



# 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) 563-8396

**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: June, 2022 Monthly Report

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

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

Residential:	43	\$ 652,372.00
Commercial & Industrial:	19	\$693,636.00
<b>Total:</b>	<b>62</b>	<b>\$1,344,008.00</b>

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

1	Single Family Residence Saverio Minardi, Bell Rd	<u>\$300,000.00</u>	
			\$ 300,000.00
-	Multi-Family Residence – Duplex		\$
-	Garage, Attached		\$
1	Garage, Detached		\$ 14,000.00
-	Erect Seasonal Camp		
1	<b>CONCRETE SLAB</b> /Gravel Pad / Retaining Wall		\$ 12,750.00
-	Foundation Repair		\$
-	Bilco Door		
5	<b>ADDITION, ALTERATION</b> and/or Renovation of Residence		\$ 122,000.00
-	Roof over Existing Deck		\$
12	Erect a <b>DECK</b> /Porch, or Gazebo		\$ 90,620.00
1	Erect Roof over Existing Roof on Manufactured Home		\$ 320.00
-	Erect a 3 Season Sun Room		\$
-	Erect Handicap Ramp		\$
5	Erect/extend a <b>UTILITY SHED</b>		\$ 36,682.00
2	Installation of In-Ground Pool		\$ 45,000.00
2	Installation of Above-Ground Pool		\$ 13,000.00
-	Installation of Hot Tub		\$
2	Demolition		\$ 16,000.00
-	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		\$
4	Renewals		
6	Burn Permits		
1	Other – Foster Care Inspection/ <b>FLOODPLAIN DEV. PERMIT</b>		
-	Other – Temp Cert Of Occupancy/Asbestos Abatement		
-	Fire Calls		

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

**DOLLAR**

-	<b>ERECT</b> /Addition Commercial Building		\$
3	Repair and/or <b>ALTERATION</b> of commercial building	\$	310,984.00
1	Commercial roofing job	\$	302,977.00
-	Alter tenant/commercial space	\$	
1	Temporary Structure	\$	4,000.00
1	Electrical Upgrade	\$	36,000.00
-	Wireless Telecommunications	\$	
-	HVAC Replacement – Rooftop Units	\$	
-	Fire Suppression System	\$	
-	Remove Underground Storage Tanks	\$	
-	Solar Array System	\$	
-	Charging Station	\$	
2	Erect/repair signage	\$	
-	Temporary Banners/Signs	\$	
1	Installation of LPG Tank /Gasoline Tank/ <b>GENERATOR</b>	\$	39,675.00
-	Convert residential house to commercial use	\$	
3	Occupy Commercial Business		
-	Demolition		
1	Renewals		
2	Fire Calls		
3	Other – Zoning Compliance Letters		
1	Temp Cert of Occupancy –(Y-Knot Self Storage-2 <sup>nd</sup> bldg.)		
<b>Residential:</b>		<b>43</b>	<b>\$650,372.00</b>
<b>Commercial &amp; Industrial:</b>		<b>19</b>	<b>\$693,636.00</b>
<b>Total:</b>		<b>62</b>	<b>\$1,344,008.00</b>

# Permit Monthly Report

06/01/2022 - 06/30/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
<b>June 2022</b>						
220601	06/01/2022	David Dawson	Shed	47 Kensington Rd SBL#: 194.15-3-3.2	\$4,200.00	\$75.00
<b>Description of Work:</b>						
REMOVE EXISTING 12X12 SHED, ERECT NEW 10' X 20' SHED IN REAR YARD, AND RELOCATE 8' X 8' GAZEBO TO REAR YARD						
220602	06/01/2022	Daniel Whitten	Deck	31 Vintage Ests SBL#: 192.-5-9	\$9,000.00	\$259.00
<b>Description of Work:</b>						
CONSTRUCT 17' X 41' POOLSIDE DECK ADDITION; REMOVED EXISTING 10X10 SHED AND REPLACE WITH 10' X 16' SHED IN REAR YARD						
220603	06/01/2022	Jeffrey Latinville	Demolition	154 Algonquin Pk SBL#: 194.2-2-15	\$16,000.00	\$50.00
<b>Description of Work:</b>						
DEMOLISH LOG HOME AND SHED DUE TO FIRE DAMAGE						
220604	06/01/2022	Stevens Family Trust	Shed	49 Kensington Rd SBL#: 194.15-3-18	\$5,000.00	\$50.00
<b>Description of Work:</b>						
INSTALL A 10' X 20' PRE-FAB SHED IN REAR YARD						
22-12	06/01/2022	John Wilder	Burn Permit	12-14 Old Dock Rd SBL#: 246.4-1-21		
<b>Description of Work:</b>						
BURN PERMIT						
220605	06/02/2022	Shain T. Samuels	Porch	2113 Rt 22B SBL#: 205.4-3-34	\$7,000.00	\$50.00
<b>Description of Work:</b>						
CONSTRUCT AN 8' X 19' FRONT PORCH ON RESIDENCE						
220606	06/02/2022	Joshua Devins	Garage detached	35 Rascoe Rd SBL#: 192.-6-4	\$14,000.00	\$252.00
<b>Description of Work:</b>						
CONSTRUCT A 28' X 36' DETACHED GARAGE						
220607	06/02/2022	Guy R. Parker	Alteration	48 Kensington Rd SBL#: 194.15-3-21.1	\$15,000.00	\$150.00
<b>Description of Work:</b>						
RENOVATION OF INTERIOR OF CAMP; NEW ROOF, WINDOWS AND SIDING						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-22	06/02/2022	Victor Podd	Floodplain Dev Permit	Bluff Point Dr SBL#: 246.-5-2	<u>          </u>	\$100.00
<b>Description of Work:</b> CONSTRUCT NEW HOME, GUEST HOUSE AND SWIMMING POOL						
+++ see bldg permit no 220531 assoc with this permit						
220608	06/02/2022	Champlain Valley Habitat for Humanity Inc	Alteration	48 Wallace Hill Rd  SBL#: 193.-3-22.4	\$19,000.00	\$190.00
<b>Description of Work:</b> INTERIOR RENOVATIONS - INSULATE BASEMENT, REPAIR BASEMENT STAIRS AND PORCH/DECK STAIRS, REMODEL BATHROOM, ELECTRICAL UPGRADES THROUGHOUT HOUSE						
2022-020	06/03/2022	Gull Rock, LLC	Zoning Compliance Letter	7189 Rt 9 SBL#: 194.-1-18	<u>          </u>	\$50.00
<b>Description of Work:</b> ZONING COMPLIANCE LETTER						
2022-021	06/03/2022	Brookville West Partnership	Zoning Compliance Letter	29 Della Dr  SBL#: 206.-1-26.12	<u>          </u>	\$50.00
<b>Description of Work:</b> ZONING COMPLIANCE LETTER						
220609	06/03/2022	David Tackett	Deck	1755 Military Tpke SBL#: 206.3-1-3	\$1,400.00	\$75.00
<b>Description of Work:</b> REMOVE AND REPLACE DECK BOARDS ON EXISTING DECK AS NEEDED AND EXTEND DECK TO 8' X 16' SIZE						
2022-23	06/04/2022	Lowe's Home Centers Inc	FIRE CALLS	39 Centre Dr (Lowe's Home Center) SBL#: 206.4-4-1.2	<u>          </u>	
<b>Description of Work:</b> FIRECALL - SPRINKLER RISER #4 BLEW AGAIN. WORK ORDER IS SUBMITTED. THEY ARE WAITING FOR PARTS TO ARRIVE. THE GARDEN CENTER OF BUILDING IS UNDER FIRE WATCH.						
2022-24	06/05/2022	Rt 3 Development LLC	FIRE CALLS	579 Rt 3 (Fairfield Inn) SBL#: 206.4-4-25	<u>          </u>	
<b>Description of Work:</b> FIRECALL - LAUNDRY ROOM SENSOR - SENSOR BEING REPLACED ON WEDNESDAY, 6/8. MAINTENANCE STAFF BRIEFED ON KEEPING DOOR CLOSED AND PUTTING HANDLES BACK ON THE DOOR. CURRENTLY ON TEST MODE. FIRE WATCH INITIATED						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220610	06/07/2022	Joshua Thomas	Pool (Above Ground)	2014 Rt 22B SBL#: 205.4-4-5	\$6,400.00	\$100.00
<b>Description of Work:</b> INSTALL A 21' ROUND ABOVE-GROUND POOL IN SIDE YARD						
220611	06/07/2022	Patrick Huggins	Addition	57 Rugar Park Way SBL#: 220.4-5-53	\$43,000.00	\$144.00
<b>Description of Work:</b> CONSTRUCT 24' X 24' ADDITION ON REAR OF RESIDENCE						
220612	06/07/2022	Patrick Leary	Pool (Inground)	42 Loch Ln SBL#: 246.-1-9.4	\$20,000.00	\$100.00
<b>Description of Work:</b> INSTALL A 20' X 38' IN-GROUND POOL IN LAKE SIDE FRONT YARD						
220613	06/08/2022	Champlain Centre North LLC	Occupy Com. Business	60 Smithfield Blvd (Champlain Centre North -) SBL#: 206.4-2-1.2		\$100.00
<b>Description of Work:</b> AMARANTH DISTRIBUTION LLC TO OCCUPY COMMERCIAL SPACE FOR TEMPORARY "POP-UP" SHOE WAREHOUSE SALE						
220614	06/09/2022	Jerry Lahart	Shed	7 Michael Ave SBL#: 193.3-3-36	\$10,000.00	\$55.00
<b>Description of Work:</b> INSTALL A 10' X 22' PRE-FAB SHED WITH FRONT PORCH IN REAR YARD						
220615	06/09/2022	Chad Bechard	Addition	44 Trudeau Rd SBL#: 203.-2-45	\$30,000.00	\$72.00
<b>Description of Work:</b> CONSTRUCT A 12' X 24' SINGLE STORY ADDITION ONTO RESIDENCE						
220616	06/13/2022	Van Tran	Deck	46 Melody Ln SBL#: 206.-5-5	\$19,000.00	\$273.00
<b>Description of Work:</b> CONSTRUCT 23' X 42' DECK AROUND POOL WITH A 20' X 23' LOWER PLATFORM						
220617	06/13/2022	UMS Property LLC	Commercial Alteration	147 Pleasant Ridge Rd SBL#: 232.-3-10.1	\$30,000.00	\$300.00
<b>Description of Work:</b> CONSTRUCT TWO (2) WOMEN'S BATHROOMS IN 1998 WAREHOUSE BLDG						



# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-022	06/13/2022	Brookvillage West Partnership	Zoning Compliance Letter	29 Della Dr		\$50.00
<b>Description of Work:</b> ZONING COMPLIANCE LETTER						
220618	06/13/2022	Travis Breyette	Pool (Inground)	370 Stafford Rd	\$25,000.00	\$100.00
<b>Description of Work:</b> INSTALL A 16' X 32' IN-GROUND POOL IN REAR YARD						
220619	06/14/2022	Hailea Cross	Pool (Above Ground)	23 Kimberly Ln	\$6,600.00	\$100.00
<b>Description of Work:</b> INSTALL A 24' ROUND ABOVE-GROUND POOL IN BACK YARD						
220620	06/14/2022	Dannemora Federal Credit Union	Generator	122 New York Rd	\$39,675.00	\$397.00
<b>Description of Work:</b> INSTALL 30 KW RCL GENERATOR AT PROPERTY						
220621	06/14/2022	Rugar MHP, LLC	Concrete Pad	467 Rugar St	\$12,750.00	\$196.00
<b>Description of Work:</b> INSTALL A 14' X 70' CONCRETE PAD AT 42 HUNTINGTON DRIVE						
220622	06/14/2022	Claudette Facticeau	Deck	4627 Rt 9	\$5,000.00	\$50.00
<b>Description of Work:</b> CONSTRUCT A 12' X 16' DECK ONTO FRONT OF RESIDENCE						
22-13	06/16/2022	Marvin LaDuke	Burn Permit	300-304 Bradford Rd		
<b>Description of Work:</b> BURN PERMIT						
220623	06/21/2022	Mark Denton	Deck	156 Trudeau Rd	\$1,600.00	\$50.00
<b>Description of Work:</b> CONSTRUCT A 10' X 20' DECK ON FRONT OF RESIDENCE						
220624	06/21/2022	Plattecon A LLC	Electric Install/Upgrade	7 Consumer Sq (Sam's Club)	\$36,000.00	\$360.00
<b>Description of Work:</b> INSTALL UP TO 34 RECEPTACLES FOR NEW REGISTERS AND MONITORS AND INTERIOR SIGNAGE						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220625	06/21/2022	Plattcon A LLC	Commercial Alteration	7 Consumer Sq (Sam's Club) SBL#: 220.-8-24	\$30,984.00	\$310.00
<b>Description of Work:</b> ADDITON OF SUSHI STATION WITHIN SAM'S CLUB						
220626	06/22/2022	Eric Hannemann	Deck	18 Vintage Ests SBL#: 192.-5-30	\$15,000.00	\$150.00
<b>Description of Work:</b> INSTALL AN 18' ROUND ABOVE-GROUND POOL AND CONSTRUCT A 420 SF POOL SIDE DECK						
220627	06/22/2022	Lisa Blake	Deck	287 Wallace Hill Rd SBL#: 192.-2-3.2	\$9,600.00	\$51.00
<b>Description of Work:</b> CONSTRUCT A 16' X 16' POOLSIDE DECK IN BACK YARD						
220628	06/22/2022	Roger Barnard	Shed	2027 Rt 3 SBL#: 204.3-1-21	\$14,482.00	\$112.00
<b>Description of Work:</b> INSTALL A 14' X 32' PRE-FAB SHED WITH UTILITIES IN REAR YARD						
220629	06/22/2022	Carrie Lashway	Demolition	6079 Rt 22 SBL#: 193.-2-30		\$50.00
<b>Description of Work:</b> DEMOLISH AND REMOVE RESIDENCE						
220630	06/23/2022	Danielle Bouvier	Deck	16 Marie Dr SBL#: 233.20-3-17	\$15,000.00	\$77.00
<b>Description of Work:</b> CONSTRUCT A 32' X 12' COMPOSIT DECK ALONG BACK OF RESIDENCE						
220631	06/23/2022	Saverio Minardi	Single Family Resd	Bell Rd SBL#: 192.-4-21	\$300,000.00	\$782.50
<b>Description of Work:</b> CONSTRUCT A NEW 72' X 50' SF SINGLE FAMILY HOME WITH ATTACHED GARAGE						
220632	06/23/2022	Thomas Durocher	Alteration	259 Rt 374 SBL#: 203.4-1-30	\$15,000.00	\$150.00
<b>Description of Work:</b> REPLACE HEATING SYSTEM WITH PROPANE HOT WATER; INSTALL NEW SECOND BATHROOM						
22-14	06/23/2022	Robert Robart	Burn Permit	1973 Rt 3 SBL#: 204.3-2-2.2		
<b>Description of Work:</b> BURN PERMIT						



# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
22-15	06/23/2022	Glenn Erb Family Trust	Burn Permit	253 Rand Hill Rd SBL#: 205.1-21	—	
<b>Description of Work:</b> BURN PERMIT						
220633	06/24/2022	TDC NNY	Commercial Roofing Job	651 Rt 3 SBL#: 220.1-3.211	\$302,977.00	\$3,030.00
<b>Description of Work:</b> REMOVE EXISTING ROOF MEMBRANE AND REPLACE WITH NEW EPDM MEMBRANE						
220634	06/24/2022	RFU Realty LLC	Pool (Above Ground)	10 Adams Dr SBL#: 192.4-2-12.2	gift.	\$100.00
<b>Description of Work:</b> INSTALL AN 18' ROUND ABOVE-GROUND POOL IN BACK YARD						
22-16	06/24/2022	Leo Grafstein	Burn Permit	36 Colligan Pt Rd SBL#: 181.4-1-23	—	
<b>Description of Work:</b> BURN PERMIT						
220635	06/28/2022	Indian Grill	Occupy Com. Business	43 Smithfield Blvd (Indian Grill) SBL#: 206.4-2-1.51	—	\$100.00
<b>Description of Work:</b> OCCUPY COMMERCIAL SPACE TO OPERATE AN INDIAN RESTAURANT						
220636	06/28/2022	Kevin T. Goff, Jr	Deck	27 Kimberly Ln SBL#: 205.3-4-11	\$2,520.00	\$77.00
<b>Description of Work:</b> CONSTRUCT A 12' X 32' FRONT DECK AT RESIDENCE						
220637	06/28/2022	Elsie Martineau	Roof Over Manufacture Home	13 Peryea Dr SBL#: 220.4-2-1.7	\$320.00	\$50.00
<b>Description of Work:</b> REPAIR TIN ROOF AS NEEDED						
220638	06/28/2022	Apple Care, Inc.	Sign	7091 Rt 9 (Maken Motel) SBL#: 194.13-2-25	—	\$50.00
<b>Description of Work:</b> INSTALL A NEW 22 SF FREE STANDING SIGN TO REPLACE EXISTING DAMAGED SIGN						
220639	06/28/2022	TDC NNY	Occupy Com. Business	1483 Military Tpke SBL#: 220.1-19.2	—	\$100.00
<b>Description of Work:</b> OCCUPY SUITES 100 & 200 FOR WAREHOUSING AND LIGHT MANUFACTURING						

# Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
220640	06/28/2022	Shaun Patnaude	Shed	12 Firehouse Ln SBL#: 194.15-2-49	\$3,000.00	\$50.00
<b>Description of Work:</b> INSTALL A 12' X 16' PRE-FAB SHED IN REAR YARD						
220641	06/28/2022	JGD Development Co LLC	Temporary Structure	16 DeGrandpre Way (Valcour Imaging, Suite 400) SBL#: 206.-6-4.24	\$4,000.00	\$150.00
<b>Description of Work:</b> INSTALL TEMPORARY MOBILE MRI UNIT ON EXITING MOBILE PAD AT VALCOUR IMAGING						
220642	06/28/2022	Mark P Dame Living Trust	Commercial Alteration	362 Rt 3 SBL#: 206.4-3-4	\$250,000.00	\$2,890.00
<b>Description of Work:</b> NEW TENANT FIT OUT - COMBINE EXISTING RESTAURANT & GARAGE INTO A SINGLE MERCANTILE SPACE FOR OPERATION OF O'REILLY'S AUTO PARTS STORE						
22-17	06/30/2022	Vickie Pellerin	Burn Permit	345-349 Wallace Hill Rd SBL#: 192.-2-22	—	—
<b>Description of Work:</b> BURN PERMIT						
220643	06/30/2022	Frank Langjan	Deck	8 Whispering Pines Rd SBL#: 232.-3-14	\$4,000.00	\$50.00
<b>Description of Work:</b> CONSTRUCT A 6' X 14' FRONT DECK ONTO THE RESIDENCE						
220644	06/30/2022	Smash Properties, LLC	Deck	30 Archie Bordeaux Rd (14 Quality Dr) SBL#: 232.-3-20	\$1,500.00	\$75.00
<b>Description of Work:</b> REMOVE EXISTING DECK AND REPLACE WITH NEW 8' X 12' PORCH +++ see notes						
220645	06/30/2022	Sporn-Smithfield LLC	Sign	43 Smithfield Blvd (Indian Grill) SBL#: 206.4-2-1.51	—	\$50.00
<b>Description of Work:</b> INSTALL A 14.54 SF BUILDING SIGN AT BUILDING						
<b>June 2022 Total:</b>					\$1,344,008.00	\$12,252.50
<b>Reporting Period Total:</b>					\$1,344,008.00	\$12,252.50