SF HUTTIG SIGN ON BUILDING						
221025	10/14/2022	Payson Charles	Occupy Com. Business	373 Rt 3 (Suite #3) SBL#: 220.2-2-2	—	\$100.00
Description of Work: OCCUPY COMMERCIAL SPACE FOR RETAIL SALE OF HOME DECOR, WINDOW TREATMENTS, RE-UPHOLSTERY AND SEWING						
221026	10/14/2022	Payson Charles	Sign	373 Rt 3 (Suite #3) SBL#: 220.2-2-2	—	\$50.00
Description of Work: INSTALL AN 11 SF SIGN ON BUILDING						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
221027	10/17/2022	Gerald Menard	Commercial Storage Bldg.	Rt 9 SBL#: 194.-1-21.1	\$750,000.00	\$7,650.00
Description of Work: CONSTRUCT FOUR (4) SELF-STORAGE BUILDINGS TOTALING 30,600 SF						
++++ NEED LETTER FROM PLANNING DEPT BEFORE CO +++++						
221028	10/18/2022	Maureen Condon	Alteration	232 Champlain Dr SBL#: 233.20-3-6	\$2,500.00	\$50.00
Description of Work: REMOVE EXISTING WINDOW AND INSTALL NEW SAME SIZE WINDOW; INSTALL RECESSED LIGHTING AND OUTLETS IN KITCHEN						
221029	10/19/2022	Platicon A LLC	HVAC	25 Consumer Sq (WALMART) SBL#: 220.-8-24	\$310,400.00	\$3,104.00
Description of Work: REPLACE TWO (2) AHU's ROOFTOP UNITS						
221030	10/21/2022	David Allen	Single Family Resd	4325 Rt 9 SBL#: 246.-1-6	\$200,000.00	\$1.00
Description of Work: CONSTRUCT NEW 2-STORY 2073 SF SINGLE FAMILY HOME - NO GARAGE						
221031	10/21/2022	Gary Bertrand	Multi-Family Resd	7 Pine Ridge Dr SBL#: 205.3-4-45	\$250,000.00	\$2,106.40
Description of Work: COMPLETE RENOVATION OF 5-UNIT TOWNHOUSE COMPLEX						
221032	10/21/2022	James Pratt	Manufactured Home	53 Pleasant Rdg Rd SBL#: 232.-3-41.2	\$200,000.00	\$324.00
Description of Work: POUR NEW CONCRETE SLAB TO ACCOMMODATE NEW 2023 SKYLINE SPECTRA 27' X 60' MANUFACTURED HOME						
221033	10/24/2022	HB Real Estate, LLC	Commercial Alteration	762-770 Rt 3 (FedEx) SBL#: 206.3-1-23.11	\$15,000.00	\$150.00
Description of Work: CONSTRUCT AN 8' X 16' VESTIBULE AT FRONT ENTRANCE OF OFFICES						
+++++ NOTE: SEE REVISED FOUNDATION PLAN						
2022-033	10/24/2022	Ed Garrow & Sons Inc	Zoning Compliance Letter	4654 Rt 9 SBL#: 233.-1-36		\$50.00
Description of Work: ZONING COMPLIANCE LETTER						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
221034	10/25/2022	Prime MLK LLC	Sign	6 Kaycee Loop Rd SBL#: 220.-7-4		\$80.00
Description of Work:						
INSTALL A 40 SF SIGN ON FRONT OF BUILDING						
221035	10/25/2022	Champlain Centre North LLC	Occupy Com. Business	60 Smithfield Blvd (Kiosk - Location V3) SBL#: 206.4-2-1.2		\$100.00
Description of Work:						
EPIC-DERMIS SOAP COMPANY TO OCCUPY RMU FOR PURPOSE OF RETAIL SALES OF SOAPS AND RELATED MERCHANDISE						
2022-034	10/26/2022	Cubb Properties 1 LLC	Zoning Compliance Letter	1272 Military Tpke (Pine Rest East MHP) SBL#: 220.-6-1.2		\$50.00
Description of Work:						
ZONING COMPLIANCE LETTER						
2022-035	10/26/2022	Cubb Properties 1 LLC	Zoning Compliance Letter	Rt 22 SBL#: 193.-1-5		\$50.00
Description of Work:						
ZONING COMPLIANCE LETTER						
2022-036	10/26/2022	Cubb Properties 1 LLC	Zoning Compliance Letter	6231 Rt 22 SBL#: 193.-1-19		\$50.00
Description of Work:						
ZONING COMPLIANCE LETTER						
October 2022 Total:					\$1,944,650.00	\$15,864.40
Reporting Period Total:					\$1,944,650.00	\$15,864.40