



# 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) 562-6844

*Michael Cashman*  
Supervisor

*Meg LeFevre*  
Deputy Supervisor/Councilor

*Thomas E. Wood*  
Councilor

*Charles A. Kostyk*  
Councilor

*Barbara E. Hebert*  
Councilor

*Kevin Patnode*  
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: March, 2020 Monthly Report

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

- 23 Building permits were requested this month.
- 23 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).
- 1 Permit(s) requested previous month, requires additional information from applicant.
- Permit(s) requested current month – still pending letter from Planning Board.
- 1 Permit(s) issued current month, no fee required.
- 3 Matter(s) before Zoning Board of Appeals
- Permit(s) pending Town Board/Planning Board Action.
- 2 Inspection(s) (example: wood stove/fire/code violation/zoning compliance letters).
- Temporary Certificate of Occupancy
- Burn Permits
- Floodplain Development Permit Application

<i>Residential:</i>	<i>14</i>	<i>\$81,865.00</i>
<i>Commercial &amp; Industrial:</i>	<i>16</i>	<i>\$829,271.00</i>
<b><i>Total:</i></b>	<b><i>30</i></b>	<b><i>\$911,636.00</i></b>

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

-	Single Family Residence	\$
-	Multi-Family Residence -- Duplex	\$
-	Garage, Attached	\$
1	Garage, Detached	\$ 5,000.00
-	Erect Seasonal Camp	
-	Leanto/Carport	\$
1	Finish/Convert Basement to living space	\$ 14,000.00
-	Concrete Slab/Gravel Pad	\$
-	Bilco Door	
4	Addition and/or Renovation of Residence	\$ 52,300.00
1	Roof over Existing Deck	\$ 2,100.00
-	Erect a Deck, Porch, or Gazebo	\$
1	Erect Roof over Existing Roof on Manufactured Home	\$ 5,500.00
-	Erect a 3 Season Sun Room	\$
-	Erect Handicap Ramp	\$
-	Erect/extend a Utility/Machine Shed	\$ 3,300.00
-	Installation of In-Ground Pool	\$
-	Installation of Above-Ground Pool	\$
-	Installation of Hot Tub	\$
1	Demolition	\$
-	Installation of Propane Fireplace/Wood Stove/Pellet Stove	\$
-	Installation of Outdoor Wood Boiler	
-	Install/Upgrade Generator	\$
1	Electrical Upgrade	\$ 2,965.00
-	Solar Panel Array	\$
-	Chimney Repair/Stone Veneer	\$
-	Install Replacement Heating System	\$
-	Erect a Pole Barn	\$
-	Remove Manufactured Home	\$
-	Park and occupy manufactured home in Mobile Home Park	\$
-	Park and occupy manufactured home on private lot	\$
2	Renewals	
-	Burn Permits	
1	Other – Day Care Inspection/Foster Care Inspection/ <u>Home Inspection</u>	
1	Asbestos Abatement	

**COMMERCIAL AND INDUSTRIAL:**

**DOLLAR AMOUNT:**

-	Erect/Addition Commercial Building	\$	
2	Repair and/or Alteration of commercial building	\$	420,771.00
-	Commercial roofing job	\$	
3	Alter tenant/commercial space	\$	409,000.00
-	Storage Building – construct new storage building	\$	
-	Public Utilities		
-	Wireless Telecommunications	\$	
-	HVAC Replacement – New furnace	\$	
-	Fire Suppression System	\$	
-	Seismic Engineered Pallet Rack Storage System	\$	
-	Solar System		
-	Charging Station	\$	
2	Erect/repair signage	\$	
3	Temporary Banners/Signs		
-	Installation of LPG tank		
-	Installation of gasoline tank		
-	Convert residential house to commercial use	\$	
2	Occupy Commercial Business		
2	Demolition		
	Burn Permit		
2	Other – Zoning Compliance Letters		
<i>Residential:</i>		<i>14</i>	<i>\$102,987.96</i>
<i>Commercial &amp; Industrial:</i>		<i>16</i>	<i>\$829,771.00</i>
<i>Total:</i>		<i>30</i>	<i>\$911,636.00</i>

# Permit Monthly Report

03/01/2020 - 03/31/2020

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>March 2020</b>						
200301	03/06/2020	Kimberly Malo	Demolition	212 Pine Ave SBL#: 192.4-3-13	—	\$100.00
<b>Description of Work:</b>						
DEMOLISH AND DISCARD ENTIRE BUILDING						
200302	03/06/2020	Champlain Properties LLC	Commercial Alteration	20 Trade Rd, Suite 20 (McLane Toro Dealership) SBL#: 193.2-21.1	\$8,500.00	\$200.00
<b>Description of Work:</b>						
INSTALL DOOR AND UPGRADE ELECTRICAL, OCCUPY COMMERCIAL SPACE FOR RETAIL SALES OF TORO EQUIPMENT & TRAILERS						
200303	03/06/2020	Smithfield Group	Occupy Com. Business	59 Smithfield Blvd (Medusa Comics) SBL#: 206.4-2-1.51	\$500.00	\$100.00
<b>Description of Work:</b>						
CONSTRUCT 2 PARTITION WALLS IN PREPARATION FOR NEW RETAIL TENANT						
200304	03/09/2020	Thomas Vidulich	Alteration	7 Joshua Dr SBL#: 245.1-10.11	\$14,000.00	\$180.00
<b>Description of Work:</b>						
MODIFY EXISTING FINISHED BASEMENT - ADD TWO (2) PARTITIONS TO CREATE A BATHROOM & BEDROOM WITH DRYWALL						
200305	03/09/2020	Fannie Mae	Asbestos Abatement	13 Lakeside Ct SBL#: 233.16-1-5	—	\$50.00
<b>Description of Work:</b>						
REMOVE NON-FRIABLE ASBESTOS SIDING AND DISPOSE AT CLINTON COUNTY LANDFILL						
200306	03/10/2020	River Rat Properties, Inc.	Roof Over-Manufacture Home	Irish Settlement Rd SBL#: 232.3-22.1	\$5,500.00	\$243.00
<b>Description of Work:</b>						
INSTALL NEW METAL ROOF OVER EXISTING ROOF & BUILD ROOF OVER EXISTING PORCH AT 1 LECLAIR CUL-DE-SAC						
200307	03/10/2020	Fannie Mae	Alteration	13 Lakeside Ct SBL#: 233.16-1-5	\$19,100.00	\$350.00
<b>Description of Work:</b>						
COMPLETE REPLACEMENT OF ROOF, FACIA, SOFFIT						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
200308	03/10/2020	Smithfield Group	Temporary Signs	57 Smithfield Blvd (Armitto's Pizza and Pasta) SBL#: 206.4-2-1.51	—	\$50.00
<b>Description of Work:</b> PLACE A 12 SF TEMPORARY SIGN AT PROPERTY +++++ LIMITED TO 60 DAYS IN A CALENDAR YEAR +++++						
200309	03/10/2020	Sporn-Smithfield LLC	Sign	71 Unit B1 Smithfield Blvd (Little Caesar's Pizza.) SBL#: 206.4-2-1.52	—	\$58.00
<b>Description of Work:</b> PLACE A 29 SF SIGN ON BUILDING						
200310	03/10/2020	Platoon A LLC	Commercial Alteration	25 Consumer Sq (WALMART) SBL#: 220.-8-24	\$111,000.00	\$1,110.00
<b>Description of Work:</b> ALTERATIONS TO EXISTING WALMART FOR IMPLEMENTATION OF GROCERY PICKUP PROGRAM, INCLUDING CANOPY						
200311	03/10/2020	Cumberland 12 LLC	Temporary Signs	18 North Bowl Ln (Cumberland 12 Theater) SBL#: 194.-1-14.1	—	\$50.00
<b>Description of Work:</b> PLACE A 20 SF TEMPORARY SIGN ON TEMPORARY TENT AT PROPERTY						
200312	03/10/2020	St Marys of the Lake Church	Demolition	1202-1204 Cumberland Hhd Rd SBL#: 195.3-1-8	—	\$100.00
<b>Description of Work:</b> COMPLETELY DEMOLISH THE FORMER CHURCH AND THE PARISH HALL						
200313	03/10/2020	BT-NEWYO LLC	Commercial Alteration	214 Banker Rd SBL#: 205.-4-12	\$309,771.00	\$3,098.00
<b>Description of Work:</b> INSTALLATION OF CONVEYOR SYSTEM THIS PERMIT IS CONNECTED WITH PERMIT #190938 ++++DO NOT ISSUE CO WITHOUT PLANNING DEPT APPROVAL +++++						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
200320	03/23/2020	Champlain Centre North LLC	Occupy Com. Business	60 Smithfield Blvd (B101 - Rawson Family Pianos) SBL#: 206.4-2-1.2	—	\$100.00
<b>Description of Work:</b> OCCUPY COMMERCIAL SPACE FOR RETAIL SALE AND SERVICE OF PIANOS						
2020-62	03/23/2020	Phyllis Gregory	Zoning Compliance Letter	1 Gregory Ln SBL#: 232.-3-43.8	—	\$50.00
<b>Description of Work:</b> ZONING COMPLIANCE LETTER REQUEST						
200321	03/27/2020	Federal National Mortgage Ass	Electric Install/Upgrade	1134 Rt 3 SBL#: 205.2-1-6	\$2,965.00	\$50.00
<b>Description of Work:</b> POSSIBLE REPLACEMENT OF NATURAL GAS HOT AIR FURNACE / REPLACE 60 AMP FUSE BOX WITH SUBPANEL BREAKER BOX						
200322	03/27/2020	Jennifer Carron	Alteration	5 Seneca Dr SBL#: 208.7-2-8	\$7,500.00	\$270.00
<b>Description of Work:</b> RENOVATE RESIDENCE; NEW ROOF; REPAIR AND REPLACE FRONT CONCRETE PORCH WITH WOOD DECKING						
200323	03/27/2020	Crystal & Joseph Rodarte	Alteration	313 Cumberland Hd Rd SBL#: 194.19-2-11	\$7,700.00	\$77.00
<b>Description of Work:</b> CONVERT ATTIC TO LOFT/LIVING SPACE; INSTALL ONE WINDOW, SEVEN ELECTRIC OUTLETS, TWO LIGHT FIXTURES						
2020-63	03/27/2020	Heather O'Neill	Zoning Compliance Letter	1924 Rt 3 SBL#: 204.-2-3.2	—	\$50.00
<b>Description of Work:</b> ZONING COMPLIANCE LETTER REQUEST						
200324	03/27/2020	Ethan Quantock	Garage detached	431 Stafford Rd SBL#: 192.-1-16.13	\$5,000.00	
<b>Description of Work:</b> CONSTRUCT A 28' X 32' DETACHED GARAGE AND CONSTRUCT A DECK ON THE REAR OF RESIDENCE						
+++ PERMIT FEE PAID UNDER PERMIT #190555						
<b>March 2020 Total:</b>					\$911,636.00	\$7,232.75
<b>Reporting Period Total:</b>					\$911,636.00	\$7,232.75

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
200314	03/10/2020	Thomas Durocher	Alteration	2087 Rt 3 SBL#: 203.4-3-15	\$18,000.00	\$190.75
<b>Description of Work:</b>						
REMODEL HOUSE, NEW INSULATION, ELECTRICAL, DRYWALL, AND VINYL SIDING						
++ property at 142 Park Row ++++						
200315	03/11/2020	Champlain Centre North LLC	Demolition	60 Smithfield Blvd (Champlain Centre) SBL#: 206.4-2-1.2	—	\$100.00
<b>Description of Work:</b>						
DEMOLITION INTERIOR PARTITIONS OF 51,956 SF (OLD GANDER SPACE) TO CREATE AN EMPTY SPACE FOR NEW TENANT OCCUPANCY						
200316	03/13/2020	Sporn-Smithfield LLC	Commercial Alteration	71 Unit B1 Smithfield Blvd (Little Caesar's Pizza) SBL#: 206.4-2-1.52	\$400,000.00	\$400.00
<b>Description of Work:</b>						
MODIFICATION OF SUITE A TO CREATE RESTAURANT AREA WITH SEPARATE OFFICE/STORAGE SPACE WITHIN THE SUITE A						
2020-61	03/13/2020	Randa Saba	Home Inspections	1-15 Penn Ave SBL#: 233.16-5-5.3	—	\$25.00
<b>Description of Work:</b>						
HOME INSPECTION - TENANT COMPLAINT OF MOLD						
200317	03/13/2020	Debbie Akoy	Temporary Signs	622 Rt 3 SBL#: 206.-1-23	—	\$50.00
<b>Description of Work:</b>						
PLACE TEMPORARY SIGN UP FROM JUNE 24 - JULY 5, 2020 FOR THE SALE OF FIREWORKS						
200318	03/18/2020	Laura Holzer	Roof Over Existing Deck	29 Seneca Dr SBL#: 208.7-1-4	\$2,100.00	\$50.00
<b>Description of Work:</b>						
EXTEND EXISTING ROOF OVER CONCRETE PATIO						
200319	03/18/2020	Platteon A LLC	Sign	25 Consumer Sq (WALMART) SBL#: 220.-8-24	—	\$131.00
<b>Description of Work:</b>						
INSTALL A NEW 65.43 SF "PICKUP" SIGN ON THE BUILDING AND REMOVE THE EXISTING "OUTDOOR LIVING" SIGN FROM BUILDING.						