



TOWN OF PLATTSBURGH

DEPARTMENT OF CODES & ZONING

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

THE FOLLOWING NUMBER OF PERMITS AND ACTIVITIES ARE REPORTED:

- 8 Building permits were requested this month.
- 10 Building Permits were issued this month.
- 3 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.
- 1 Matter(s) before Zoning Board of Appeals (Jan, 2023) (new business)
- Permit(s) pending Town Board/Planning Board Action.
- 2 Misc: **Zoning Comp Ltrs (1); Day Care Insp; MHP Operating Permit (1)**
- Temp Cert of Occupancy
- 1 Burn Permits
- Renewals - (Res)
- 23 Fire Calls (Comm)

Residential:	3	\$ 187,000.00
Commercial & Industrial:	11	\$1,175,000.00
Total:	14	\$1,362,000.00

RESIDENTIAL:**DOLLAR AMOUNT:**

1	Single Family Residence Clifton Park Realty, 3 So Junction Rd		
		\$	185,000.00
-	Multi-Family Residence – Duplex	\$	
-	Garage, Attached	\$	
-	Garage, Detached	\$	
-	Erect Seasonal Camp		
-	Concrete Slab/Gravel Pad / Retaining Wall	\$	
-	Foundation Repair	\$	
-	Bilco Door		
-	Addition, Alteration and/or Renovation of Residence	\$	
-	Roof over Existing Deck	\$	
-	Erect a Deck/Porch, or Gazebo	\$	
-	Erect Roof over Existing Roof on Manufactured Home	\$	
-	Erect a 3 Season Sun Room	\$	
1	Erect Handicap Ramp	\$	2,000.00
-	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	\$	
-	Lean-to/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	\$	
-	Renewals		
1	Burn Permits		
-	Other – Day Care Inspection/Floodplain Dev. Permit		
1	Other – Temp Cert Of Occupancy/MHP OPERATING PERMIT		
-	Fire Calls		

COMMERCIAL AND INDUSTRIAL:

DOLLAR AMOUNT:

-	ERECT/Addition Commercial Building	\$
2	Repair and/or ALTERATION of commercial building	\$ 1,075,000.00
-	Commercial roofing job	\$
-	Alter tenant/commercial space	\$
-	Temporary Structure	\$
-	Electrical Upgrade	\$
-	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	\$
1	Erect/repair signage	\$
-	Temporary Banners/Signs	\$
-	Installation of LPG Tank /Gasoline Tank/Generator/Heating System	\$
1	Pole Barn	\$ 100,000.00
3	Occupy Commercial Business	
-	Demolition	
-	Renewals	
3	Fire Calls	
1	Other – Zoning Compliance Letters	
-	Temp Cert of Occupancy	

<i>Residential:</i>	3	\$187,000.00
<i>Commercial & Industrial:</i>	11	\$1,175,000.00
Total:	14	\$1,362,000.00

Permit Monthly Report

12/01/2022 - 12/31/2022

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
December 2022						
221201	12/01/2022	Cubb Properties 1 LLC	MHP Operating Permit	1272 Military Tpke (Pine Rest East MHP) SBL#: 220.-6-1.2	—	\$500.00
Description of Work: MANUFACTURED HOME PARK OPERATING PERMIT						
+++ SEE FLASH DRIVE IN FILING CABINET FOR PICTURES						
221202	12/05/2022	Plattsburgh Inc Northern Properties Corp of	Commercial Addition	217 Pleasant Rdg Rd SBL#: 232.-3-44	\$1,000,000.00	\$2,640.00
Description of Work: CONSTRUCT 6,600 SF TWO-STORY ADDITION. +++ BUILDING LIMITED TO 99 PEOPLE MAX - MAX 4 PEOPLE UPSTAIRS DUE TO STORAGE CLASSIFICATION +++						
+++ NEED PLANNING DEPT LETTER BEFORE CO +++						
221203	12/05/2022	Plattsburgh Fine Inc.	Commercial Alteration	397 Rt 3 (Wendy's Restaurant) SBL#: 206.4-3-19	\$75,000.00	\$750.00
Description of Work: REPAIR FIRE DAMAGE AT RESTAURANT - ELECTRICAL, HVAC, ROOFING AND GENERAL REPAIRS -						
12/14/2022 - Received call from Karen @ CCHD - she inspected the kitchen and approved them to re-start food services.						
221204	12/05/2022	Clifton Park Realty LLC	Single Family Resd	3 South Junction Rd SBL#: 246.-1-15.1	\$185,000.00	\$272.00
Description of Work: CONSTRUCT A NEW 1,280 SF SINGLE FAMILY RESIDENCE						
22-26	12/07/2022	David Hinsman	Burn Permit	23 Bristol Rd SBL#: 194.2-2-36	—	
Description of Work: BURN PERMIT						
221205	12/07/2022	TDC NNY	Occupy Com. Business	625 Rt 3 SBL#: 220.-1-3.221	—	\$100.00
Description of Work: BUCKEYE CORRUGATED TO OCCUPY SUITE 300 SPACE FOR WAREHOUSING PURPOSES						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
221206	12/07/2022	Ed Garrow & Sons Inc	Sign	4654 Rt 9 SBL#: 233.-1-36		\$100.00
Description of Work:						
INSTALL AN 8 SF BUILDING SIGN & A 22.6 SF FREE STANDING SIGN FOR NEW TENANT						
12/22/22 - building sign is up; still need Free standing sign before CC						
2022-0034	12/07/2022	William Rowe	FIRE CALLS	496-500 Rt 3 SBL#: 206.4-2-33		
Description of Work:						
FIRECALL - 12/7/22 @ 7:00 pm - ADVANCED AUTO - Possible propane leak. District 3 FD determined no leak existed. Tanks filled prior in day. just residue venting smell. Employees complained of no heat in building; owner needs to insure heating system is working properly. This office needs to verify heating system is working and do inspection. Store manager: Steve Pion, 518-566-6173 - steve.pion@advanced-auto.com. Send letter Owner: Dennis Manion.						
12/08/2022 - Received call from Manager, as of today, there is no heat in the building at all. He as contacted their service tech, who is scheduled to be there this afternoon.						
221207	12/15/2022	Champlain Centre	Occupy Com. Business	60 Smithfield Blvd (A-106) SBL#: 206.4-2-1.2		\$100.00
Description of Work:						
FLORA BELLE BOUTIQUE LLC TO OCCUPY SPACE FOR RETAIL SALE OF HOME DECOR, ACCESSORIES, CLOTHING, GIFT ITEMS						
221208	12/19/2022	Ric-San Properties LLC	Occupy Com. Business	25 Flanagan Dr SBL#: 221.9-1-19		\$100.00
Description of Work:						
OCCUPY COMMERCIAL SPACE FOR DURABLE MEDICAL EQUIPMENT DISTRIBUTION						
221209	12/19/2022	Cedar Knoll Log Homes Inc	Pole Barn	1484-1486 Military Tpke SBL#: 220.-1-16.3	\$100,000.00	\$800.00
Description of Work:						
CONSTRUCT A 32' X 100' POLE BARN AT PROPERTY						
221210	12/19/2022	James Harrison	Handicap Ramp	93 Wallace Hill Rd SBL#: 193.3-4-9	\$2,000.00	\$50.00
Description of Work:						
INSTALL A PRE-FAB RAMP AT REAR OF HOME						

Permit Monthly Report

Permit #	Issue Date	Owner	Permit Type	Property Location	Valuation	Amount
2022-041	12/28/2022	ESP Properties LLC	Zoning Compliance Letter	284 Idaho Ave SBL#: 233.-5-67		\$50.00
Description of Work:						
ZONING COMPLIANCE LETTER						
2022-0035	12/27/2022	Salmon Run Dev Co LLC	FIRE CALLS	554-558 Rt 3 SBL#: 206.4-1-12		
Description of Work:						
FIRECALL AT MICROTTEL MOTEL - BROKEN PIPE NEAR MAIN ENTRANCE CAUSING WATER TO FLOW OUT OF BUILDING. NOTE: SPRINKLER ROOM USED AS EXTRA STORAGE AREA. THIS NEEDS TO BE CLEANED OUT. ALSO, SHEETROCK IN CEILING ABOVE THE FIRE ALARM PANEL NEEDS TO BE REPAIRS. SEND LETTER TO OWNER.						
12/27/2022 - RE-INSPECTION - SPRINKLER TEST GOOD. ALL SYSTEMS BACK ONLINE.						
2022-0036	12/29/2022	Stewarts Shops Corp	FIRE CALLS	809 Rt 3 SBL#: 206.3-1-19.2		
Description of Work:						
12/28/2022 - FIRECALL DUE TO OPEN COOLER UNIT BURNED AND; STORE CLOSED UNTIL UNIT AND STORE COULD BE CLEANED.						
12/29/2022 - AWR REINSPECTED STORE - COLLER UNIT & STORE CLEANED BACK IN NORMAL OPERATION - OK TO OPEN FOR BUSINESS						
December 2022 Total:					\$1,362,000.00	\$5,462.00
Reporting Period Total:					\$1,362,000.00	\$5,462.00