



# 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: April, 2022 Monthly Report

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

- 37 Building permits were requested this month.
- 32 Building Permits were issued this month.
- 2 Permit(s) issued current month, paid/requested in a prior month.
- 5 Permit(s) requested current month, not issued yet (under review/requires additional information).
- 6 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 (May, 2022)
- Permit(s) pending Town Board/Planning Board Action.
- 2 Misc: Zoning Compliance Letters
- 2 Temporary Certificate of Occupancy
- 1 Burn Permits
- 5 Renewals
- Fire Calls

<i>Residential:</i>	19	\$ 481,760.00
<i>Commercial &amp; Industrial:</i>	24	\$5,278,483.00
<i>Total:</i>	43	\$5,760,243.00

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

1	Single Family Residence Philip Bechler, 2286 Rt 3 (Modular)	\$ 180,000.00
-	Multi-Family Residence – Duplex	\$
-	Garage, Attached	\$ 15,000.00
1	Garage, Detached	\$
-	Erect Seasonal Camp	
-	Concrete Slab/Gravel Pad / Retaining Wall	\$
-	Foundation Repair	\$
-	Bilco Door	
2	<b>ADDITION, ALTERATION and/or Renovation of Residence</b>	\$ 120,000.00
1	Roof over Existing Deck	\$ 1,500.00
1	Erect a <b>DECK</b> /Porch, or Gazebo	\$ 10,000.00
-	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>	\$ 13,500.00
-	Installation of In-Ground Pool	\$
3	Installation of Above-Ground Pool	\$ 36,048.00
-	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	\$
1	Leanto/Carport	\$ 1,500.00
-	Erect a Pole Barn	\$
-	Remove Manufactured Home	\$
1	Park and occupy manufactured home in Mobile Home Park	\$ 104,212.00
-	Park and occupy manufactured home on private lot	\$
2	Renewals	
1	Burn Permits	
1	Other – <b>FOSTER CARE INSPECTION</b> /Floodplain Dev.Permit	
1	Other – <b>TEMP CERT OF OCCUPANCY</b> /Asbestos Abatement	
-	Fire Calls	

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

1	<b>ERECT/Addition Commercial Building</b>	
	Plattsburgh RV Park – New Bathhouse	\$ 50,000.00
	TDC, new 60k SF Bldg, Tom Miller Rd	\$5,000,000.00
		\$5,050,000.00
5	<b>REPAIR AND/OR ALTERATION of commercial building</b>	\$ 128,483.00
-	Commercial roofing job	\$
-	Alter tenant/commercial space	\$
1	<b>Storage Building –NEW CONST</b>	\$ 100,000.00
-	Electrical Upgrade	\$
-	Wireless Telecommunications	\$
-	HVAC Replacement – Rooftop Units	\$
-	Fire Suppression System	\$
-	Remove Underground Storage Tanks	\$
-	Solar Array System	\$
-	Charging Station	\$
5	<b>Erect/repair signage</b>	\$
1	<b>Temporary Banners/Signs</b>	\$
-	Installation of LPG Tank /Gasoline Tank	\$
-	Convert residential house to commercial use	\$
2	<b>Occupy Commercial Business</b>	
2	<b>Demolition</b>	
3	<b>Renewals</b>	
-	Fire Calls	
2	<b>Other – Zoning Compliance Letters</b>	
1	<b>Temp Cert of Occupancy</b>	
<b>Residential:</b>		<b>19 \$481,760.00</b>
<b>Commercial &amp; Industrial:</b>		<b>24 \$5,278,483.00</b>
<b>Total:</b>		<b>43 \$5,760,243.00</b>

# Permit Monthly Report

04/01/2022 - 04/30/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>April 2022</b>						
220401	04/04/2022	Scors-Mullarky Properties LLC	Alteration	13 Bristol Rd  SBL#: 194.2-2-34	\$100,000.00	\$560.00
<b>Description of Work:</b> RESIDENTIAL REMODEL; KITCHEN REMODEL; REINSULATE; BASEBOARD WATER BOILER; A/C MINISPLITS						
220402	04/06/2022	Neighbors of Abenaki LLC	Shed	15 Redwood St  SBL#: 232.-3-43.1	\$3,500.00	\$72.00
<b>Description of Work:</b> INSTALL A 12' X 24' PRE-FAB SHED IN SIDE YARD						
220403	04/06/2022	Brian Hynes	Lean-to	50 Lakeshore Dr SBL#: 233.16-2-40	\$1,500.00	\$50.00
<b>Description of Work:</b> CONSTRUCT A 14' X 16' LEAN-TO ON EXISTING SLAB						
220404	04/07/2022	KS Mundi LLC	Commercial Alteration	1346 Rt 3 SBL#: 205.1-1-3	\$17,000.00	\$174.00
<b>Description of Work:</b> REMOVE CANOPY TOP AT PUMPS AND INSTALL LED LIGHTS ON POSTS						
220405	04/11/2022	Christopher LeFevre DBA Y-Knot Self Storage	Commercial Storage Bldg.	616 Wallace Hill Rd  SBL#: 192.-1-30.22	\$100,000.00	\$1,275.00
<b>Description of Work:</b> CONSTRUCT ONE 5,100 SF SELF STORAGE BUILDING +++NEED PLANNING DEPT LETTER BEFORE FINAL CO+++++						
~~~ 911 EMERGENCY SVS ADDRESS: 616 WALLACE HILL RD ~~~						
220406	04/11/2022	MFB 1 Inc	Commercial Alteration	1785 Military Tpke (Maplefield's) SBL#: 206.3-5-1	\$2,500.00	\$50.00
<b>Description of Work:</b> REPAIR DAMAGE FROM WATER LINE BREAK/CLOG						
220407	04/11/2022	Roger Barnard	Roof Over Existing Deck	2027 Rt 3 SBL#: 204.3-1-21	\$1,500.00	\$50.00
<b>Description of Work:</b> CONSTRUCT A 14' X 12' PERGOLA OVER EXISTING DECK						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220408	04/11/2022	Smithfield Group, LLC	Commercial Alteration	43-67 Smithfield Blvd (The Smithfield Group, LLC) SBL#: 206.4-2-1.51	\$1,000.00	\$150.00
<b>Description of Work:</b> REMODEL COMMERCIAL SPACE FOR PROPOSED TENANT - INDIAN GRILL						
220409	04/11/2022	Randy Williams	Shed	2145 Rt 22B SBL#: 205.4-3-28	\$6,000.00	\$60.00
<b>Description of Work:</b> INSTALL A 12' X 20' PREFAB STORAGE SHED IN REAR YARD						
220410	04/12/2022	Town of Plattsburgh	Demolition	11,13,15 Connecticut Rd SBL#: 233.-5-48		\$1.00
<b>Description of Work:</b> DEMOLISH FORMER USAF PUMP STATION, WATER BUILDING & STORAGE BUILDING. GENERATOR BLDG REMAINS						
22-03	04/12/2022	Glenn Goodfellow	Burn Permit	4123 Rt 9 SBL#: 246.4-1-27.2		
<b>Description of Work:</b> BURN PERMIT						
220411	04/13/2022	Frederic Locklin	Pool (Above Ground)	13 Poplar Dr SBL#: 195.3-1-9.2	\$9,000.00	\$100.00
<b>Description of Work:</b> INSTALL A 15' ROUND ABOVE GROUND POOL IN REAR YARD						
220412	04/13/2022	Tanner Hooker	Pool (Above Ground)	15 Freedom Dr SBL#: 206.3-4-76	\$9,000.00	\$100.00
<b>Description of Work:</b> INSTALL A 21' ROUND ABOVE-GROUND POOL IN REAR YARD						
220413	04/13/2022	Etc Housing Corporation	Commercial Remodel	36-47 Tara Ln SBL#: 194.-2-46.1	\$37,983.00	\$150.00
<b>Description of Work:</b> FIRE MITIGATION AND REPAIR UNIT TO ORIGINAL CONDITION - 4 TARA LN, APT 6B						
220414	04/14/2022	Mark P Dame Living Trust	Demolition	362 Rt 3 SBL#: 206.4-3-4		\$100.00
<b>Description of Work:</b> REMOVAL OF RESTAURANT EQUIPMENT, FIXTURES, FURNITURE AND INTERIOR WALLS IN PREPARATION FOR NEW TENANT						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220415	04/15/2022	John Mayette	Addition	192 Cmdr Thomas MacDonough Hwy SBL#: 194.15-1-4	\$20,000.00	\$100.00
<b>Description of Work:</b> REMOVE AN EXISTING DECK & REPLACE IT WITH AN 8' X 20' ADDITION AND A NEW 12' X 18' OPEN DECK						
2022-015	04/15/2022	Ruth Gray Estate	Zoning Compliance Letter	21 Peryea Dr SBL#: 220.4-2-1.11		\$50.00
<b>Description of Work:</b> ZONING COMPLIANCE LETTER						
220416	04/15/2022	Neil Fesette	Commercial New	1-72 Plattsburgh Rv Way SBL#: 194.-2-29.1	\$50,000.00	\$738.00
<b>Description of Work:</b> CONSTRUCT NEW 26' X 40' BATH HOUSE WITH 4' X 41' PORCH						
220417	04/18/2022	Willhur LLP	Occupy Com. Business	167 Nomad Dr SBL#: 246.-3-1		\$100.00
<b>Description of Work:</b> OCCUPY COMMERCIAL SPACE FOR WAREHOUSING OF PRODUCT						
220418	04/18/2022	TDC NNY	Commercial New	Banker Rd SBL#: 205.-4-3	\$5,000,000.00	\$24,000.00
<b>Description of Work:</b> CONSTRUCT A NEW 60,000 SF BUILDING FOR LIGHT INDUSTRIAL USE AND WAREHOUSING ON TOM MILLER RD ++++NEED LETTER FROM PLANNING BEFORE CO +++++						
2022-016	04/19/2022	Thomas Tamer	Foster Care Inspections	4 Page Dr SBL#: 203.-2-49.2		\$25.00
<b>Description of Work:</b> FOSTER CARE INSPECTION / ADOPTION INSPECTION						
220419	04/22/2022	Champlain Centre North LLC	Temporary Signs	60 Smithfield Blvd (Champlain Centre North -) SBL#: 206.4-2-1.2		\$50.00
<b>Description of Work:</b> PLACE A 20 SF TEMPORARY SIGN ATTACHED TO A TEMPORARY TENT IN PARKING LOT ( LIMITED TO 60 DAYS IN A CALENDAR YEAR)						
220420	04/25/2022	Behavioral Health Serv Inc	No Commercial Alteration	2155 Rt 22B SBL#: 205.4-3-27.1	\$70,000.00	\$152.00
<b>Description of Work:</b> RENOVATE/CONVERT 380 SF OF OFFICE SPACE TO PHARMACY SPACE - CLIENT BASED PHARMACY ONLY -						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220421	04/26/2022	Terry Meron	Sign	411-417 Rt 3 (Comfort Inn) SBL#: 206.4-3-17.1		\$140.00
<b>Description of Work:</b> REPLACE EXISTING BUILDING SIGN WITH UPDATED 70.37 SF SIGN						
220422	04/26/2022	Terry Meron	Sign	411-417 Rt 3 (Comfort Inn) SBL#: 206.4-3-17.1		\$464.00
<b>Description of Work:</b> REPLACING FACE ONLY OF THREE (3) FREE STANDING SIGNS: 13.28 SF, 16.375 SF AND 182.27 SF						
220423	04/26/2022	Sunrise Upstate LLC	Sign	370 Rt 3 (Pizza Hut) SBL#: 206.4-3-5		\$88.00
<b>Description of Work:</b> REPLACING THE FACES ONLY OF THE 44 SF FREE STANDING SIGN						
220424	04/26/2022	Jay Lettis	Occupy Com. Business	7164 Rt 9 SBL#: 194.-2-40		\$100.00
<b>Description of Work:</b> OCCUPY COMMERCIAL SPACE TO OPERATE A RESTAURANT - HEALTH DEPARTMENT CERT REQUIRED PRIOR TO CO						
220425	04/26/2022	Jay Lettis	Sign	7164 Rt 9 SBL#: 194.-2-40		\$50.00
<b>Description of Work:</b> INSTALL 16 SF BUILDING SIGN FOR PROPOSED NEW TENANT						
220426	04/26/2022	Smash Properties, LLC	Manufactured Home	30 Archie Bordeaux Rd SBL#: 232.-3-20	\$104,212.00	\$171.60
<b>Description of Work:</b> POUR CONCRETE SLAB FOR PLACEMENT OF NEW 2022 14 X 70 CHAMPION MANUF HOME AT 32 QUALITY DRIVE						
2022-017	04/26/2022	Troy Granmoe	Zoning Compliance Letter	30 Brookside Ave SBL#: 205.4-1-11.6		\$50.00
<b>Description of Work:</b> ZONING COMPLIANCE FOR HOME OCCUPATION TO ENGAGE IN THE BUSINESS OF FIREARM SALES AND TRANSFERS IS HEREBY GRANTED PURSUANT TO APPEAL NO. 2241						
220427	04/27/2022	Carl Provost	Shed	518 Wallace Hill Rd SBL#: 192.-1-24	\$4,000.00	\$70.00
<b>Description of Work:</b> CONSTRUCT A 14' X 20' STORAGE SHED IN REAR YARD						
220428	04/27/2022	Dante Sciole	Deck	11 Marie Dr SBL#: 233.20-2-7	\$10,000.00	\$127.00
<b>Description of Work:</b> CONSTRUCT A 12' X 52' TWO LEVEL DECK ON BACK OF RESIDENCE						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220429	04/28/2022	High Peaks Realty LLC	Sign	675 Rt 3 SBL#: 220.-1-9		\$182.00
<b>Description of Work:</b> REPLACE EXISTING 90.8 SF FREE STANDING SIGN WITH SAME SIZE SIGN						
220430	04/28/2022	Philip Bechler	Modular Home	2286 Rt 3 SBL#: 203.4-4-35.1	\$180,000.00	\$240.00
<b>Description of Work:</b> INSTALL A 960 SF MODULAR HOME ON FOUNDATION - NO GARAGE						
220431	04/28/2022	Steven Rothamel	Garage detached	17 Twin Birch Ln SBL#: 204.-2-42.16	\$15,000.00	\$70.00
<b>Description of Work:</b> CONSTRUCT 14' X 22' DETACHED GARAGE IN SIDE YARD						
220432	04/29/2022	Thomas Fish	Pool (Above Ground)	34 Sawyer Ln SBL#: 204.-5-18	\$18,048.00	\$100.00
<b>Description of Work:</b> INSTALL AN 18' X 33' OVAL ABOVE-GROUND POOL IN REAR YARD						
<b>April 2022 Total:</b>					\$5,760,243.00	\$29,959.60
<b>Reporting Period Total:</b>					\$5,760,243.00	\$29,959.60