

1. No Agenda

No Agenda. View Minutes.

1.I. Planning Board Regular Meeting Agenda

Documents:

[PB AGENDA 11 28 2016.PDF](#)

1.II. PB2016-26 WINSLOW LADUE 57 COURT ST

Documents:

[PB2016-26 WINSLOW LADUE 57 COURT ST.PDF](#)

1.III. PB2016-27 EZ PROPERTIES US AVE

Documents:

[PB2016-27 EZ PROPERTIES US AVE.PDF](#)



# Plattsburgh, New York

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City Engineer

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## PLANNING BOARD AGENDA

The City of Plattsburgh Planning Board will hold its Regular Meeting on **Monday, November 28, 2016 at 7:00pm** in the Common Council Chambers in City Hall with the following agenda:

1. Approval of October 24, 2016 Planning Board Minutes
2. PB2016-26: 57 Court Street
  - A. Long Form SEQR
  - B. **HISTORIC SITE REVIEW:** Request to replace two windows and siding on north wall. **APPLICANT:** Winslow Ladue **PLAN DEVELOPER:** Winslow Ladue
3. PB2016-27: US Ave, South of New York Rd and Glens Falls Bank
  - A. **HISTORIC/SITE PLAN REVIEW:** Sketch plan review of proposed plan to construct two (2) multi-family low rise residential structures, three (3) townhouse residential structures and two (2) garage structures, including associated driveway, parking, stormwater infrastructure and utilities. **APPLICANT:** EZ Properties, LLC **PLAN DEVELOPER:** Loner/Machabee/ESPC

A preliminary meeting will be held in the Engineering & Planning Department at 6:30 PM and is open to the public.

Joseph Rotella, Chairman



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PB #: 2016-26

## CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

**HISTORIC SITE REVIEW**

**SUBMITTAL DATE:** 11/14/16

**NAME OF PROPOSED ACTION:** Repair Rotten Windows + siding 57 Court St.

**Applicant:**

Name Winslow Ladue  
Address 457 Sentinel Cedron Ln  
City Charlotte  
State VT Zip 05445  
Telephone #: 802 363 7429  
Fax #: NA

**Plans prepared by:**

Name Same  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip: \_\_\_\_\_  
Telephone \_\_\_\_\_  
Fax #: \_\_\_\_\_

**Owner (if different) ((if more than one owner, provide info. for each)**

Name \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

Purchase Option: \_\_\_\_\_

**Location of site:** 57 Court St. Plattsburgh NY

**Historic District :** yes **Current Zoning District:** R-2

**Property description/class:** 2 units Residential/office

**Parcel ID No.:** 207.19-2-33 091300 **Lot Size:** 66.00 X 86.00

**Variance #:** \_\_\_\_\_ (if any) **Approved:** \_\_\_\_\_ Yes \_\_\_\_\_ No

**City, State and Federal permits needed:** \_\_\_\_\_

**Proposed uses(s) of site:** No change

**Total site area (square feet or acres):** 5676 ft<sup>2</sup>

**Anticipated construction time:** 4 weeks (days, months, years)

**Will development or restoration be Phased:** NA

Current use of historic site: Rental property / Residential / Office

Current condition of site: Fair to Good

Character of surrounding properties: offices + Residential

Estimated cost of proposed improvement: \$ 950<sup>00</sup>

Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:

- for residential buildings include number of dwellings units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.
- other proposal structures

No change Repair of windows + siding

**INSTRUCTIONS FOR SUBMITTAL:**

1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, photographs, detailed site plan, SEQR Long Form (Part 1), and building elevations (indicating finished materials) as required by the Zoning Ordinance Section 270-31 and 270-35. After review and acceptance of the above submittal by the Engineering and Planning Dept., the approved application will be returned and the applicant is to submit **15 sets** of the approved application, SEQR, and drawings to:

**Engineering and Planning Dept.**  
**41 City Hall Place**  
**Plattsburgh, N.Y. 12901**  
**(518) 563-7730**

**NOTE:** A Historic Site Plan review request can not be placed on the Planning Board agenda until the Engineering and Planning Dept. certifies the submittal is complete and contains all information as required.

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: <i>Repair of Siding &amp; Windows(2) 57 Court St.</i>		
Project Location (describe, and attach a general location map): <i>57 Court St. Plattsburgh NY</i>		
Brief Description of Proposed Action (include purpose or need): <i>Two Rotten Windows To be replace w/ same type kind of color About 1/2 of Rotten Siding on North wall only to be replace w/ same Type, kind &amp; color siding is 12" x 1/2" particle Board, Hard board, color to match existing paint Windows are white to match existing replacement windows (installable 1980s) thermo pain single hung</i>		
Name of Applicant/Sponsor: <i>Winslow Ldve</i>	Telephone: <i>802 363 7429</i>	E-Mail: <i>WHL@GMV.T.NET</i>
Address: <i>457 Sentinel Cedar Ln</i>		
City/PO: <i>Charlotte VT 05445</i>	State: <i>VT</i>	Zip Code: <i>05445</i>
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board	Nov. 2016
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Building Inspector/Building Permit	Nov 2016
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> <li>• If Yes, complete sections C, F and G.</li> <li>• If No, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
R-1 - Residential Historic

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No

If Yes,  
i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? City of Plattsburgh

b. What police or other public protection forces serve the project site? City Police Dept.

c. Which fire protection and emergency medical services serve the project site? City Fire Dept.

d. What parks serve the project site? \_\_\_\_\_

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?  
Residential

b. a. Total acreage of the site of the proposed action? NA acres  
b. Total acreage to be physically disturbed? NA acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? NA acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No

If Yes,  
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
ii. Is a cluster/conservation layout proposed?  Yes  No  
iii. Number of lots proposed? \_\_\_\_\_  
iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No

i. If No, anticipated period of construction: \_\_\_\_\_ months  
ii. If Yes:  
• Total number of phases anticipated \_\_\_\_\_  
• Anticipated commencement date of phase I (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
• Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Does the project include new residential uses?  Yes  No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No

If Yes,

- i. Total number of structures \_\_\_\_\_
- ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length
- iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No

If Yes,

- i. Purpose of the impoundment: \_\_\_\_\_
- ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_
- iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_
- iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres
- v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

## D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  Yes  No

If Yes:

- i. What is the purpose of the excavation or dredging? \_\_\_\_\_
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards): \_\_\_\_\_
  - Over what duration of time? \_\_\_\_\_
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_
- iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
If yes, describe. \_\_\_\_\_
- v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres
- vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres
- vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet
- viii. Will the excavation require blasting?  Yes  No
- ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
If Yes:

- [area] acres of aquatic vegetation proposed to be removed \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No

If Yes:

- Name of district or service area: \_\_\_\_\_
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No

If Yes:

- Name of wastewater treatment plant to be used: \_\_\_\_\_
- Name of district: \_\_\_\_\_
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
\_\_\_\_\_

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
\_\_\_\_\_  
\_\_\_\_\_

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
\_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (impervious surface)  
\_\_\_\_\_ Square feet or \_\_\_\_\_ acres (parcel size)

ii. Describe types of new point sources. \_\_\_\_\_  
\_\_\_\_\_

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
\_\_\_\_\_  
\_\_\_\_\_

- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
\_\_\_\_\_

- Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
\_\_\_\_\_

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
\_\_\_\_\_

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
\_\_\_\_\_

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year ([metric] short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year ([metric] short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year ([metric] short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year ([metric] short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year ([metric] short tons) of Carbon Dioxide equivalent of [Hydroflorocarbons] Hydroflouorocarbons ([HCFS] HFCs)
- \_\_\_\_\_ Tons/year (metric) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

- i. Estimate methane generation in tons/year (metric): \_\_\_\_\_
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

- i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_
- iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_
- iv. Does the proposed action include any shared use parking?  Yes  No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_
- iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

l. Hours of operation. Answer all items which apply.

- i. During Construction:
  - Monday - Friday: 7-5
  - Saturday: 7-5
  - Sunday: 8-5
  - Holidays: \_\_\_\_\_

- ii. During Operations:
  - Monday - Friday: NA
  - Saturday: \_\_\_\_\_
  - Sunday: \_\_\_\_\_
  - Holidays: \_\_\_\_\_

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No

Describe:

n. Will the proposed action have outdoor lighting?  Yes  No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products ([over 550 gallons] 185 gallons in above ground storage or any amount in underground storage)?  Yes  No

If Yes:

i. Product(s) to be stored:

ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

• Construction: < 1 tons per project (unit of time)

• Operation: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

• Construction: \_\_\_\_\_

• Operation: \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:

• Construction: To permitted Facility

• Operation: \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

### E. Site and Setting of Proposed Action

#### E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	NA	NA	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Seton School, Stafford middle school, V. LaS Home, Litre  
Saints Daycare

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  
• Dam height: \_\_\_\_\_ feet  
• Dam length: \_\_\_\_\_ feet  
• Surface area: \_\_\_\_\_ acres  
• Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection: \_\_\_\_\_  
\_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  
• If yes, cite sources/documentation: \_\_\_\_\_  
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
\_\_\_\_\_

iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_  
\_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? NA feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: NA \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: NA feet

e. Drainage status of project site soils:  Well Drained: NA % of [S]site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained: \_\_\_\_\_ % of [S]site

f. Approximate proportion of proposed action site with slopes:  0-10%: NA % of site  
 10-15%: \_\_\_\_\_ % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_

---

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information[.]:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

---

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No

If Yes:

i. Name of aquifer: \_\_\_\_\_

ii. Source of information: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 [If Yes:  
 i. Species and listing (endangered or threatened): \_\_\_\_\_  
 ii. Nature of use of site by the species (e.g., resident, seasonal, transient): \_\_\_\_\_]

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 [If Yes:  
 i. Species and listing: \_\_\_\_\_  
 ii. Nature of use of site by the species (e.g., resident, seasonal, transient): \_\_\_\_\_]

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_  
 \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site: \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_  
 \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?  Yes  No

If Yes:

i. Nature of historic/archaeological resource:  Archaeological Site  Historic Building or District

ii. Name: Count Street Historic District Building on listed National

iii. Brief description of attributes on which listing is based: Historic Register (see attached)

---

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  Yes  No

---

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  Yes  No

If Yes:

i. Describe possible resource(s): \_\_\_\_\_

ii. Basis for identification: \_\_\_\_\_

---

h. [Would] Is the project site [be visible from] within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  Yes  No

If Yes:

i. Identify resource: \_\_\_\_\_

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): \_\_\_\_\_

iii. Distance between project and resource: \_\_\_\_\_ miles.

---

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?  Yes  No

If Yes:

i. Identify the name of the river and its designation: \_\_\_\_\_

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  Yes  No

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Yvonne Laddie Date 10/30/16 / 11/11/16

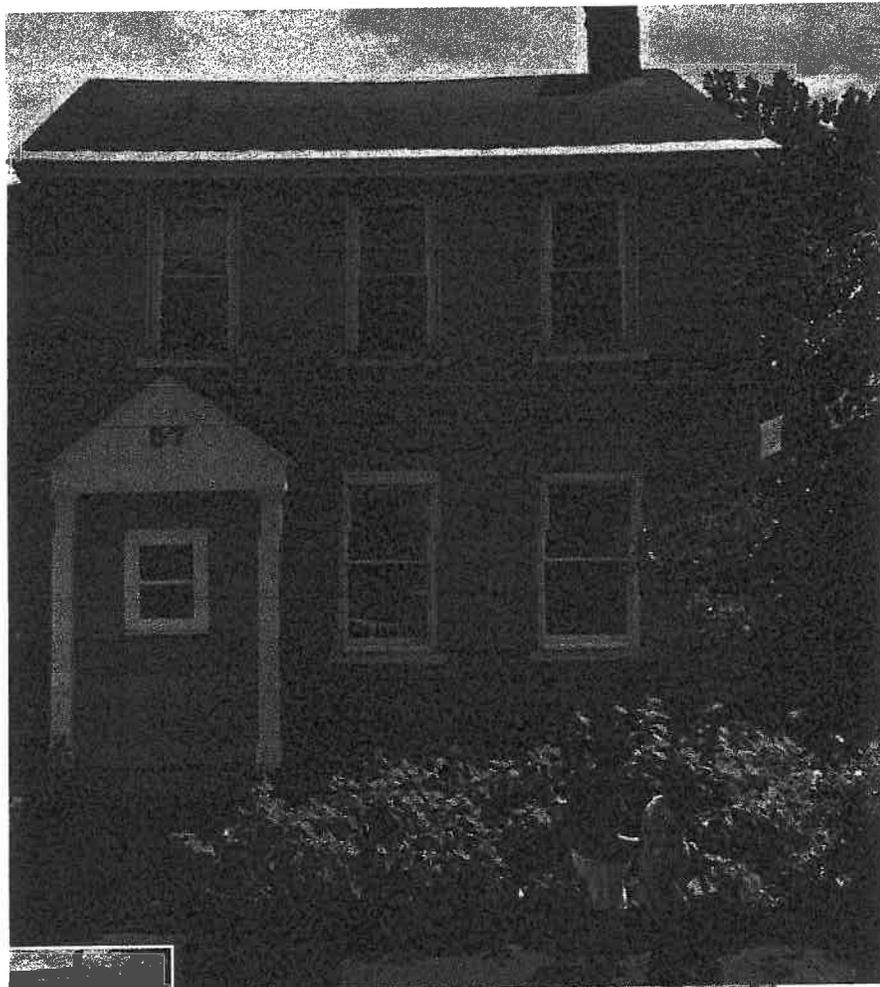
Signature [Signature] Title Owner

**July 2012 Street View Photo of 57 Court Street, Plattsburgh NY**

**Siding replacement below second floor windows, only around two first floor windows**

**Two window replacement first floor; two larger windows on the right side of picture**

**Location show at the "O" on lower map**



**BUILDING-STRUCTURE INVENTORY FORM**

DIVISION FOR HISTORIC PRESERVATION  
NEW YORK STATE PARKS AND RECREATION  
ALBANY, NEW YORK (518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. 019-40-0144  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

90NR0175  
L

YOUR NAME: C. D. DeRoche DATE: 9/78 JAN 08 1979

YOUR ADDRESS: CCHA, Plattsburgh, N.Y. TELEPHONE: 518-561-0340

ORGANIZATION (if any): HADAC, P.O. Box 274, Hurley, N.Y.

\*\*\*\*\*

**IDENTIFICATION #119 - CO Green**

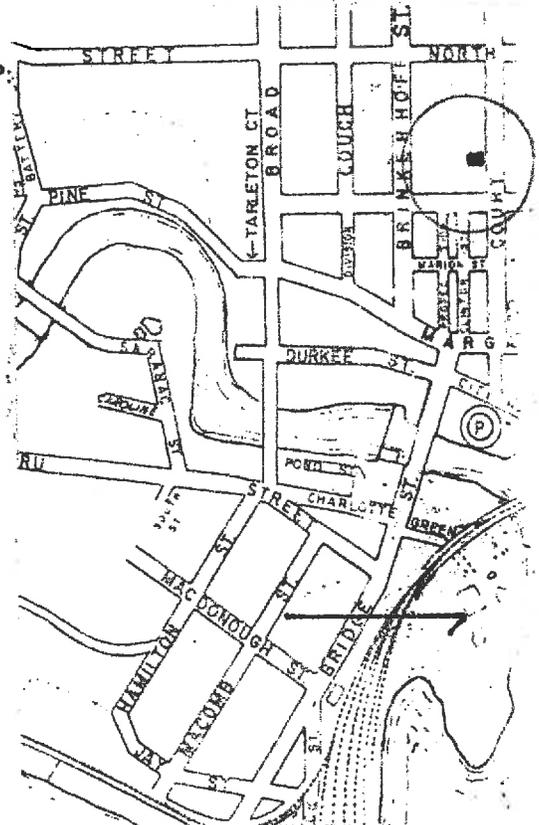
- 1. BUILDING NAME(S): \_\_\_\_\_
- 2. COUNTY: Clinton TOWN/CITY: Plattsburgh VILLAGE: \_\_\_\_\_
- 3. STREET LOCATION: 57 Court Street
- 4. OWNERSHIP: a. public  b. private  LaDue
- 5. PRESENT OWNER: Dr. William & Winslow ADDRESS: 31 Lorraine St.
- 6. USE: Original: Residence Present: Residence & Doctor's Offices
- 7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes  No   
Interior accessible: Explain No

**DESCRIPTION**

- 8. BUILDING MATERIAL: a. clapboard  b. stone  c. brick  d. board and batten   
e. cobblestone  f. shingles  g. stucco  other: \_\_\_\_\_
- 9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints   
(if known) b. wood frame with light members   
c. masonry load bearing walls   
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
- 10. CONDITION: a. excellent  b. good  c. fair  d. deteriorated
- 11. INTEGRITY: a. original site  b. moved  if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known):  
Clapboard additions on E side and rear.



13. MAP:



14. THREATS TO BUILDING: a. none known  b. zoning  c. roads   
d. developers  e. deterioration   
f. other: \_\_\_\_\_

15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn  b. carriage house  c. garage   
d. privy  e. shed  f. greenhouse   
g. shop  h. gardens   
i. landscape features: \_\_\_\_\_  
j. other: \_\_\_\_\_

16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land  b. woodland   
c. scattered buildings   
d. densely built-up  e. commercial   
f. industrial  g. residential   
h. other: \_\_\_\_\_

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)  
North (facade): on Court Street, residences opposite; South: residences;  
East: attorney's office and residences; West: travel agent, insurance  
and finance company.

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):  
This house is characterized by its delicately moulded cornice with returns;  
slate roof; small windows with original, louvred shutters; gable ends have  
triangular vents; classical porch; raised basement.

**SIGNIFICANCE**

19. DATE OF INITIAL CONSTRUCTION: 1830-50.

ARCHITECT: \_\_\_\_\_

BUILDER: Unknown

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

C.H. Richardson, who lived here in 1869, was listed as "keeper of prison". H.C. Hill (1889), and M. W. Smith (1916) were other owners. This house was designed in the Federal Style and retains many of its original features (mentioned above) as well as the placement of the windows and door, and gable ends to the side, which indicate this style of architecture. One of a handful of this early type in Plattsburgh.

21. SOURCES: Beers: 1869, 1889; City Directories; City Atlas 1916.

22. THEME: Early to Mid 19th Century Residential Architecture.



APPLICATION FOR BUILDING AND ZONING PERMIT  
CITY OF PLATTSBURGH, 41 CITY HALL 12901

# Plattsburgh, New York

**IT'S THE LAW!**  
CALL UFPO 2 WORKING  
DAYS BEFORE YOU DIG!  
1-800-962-7962

Date: 10/19/16

Building Permit Application: 2200

Application is hereby made to the Building Inspector for the issuance of a Building and Zoning Permit pursuant to the City of Plattsburgh Zoning Ordinance and the NYS Uniform Fire Prevention and Building Code for the construction of buildings, structures, renovations, alterations, and change in use, demolitions, fences, paving and electrical. The applicant or owner agrees to apply with all applicable regulations and all conditions expressed on the back of this application, and will also allow all inspectors to enter the premises for the required inspections.

*Need HSR 10/25/16*

Note: Read Instructions On Reverse Side. Applicant is responsible for accurate information.

Address of Work Site: 57 Court Street  
Land Use: Commercial \_\_\_\_\_ Residential   
Residential two family \_\_\_\_\_ Multi-Residential \_\_\_\_\_  
Mixed \_\_\_\_\_ Industrial \_\_\_\_\_

Zoning District: \_\_\_\_\_  
Type of Project: \_\_\_\_\_  
New Construction: \_\_\_\_\_  
Structural Alterations: \_\_\_\_\_  
Renovations:

Description of Project: Replace Rotten Windows & Siding w/ same material/paint  
No Plans Needed

Accessory Structure: \_\_\_\_\_  
Electrical \_\_\_\_\_ Plumbing \_\_\_\_\_ Conversion \_\_\_\_\_  
Demolition \_\_\_\_\_ Fence \_\_\_\_\_ Pool \_\_\_\_\_ Deck \_\_\_\_\_  
Other \_\_\_\_\_

ESTIMATED COST \$ 2700 FEE \$ 25

Applicant: Winston Ladue

Business Name: Owner

Applicant's Address: 457 Sentinel Cedar Ln Charlotte VT 05445

Owner's Name: Winston Ladue Telephone: 802 363-7429

Owner's Address: 457 Sentinel Cedar Ln Charlotte VT 05445

Contractor: Winston Ladue

Registration: \_\_\_\_\_

Architect: \_\_\_\_\_

Insurance: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Electrical: \_\_\_\_\_

Square Feet: \_\_\_\_\_

Foundation Permit Issued: \_\_\_\_\_

Signature of Applicant

Signature of Owner or Authorized Agent

ALL ELECTRICAL WORK MUST BE INSPECTED BY AND A CERTIFICATE OF APPROVAL OBTAINED FROM A CERTIFIED ELECTRICAL INSPECTION AGENCY

Historical Site \_\_\_\_\_ Storage Tanks Requiring Excavation: \_\_\_\_\_

UTILITY APPROVAL REQUIRED WHEN APPLICABLE

THIS APPLICATION IS HEREBY APPROVED SUBJECT TO THE BUILDING PERMIT INSPECTION REPORT

DATE

BUILDING INSPECTOR

NOTES: MLD \_\_\_\_\_ INS \_\_\_\_\_ CONT. REG. \_\_\_\_\_ FEE \_\_\_\_\_ PLANS \_\_\_\_\_ OTHER \_\_\_\_\_

[Back to Quote](#)



LOWE'S HOME CENTERS, LLC #1195  
 39 CENTRE DRIVE  
 PLATTSBURGH, NY 12901-6553  
 USA  
 (518) 561-6517



Project #: 486470714 Description: double hung  
 Customer Name: WINSLOW LADUE  
 Customer Phone: (802) 363-7429  
 Customer Address: 457 SENTINEL CEDAR LANE  
 CHARLOTTE, VT 05445  
 USA

Line Item	Product Code	Unit Price	Quantity	Total Price
Frame Size	Description			
0001 Size = 37 1/2-in W x 64 5/8-in H	<p><b>Manufacturer:</b> ThermaStar by Pella (R)</p> <p>Double Hung NFRC: U-Factor: 0.48, SHGC: 0.59, VLT: 62, CR: 40                      Double Hung DP25: Size Tested 48-in x 72-in                      ***Performance values only valid for a single window and do not apply to mullions***</p> <hr/> <p>Product: Windows                      Type: Double Hungs                      Manufacturer: ThermaStar by Pella (R)                      Energy Star(R) Qualified Products Only: No - I would like to view all available product offering.                      Room Location: Living Room                      Material: Vinyl                      Actual Frame Type(Overall Width): Replacement Frame (3 1/4-in OAW - No Fin)                      Sloped Sill Adaptor: Yes - Included                      Head Expander: No - Not Included                      Configuration: One Wide                      Actual Frame Size Width: 37 1/2-in                      Actual Frame Size Height: 64 5/8-in                      Fits Opening Width: 37 3/4-in                      Fits Opening Height: 64 7/8-in                      Actual Vent Size: 1/2 Vent                      Exterior Finish: White                      Interior Finish: White                      Glazing: Standard (Clear)                      Tempered Glass: Annealed                      Grilles Between Glass Type: None                      Hardware: 2 Cam/Keeper Lock Sets                      Hardware Color: White                      Screen: Half Unit Fiberglass Screen                      Design Performance: Standard                      Will This Product Be Installed By Lowe's (R)?: Not Installed By Lowe's (R)                      Lead Time: 21 Days</p>			
				\$214.451 \$214.45

SOLD TO
OVAL DEVELOPMENT LLC FORMER CONROY & CONROY 48 SPELLMAN RD PLATTSBURGH NY 12901

JOB ADDRESS
WINSLOW LADUE 457 FENTIEL CEDAR LN Charlotte VT 05445 518-562-2460

ACCOUNT	JOB
P00349	0
SOLD ON	10/18/2016 8:07:30 AM
CUST PICKUP	
BRANCH	3001
CUSTOMER PO#	MODERNVIEW
STATION	PB05
CASHIER	001039
SALESPERSON	3001
ORDER ENTRY	001039

1609-151914 KASKEL (CAJC)

Quantity	UM	Item	Description	D	T	Price	Per	Amount
2	EA	SOP80215-000	Order: 1609-P80215 RO:37.75 X 64.75 SINGLE HUNG 2800 REPLACEMENT LOW E GLASS NO SCREEN NEEDED - MODERNVIEW  Staging: bldg 11 10/17/16 chris d 279532  Special Orders require a non-refundable 50% deposit and are not returnable. Deposits will be forfeited on orders not picked up within 30 days of receipt.		Y	215.9100	EA	431.82
3	GAL	W105-3XG	MODRIFE EXT BASE 3 REGAL SELECT		Y	37.7108	GAL	113.13
1	EA	7796410	400740 4 PRO EXTRA SWAN Purdy		Y	34.0300	EA	34.03

Payment Method(s) Buyer: PETE CONROY

SubTotal	578.98
Sales Tax	46.32
Deposit	-625.30
<b>Please Pay This Amount</b>	<b>0.00</b>

By signing this invoice I agree to abide by the account terms. I agree to pay charges per specified account terms. Bankcard Payment: I agree to pay the total amount according to the BankCard Issuer Agreement. Checks will not be cash refunded until cleared.

Signature PETE CONROY



**Plattsburgh**  
 Curtis Lumber Co. Inc.  
 140 Tom Miller Road  
 Plattsburgh, NY 12901  
 518-561-2691  
 Fax: 518-561-2726

Independent Retailer  
 www.curtislumber.com

**CUSTOMER COPY**



**INVOICE**

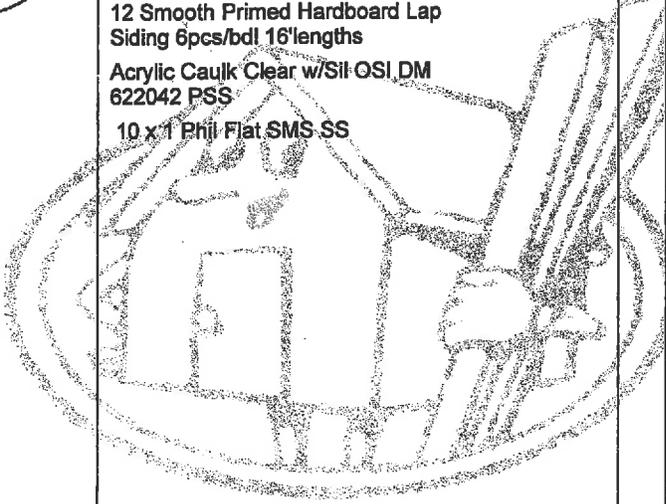
1610-709472 PAGE 1 OF 1

SOLD TO	JOB ADDRESS
OVAL DEVELOPMENT LLC FORMER CONROY & CONROY 48 SPELLMAN RD PLATTSBURGH NY 12901	OVAL DEVELOPMENT LLC FORMER CONROY & CONROY 48 SPELLMAN RD PLATTSBURGH NY 12901 518-562-2460

ACCOUNT	JOB
P00349	0
SOLD ON	10/26/2016 4:01:31 PM
CUST PICKUP	
BRANCH	3001
CUSTOMER PO#	VIA WINSLOW LADUE
STATION	PB04
CASHIER	001026
SALESPERSON	3001
ORDER ENTRY	

Monday-Friday - 7 a.m.-5 p.m.  
 Saturday - 8 a.m. - 2 p.m.  
 Sunday - Closed

Quantity	UM	Item	Description	D	T	Price	Per	Amount
-1	PC	12SPS	12 Smooth Primed Hardboard Lap Siding 6pcs/bdl 16'lengths		Y	16.8400	PC	-16.84
		CUSTOMER						
		6DD	Damaged / Defective					
		ORIGINV#	1610-707431					
		COMMENT	CM 16528					
3	PC	12SPS	12 Smooth Primed Hardboard Lap Siding 6pcs/bdl 16'lengths		Y	16.8400	PC	50.52
4	EA	6470207	Acrylic Caulk Clear w/Sil OSI,DM 622042 PSS		Y	4.0800	EA	16.32
1	EA	MF10382	10 x 1 Phij Flat SMS SS		Y	7.9900	EA	7.99



Payment Method(s) Buyer: PETE CONROY

62.63 ####3361 04071D

Visa

SubTotal	57.99
Sales Tax	4.64
Deposit	
<b>Please Pay This Amount</b>	<b>62.63</b>

By signing this invoice I agree to abide by the account terms. I agree to pay charges per specified account terms. Bankcard Payment: I agree to pay the total amount according to the BankCard Issuer Agreement. Checks will not be cash refunded until cleared.

Signature PETE CONROY



Plattsburgh, New York

Kevin R. Farrington, P.E.  
City Engineer

Engineering & Planning Dept.  
41 City Hall Place  
Plattsburgh, New York 12901  
518 - 563-7730  
Fax: 518 - 563-3645

PB #: 2016-27

**CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:**

**HISTORIC SITE REVIEW**      **SUBMITTAL DATE:** October 28, 2016

**NAME OF PROPOSED ACTION:** EZ Properties Residential Development

**Applicant:**

Name EZ Properties, LLC  
Address 164 Boynton Ave, Suite 307  
City Plattsburgh  
State NY Zip 12901  
Telephone #: 518-569-7772  
Fax #: \_\_\_\_\_

**Plans prepared by:**

Name Loner /Machabee /ESPC (Contact: Erik Sandblom)  
Address P.O. Box 212  
City Williston  
State VT Zip: 05495  
Telephone 802-383-0486  
Fax #: 802-383-0490  
email: eriks@espc-consulting.com

**Owner (if different) ((if more than one owner, provide info. for each))**

Name Same Purchase Option: \_\_\_\_\_  
Address \_\_\_\_\_  
City \_\_\_\_\_  
State \_\_\_\_\_ Zip \_\_\_\_\_  
Telephone \_\_\_\_\_

**Location of site:** U.S. Avenue, South of New York Road and Glens Falls Bank

**Historic District :** N/A      **Current Zoning District:** RC-2

**Property description/class:** 330

**Parcel ID No.:** 221.16-1-17.41      **Lot Size:** 3.77 acres

**Variance #:** TBD (if any)      **Approved:** \_\_\_\_\_ Yes  No

**City, State and Federal permits needed:** Area Variance, DEC Stormwater, Building Permit

**Proposed uses(s) of site:** Multi-Family Residence Low Rise and Townhouse Residential

**Total site area (square feet or acres):** 3.77 acres

**Anticipated construction time:** 12-24 months (days, months, years)

**Will development or restoration be Phased:** No

Current use of historic site: Undeveloped

Current condition of site:  
Undeveloped field, some trees

Character of surrounding properties:  
Surrounded by mixed uses including commercial, residential, recreational, and industrial uses are close by.

Estimated cost of proposed improvement: \$ 1.2M

**Describe proposed use, including primary and secondary uses; ground floor area; height; and number of stories for each building:**

- for residential buildings include number of dwellings units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for nonresidential buildings, include total floor area and total sales area; number of automobile and truck parking spaces.
- other proposal structures

The project involves the construction of two (2) multi-family low-rise residential structures, and three (3) townhouse residential structures, with a total of 48 units on the site. Also included are two (2) garage structures, associated driveway, parking, stormwater infrastructure and utilities. A sewer pump station will be necessary to pump wastewater to the sewer on New York Road.

**INSTRUCTIONS FOR SUBMITTAL:**

1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, photographs, detailed site plan, SEQOR Long Form (Part 1), and building elevations (indicating finished materials) as required by the Zoning Ordinance Section 270-31 and 270-35. After review and acceptance of the above submittal by the Engineering and Planning Dept., the approved application will be returned and the applicant is to submit **15 sets** of the approved application, SEQOR, and drawings to:

**Engineering and Planning Dept.  
41 City Hall Place  
Plattsburgh, N.Y. 12901  
(518) 563-7730**

**NOTE:** A Historic Site Plan review request can not be placed on the Planning Board agenda until the Engineering and Planning Dept. certifies the submittal is complete and contains all information as required.

CHAPTER 270 OF THE CITY CODE  
ZONING

270-31 HISTORIC SITES

A. General procedure. Application for a zoning and building permit shall be made to the Building Inspector prior to the commencement of the excavation for or the construction of any building or structure or the use of land as required under the provisions of § 270-51 of this chapter. Upon receipt of the application, the Building Inspector shall review the application to determine if the proposed action is located on an historic site.

If the action is located on an historic site or within an historic district, the applicant shall be required to secure an historic site approval prior to undertaking proposed actions. In such cases, the Building Inspector shall forward a copy of the application to the Planning Board for its review and approval or denial of activities affecting an historic site in accordance with the specific procedures set forth in § 270-54 of this chapter. Documentation to be submitted shall be as may be required by the Building Inspector and/or the Planning Board. Scale drawings of site plans, building design, elevations and narrative explanation shall be submitted in sufficient detail to allow the Planning Board to review the proposed activity in light of the standards found in Subsection B below. At a minimum, the documentation shall meet the requirements of Subsection B(1) below.

B. Standards. In reviewing applications for an historic site permit, the Planning Board shall consider the compatibility of the proposed action in light of guidelines and standards which may be established from time to time by the Secretary of the United States Department of the Interior "Standards for Historic Preservation Projects with Guidelines for Applying Standards", as well as the following standards:

- (1) Every reasonable effort should be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally in-tended purpose.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All buildings, structures and sites should be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance should be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.
- (6) Deteriorated architectural features should be repaired, rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

CHAPTER 270 OF THE CITY CODE  
ZONING

- (7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should be discouraged.
- (8) Every reasonable effort should be made to protect and preserve archaeological resources affected by or adjacent to any project.
- (9) Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and the character of the property, neighborhood or environment. (10) Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

**Full Environmental Assessment Form  
Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: EZ Properties Residential Development		
Project Location (describe, and attach a general location map): U.S. Avenue, Plattsburgh, NY (south of New York Road and Glens Falls National Bank)		
Brief Description of Proposed Action (include purpose or need): Construction of two (2) multi-family low rise residential structures, three (3) townhouse residential structures, and two (2) garage structures, including associated driveway, parking, stormwater infrastructure and utilities.		
Name of Applicant/Sponsor: EZ Properties, LLC	Telephone: 518-569-7772	
	E-Mail: zukowskiproperties@gmail.com	
Address: 164 Boynton Avenue, Suite 307		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role): Erik Sandblom, ESPC Civil and Environmental Engineering	Telephone: 802-383-0486	
	E-Mail: eriks@espc-consulting.com	
Address: P.O. Box 212		
City/PO: Williston	State: VT	Zip Code: 05495
Property Owner (if not same as sponsor): Same as Sponsor	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Planning Board - Site Plan Approval & SEQR Lead Agency	October 28, 2016
c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Zoning Board of Appeals - Area Variance	November 2016
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	City Building Inspector - Construction Permit	February 2017
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - Stormwater Discharge	December 2016
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?  Yes  No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

**C.2. Adopted land use plans.**

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?  Yes  No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?  Yes  No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?  Yes  No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
Recreation and Related Uses (RC-2)

b. Is the use permitted or allowed by a special or conditional use permit?  Yes  No

c. Is a zoning change requested as part of the proposed action?  Yes  No  
 If Yes,  
 i. What is the proposed new zoning for the site? \_\_\_\_\_

**C.4. Existing community services.**

a. In what school district is the project site located? City of Plattsburgh School District

b. What police or other public protection forces serve the project site?  
City of Plattsburgh Police Department

c. Which fire protection and emergency medical services serve the project site?  
City of Plattsburgh Fire & Rescue

d. What parks serve the project site?  
U.S. Oval and Terry Gordon Bike Path (in proximity to site)

**D. Project Details**

**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential multi-family low-rise and townhouses

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 3.77 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 3.50 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 3.77 acres

c. Is the proposed action an expansion of an existing project or use?  Yes  No  
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) \_\_\_\_\_  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? \_\_\_\_\_  
 iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: \_\_\_\_\_ 12-24 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	48

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,  
 i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,  
 i. Purpose of the impoundment: \_\_\_\_\_  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: \_\_\_\_\_  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: \_\_\_\_\_ million gallons; surface area: \_\_\_\_\_ acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes:  
 i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:  
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): \_\_\_\_\_

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

iii. Will proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?  Yes  No  
 If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_
- proposed method of plant removal: \_\_\_\_\_
- if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?  Yes  No  
 If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ 9,680 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?  Yes  No  
 If Yes:

- Name of district or service area: Plattsburgh City Water Department
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

iii. Will line extension within an existing district be necessary to supply the project?  Yes  No  
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_
- Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?  Yes  No  
 If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?  Yes  No  
 If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ 9,680 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_  
 Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?  Yes  No  
 If Yes:

- Name of wastewater treatment plant to be used: Plattsburgh Water Pollution Control Plant
- Name of district: City of Plattsburgh
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:  
 • Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_  
 Note: It will be necessary to install a pump station on the property to deliver wastewater flows to an existing sewer main along New York Road.

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:  
 • Applicant/sponsor for new district: \_\_\_\_\_  
 • Date application submitted or anticipated: \_\_\_\_\_  
 • What is the receiving water for the wastewater discharge? \_\_\_\_\_  
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):  
 N/A \_\_\_\_\_  
 vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 None. \_\_\_\_\_

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:  
 i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or 1.91 acres (impervious surface)  
 \_\_\_\_\_ Square feet or 3.77 acres (parcel size)  
 ii. Describe types of new point sources. No new point sources  
 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
To an existing ditch that flows through the property  
 • If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_  
Lake Champlain  
 • Will stormwater runoff flow to adjacent properties?  Yes  No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:  
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 None \_\_\_\_\_  
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 None \_\_\_\_\_  
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
Building Heat

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:  
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No  
 ii. In addition to emissions as calculated in the application, the project will generate:  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)  
 • \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)  
 • \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)  
 • \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: \_\_\_\_\_

iii. Parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Net increase/decrease \_\_\_\_\_

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

---

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade to, an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7AM - 5PM</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ N/A - residential</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration: \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

n.. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 Detailed lighting plans to be determined. Lighting will be minimal as needed for safety and security. All fixtures will be cut-off and will not cast light onto the ground outside of the boundaries of the parcel.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally describe proposed storage facilities: \_\_\_\_\_

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 Only household hazardous waste is anticipated - to be managed through services available to private residences.  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
The site is located near the southern end of the City of Plattsburgh. It is near the primary entrance of the former Plattsburgh Air Force Base which has been redeveloped since its closure. There is a mix of residential, commercial, recreational uses and is close to industrial properties.

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	1.91	+1.91
• Forested	0.2	0	-0.2
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.5	1.0	-3.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
 i. If Yes: explain: \_\_\_\_\_

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
 If Yes,  
 i. Identify Facilities:  
 Pine Harbor Assisted Living \_\_\_\_\_

e. Does the project site contain an existing dam?  Yes  No  
 If Yes:  
 i. Dimensions of the dam and impoundment:  
 • Dam height: \_\_\_\_\_ feet  
 • Dam length: \_\_\_\_\_ feet  
 • Surface area: \_\_\_\_\_ acres  
 • Volume impounded: \_\_\_\_\_ gallons OR acre-feet  
 ii. Dam's existing hazard classification: \_\_\_\_\_  
 iii. Provide date and summarize results of last inspection: \_\_\_\_\_

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
 If Yes:  
 i. Has the facility been formally closed?  Yes  No  
 • If yes, cite sources/documentation: \_\_\_\_\_  
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: \_\_\_\_\_  
 iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
 If Yes:  
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: \_\_\_\_\_

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
 If Yes:  
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
 ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
 If yes, provide DEC ID number(s): \_\_\_\_\_  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ greater than 16 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Silty sand	_____	100 %
_____	_____	_____ %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 8 feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	_____ % of site
<input checked="" type="checkbox"/> Moderately Well Drained:	100 % of site
<input type="checkbox"/> Poorly Drained:	_____ % of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	100 % of site
<input type="checkbox"/> 10-15%:	_____ % of site
<input type="checkbox"/> 15% or greater:	_____ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

**h. Surface water features.**

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100 year Floodplain?  Yes  No

k. Is the project site in the 500 year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No

If Yes:

i. Name of aquifer: \_\_\_\_\_

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>Rodents _____ Local fowl _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site: _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Plattsburgh Beach, Cumberland Bay State Park, War of 1812 Museum, Clinton County Hist. Museum</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Parks and museums</u>	
iii. Distance between project and resource: <u>0.25 to 5.00 miles.</u>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

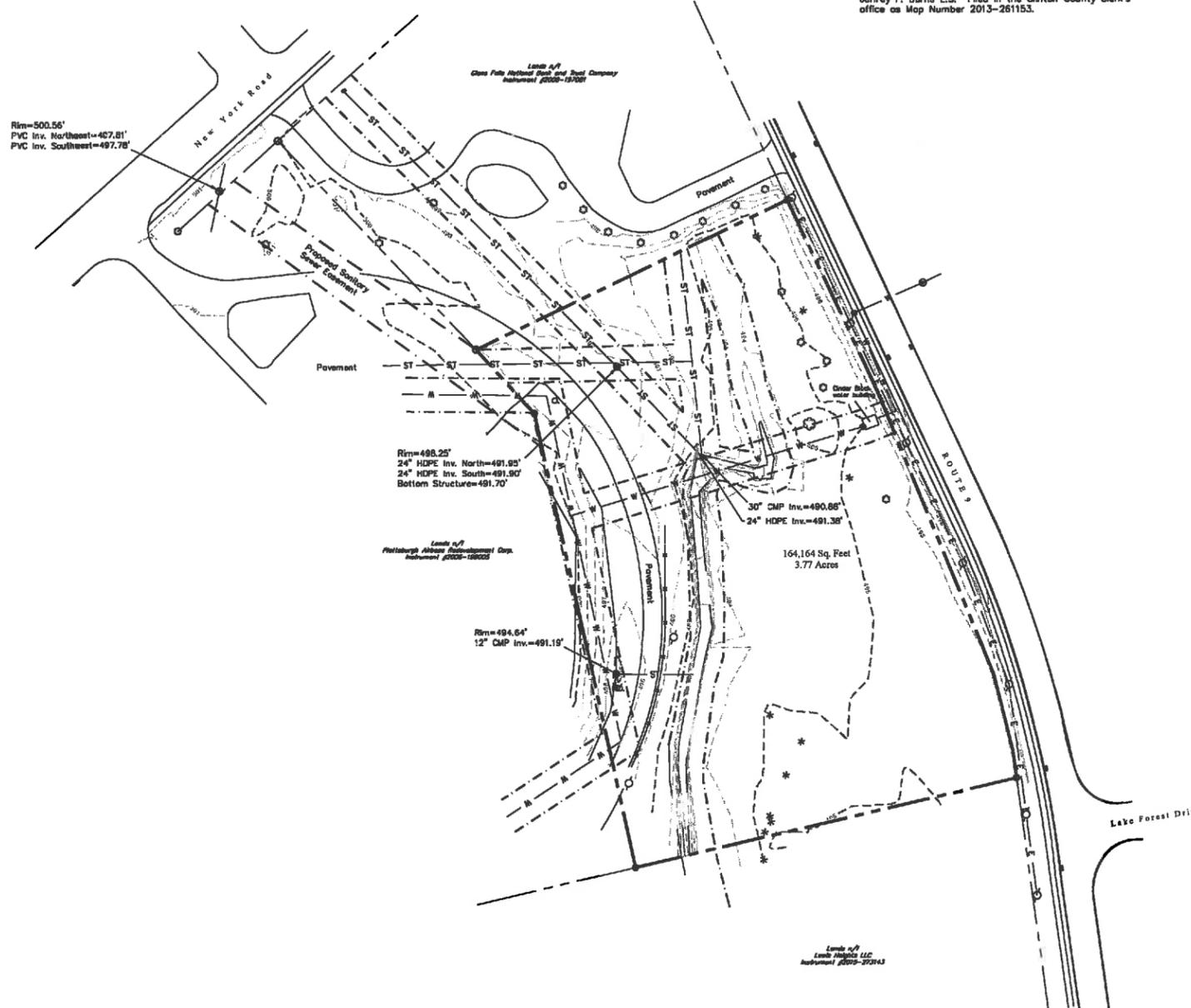
Applicant/Sponsor Name EZ PROPERTIES, LLC Date 10/25/2016

Signature Edward J. [Signature] Title Managing Member





North orientation is based on reference map 2



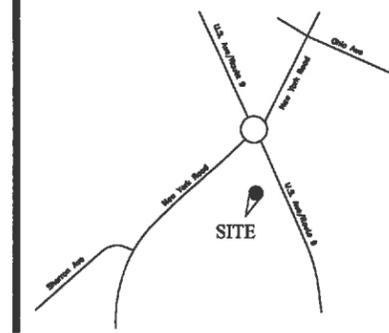
**REFERENCE MAPS:**

1. Survey map entitled "PARC SUBDIVISION PHASES III, IV, & V CITY OF PLATTSBURGH" prepared by Scott B. Allen L.S. Filed in the Clinton County Clerk's office as Map Number 2006-198878.
2. Survey map entitled "PARC SUBDIVISION PHASES III, IV, & V CITY OF PLATTSBURGH, NY 2013 AMENDMENT" prepared by Jeffrey F. Burns L.S. Filed in the Clinton County Clerk's office as Map Number 2013-261153.

**NOTES:**

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2. The location of underground improvements are not always known and often must be estimated. If any underground improvements exist or are shown, the improvements are not covered by surveyor's certification.
3. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209 Subdivision 2, of the New York State Education Law.
4. Only boundary survey maps with the surveyor's embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Other than embossed-seal copies may contain unauthorized and undetectable modifications, deletions, additions, and changes.
5. Easement locations were obtained from reference map 1.

**GENERAL LOCATION MAP**

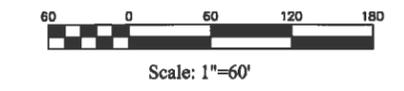


Tax Map Number - 221.16-1-17.41

**LEGEND:**

- Found survey monument
- Survey monument to be set
- — — — — Property Line
- E — E — E — Overhead utilities with pole
- ST — ST — ST — Storm line
- - - - - Utility Easement
- - - - - Intermediate Contour
- - - - - Index Contour
- W — W — W — Water line
- x — x — x — Chain Link Fence
- Water gate valve
- Manhole
- Tree

Machabee Land Surveying  
P.O. Box 2541  
Plattsburgh, NY 12901  
(518) 578-7840  
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**REFERENCE DEED:**

County of Clinton Industrial Development Agency  
to  
Plattsburgh Airbase Redevelopment Corp.  
made 10/4/2006 rec. 10/4/2006  
Instrument #2006-199005

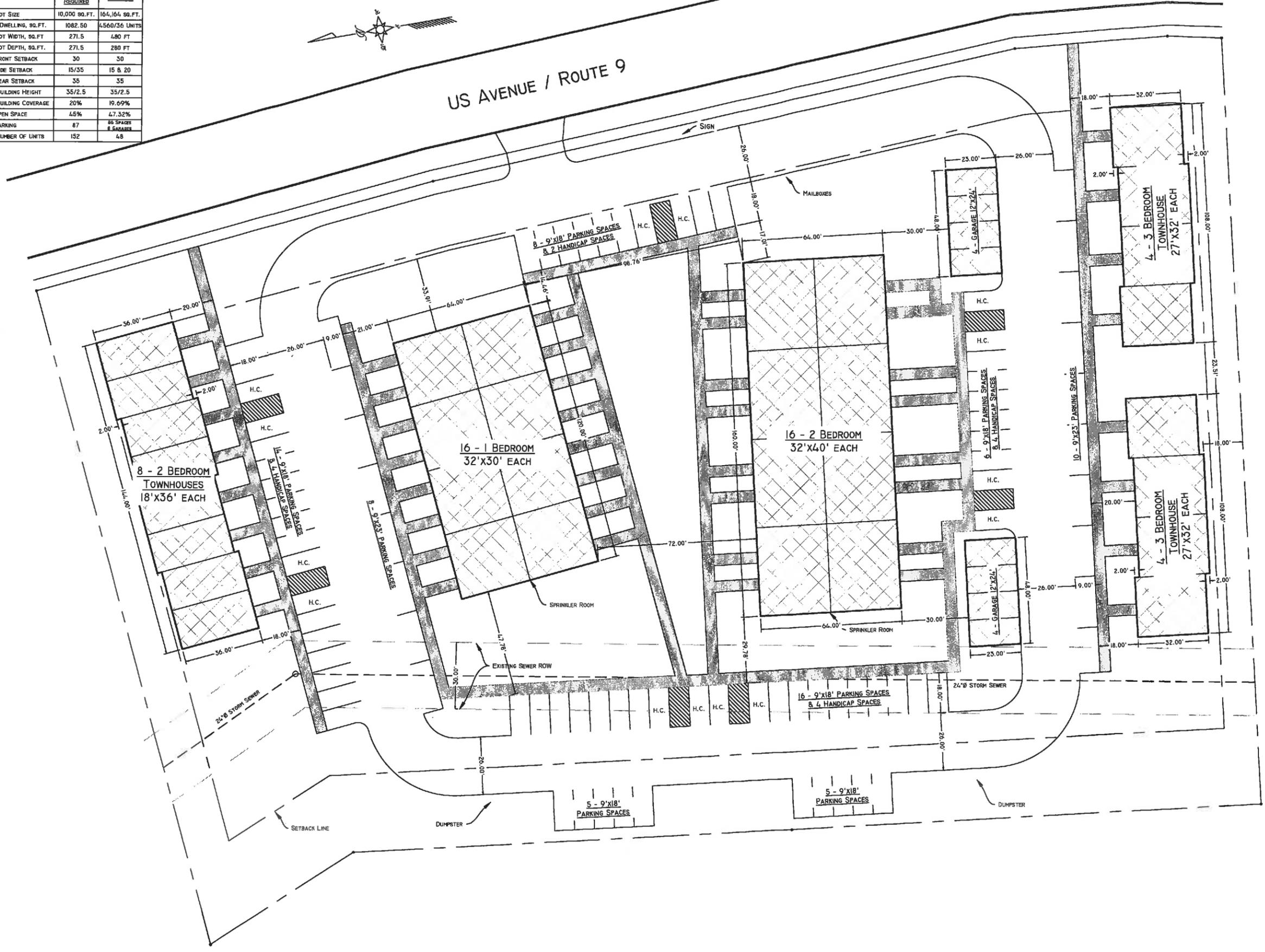
TOPOGRAPHIC MAP  
SHOWING LANDS TO BE CONVEYED TO  
**Edward Zukowski**  
from  
**Plattsburgh Airbase Redevelopment Corp.**  
WEST SIDE ROUTE 9  
CITY OF PLATTSBURGH, CLINTON COUNTY, NY  
DATE - October 17, 2016

PROPERTY ZONED RC-2 - SCHEDULE AND SITE DESIGNED FOR R-2 AS PER CITY CODE CHAPTER

ITEM	APPROVED OR REQUIRED	PROPOSED
MINIMUM LOT SIZE	10,000 SQ.FT.	104,164 SQ.FT.
AREA PER DWELLING, SQ.FT.	1082.50	4,560/36 UNITS
MINIMUM LOT WIDTH, SQ.FT.	271.5	480 FT
MINIMUM LOT DEPTH, SQ.FT.	271.5	280 FT
MINIMUM FRONT SETBACK	30	30
MINIMUM SIDE SETBACK	15/35	15 & 20
MINIMUM REAR SETBACK	35	35
MAXIMUM BUILDING HEIGHT	35/2.5	35/2.5
MAXIMUM BUILDING COVERAGE	20%	19.69%
MINIMUM OPEN SPACE	45%	47.32%
MINIMUM PARKING	87	85 SPACES & 8 GARAGES
MAXIMUM NUMBER OF UNITS	152	48



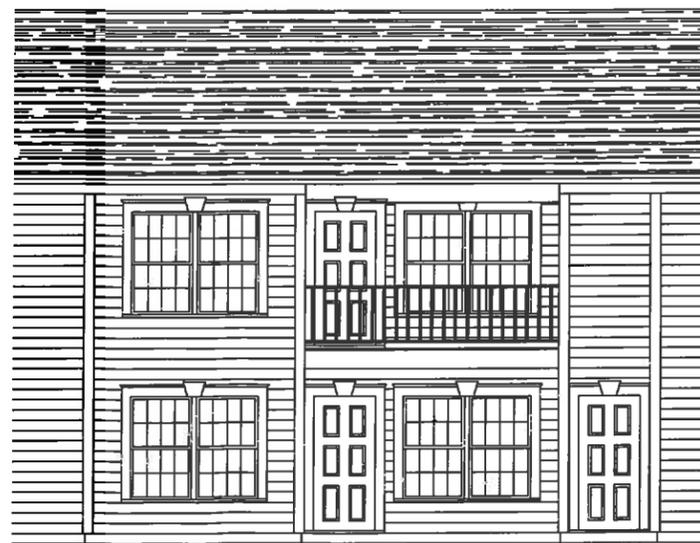
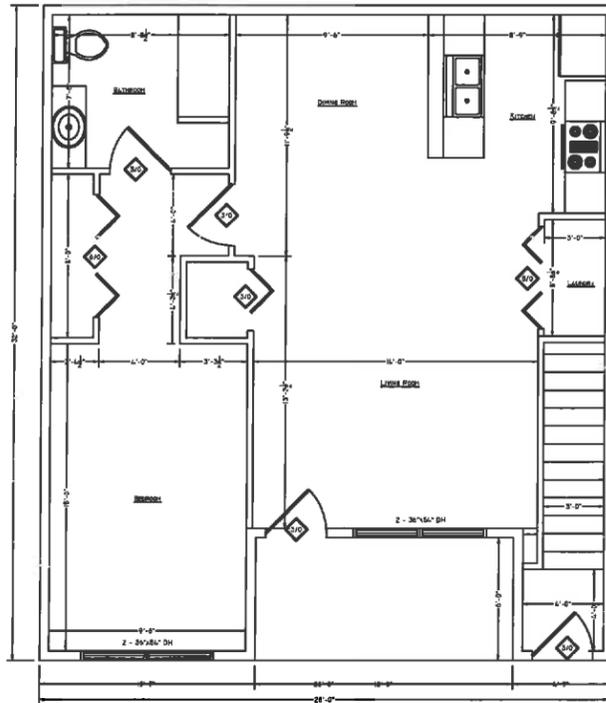
US AVENUE / ROUTE 9



ZUKOWSKI TAX PARCEL #221.16-1-17.41  
 ROUTE 9 SOUTH  
 PLATTSBURGH, NEW YORK 12901  
 SITE PLAN

**LONER DRAFTING SERVICES**  
  
 PAUL E. LONER  
 89 SALLY AVENUE, PLATTSBURGH, NEW YORK 12901  
 PHONE: (518) 561-0556 MOBILE (518) 428-2548  
 EMAIL: paul@loner.com

DATE: **OCTOBER 14, 2016**  
 SCALE: **1" = 20'**  
 DRAWN BY: **P.E. LONER**  
 JOB NUMBER: **267**



DRAWN BY:

ZUKOWSKI APARTMENTS  
 ROUTE 3 SOUTH  
 PLATTSBURGH, NEW YORK 12901  
 TYPICAL 1 BEDROOM PLANS AND ELEVATION

LONER DRAFTING SERVICES

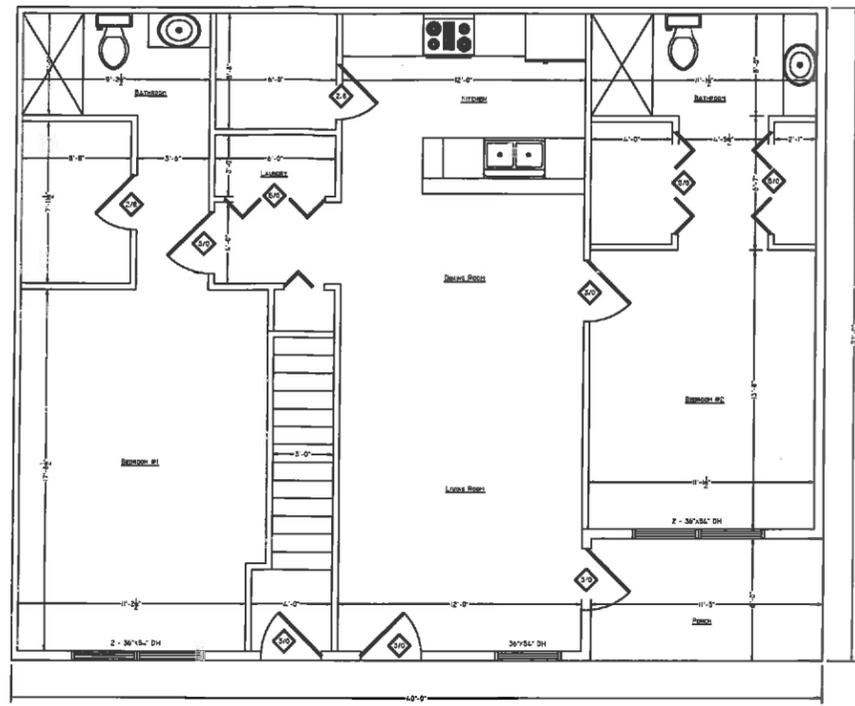
PAUL E. LONER  
 89 SHELBY AVENUE, PLATTSBURGH, NEW YORK 12901  
 PHONE: (518) 561-1254 FAX: (518) 420-2544  
 EMAIL ADDRESS: Paul.Loner@verizon.net

DATE: AUGUST 30, 2016

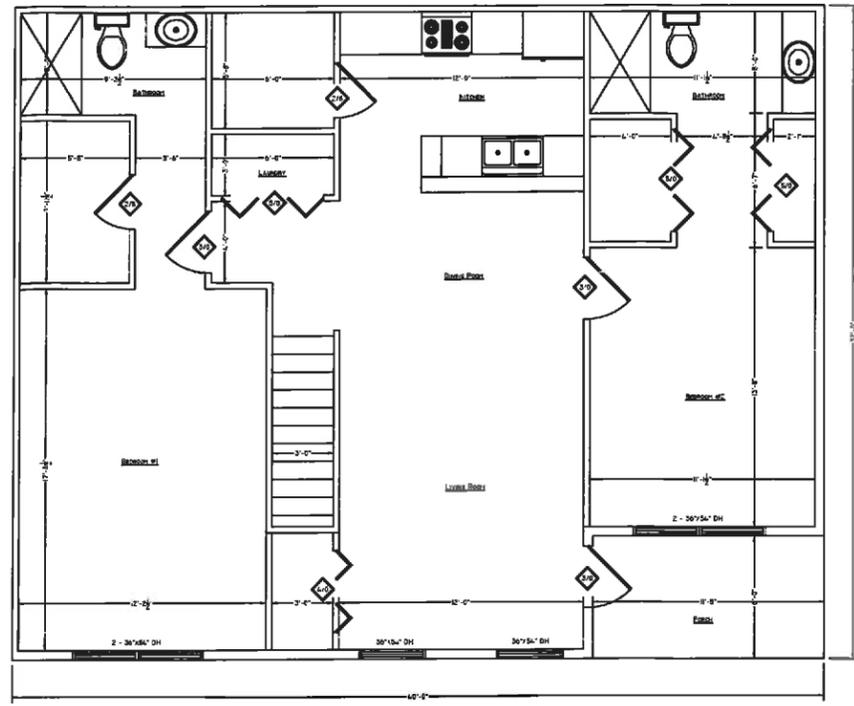
SCALE: 1/4" = 1'-0"

DRAWN BY: P.E. LONER

JOB NUMBER:



TYPICAL FIRST FLOOR



TYPICAL SECOND FLOOR



ZUKOWSKI APARTMENTS  
 ROUTE 3 SOUTH  
 PLATTSBURGH, NEW YORK 12901  
 TYPICAL 2 BEDROOM PLANS AND ELEVATION

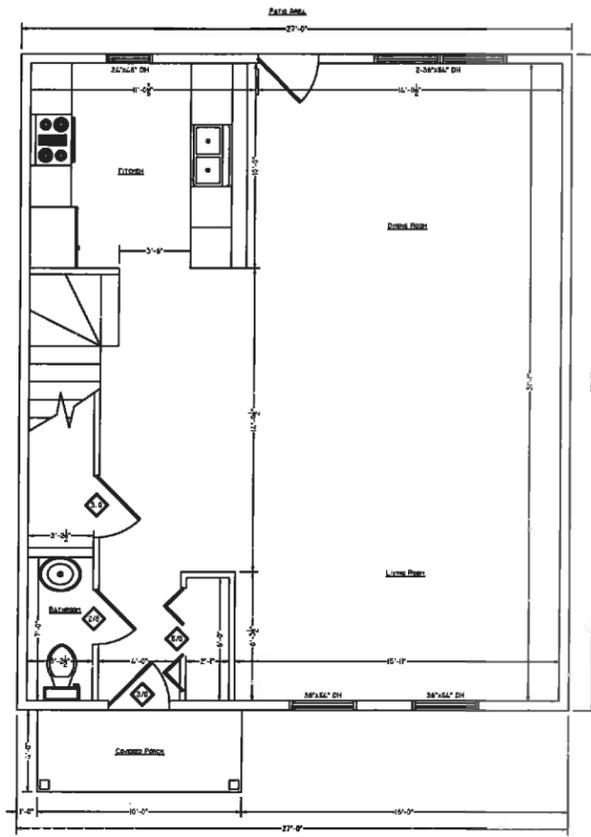
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DATE: **AUGUST 30, 2016**

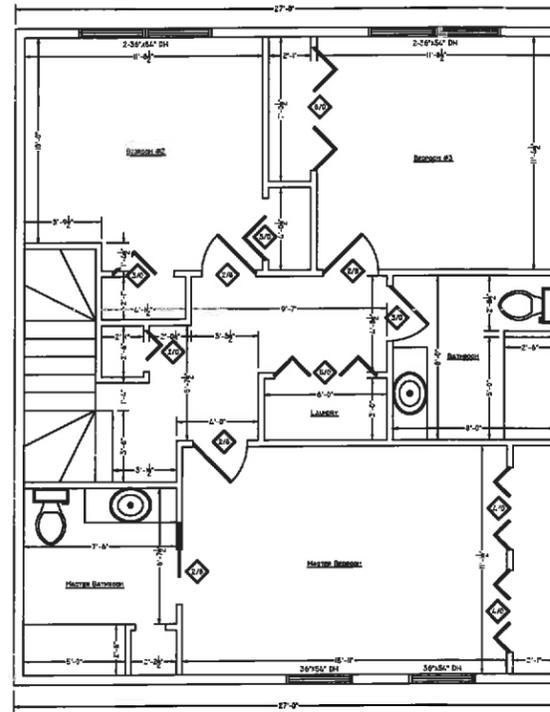
SCALE: **1/4" = 1'-0"**

DRAWN BY: **P. E. LONER**

JOB NUMBER:



TYPICAL FIRST FLOOR



TYPICAL SECOND FLOOR



ZUKOWSKI APARTMENTS  
 ROUTE 3 SOUTH  
 PLATTSBURGH, NEW YORK 12901

TOWNHOUSE ELEVATION PLANS AND ELEVATION

LONER DRAFTING SERVICES

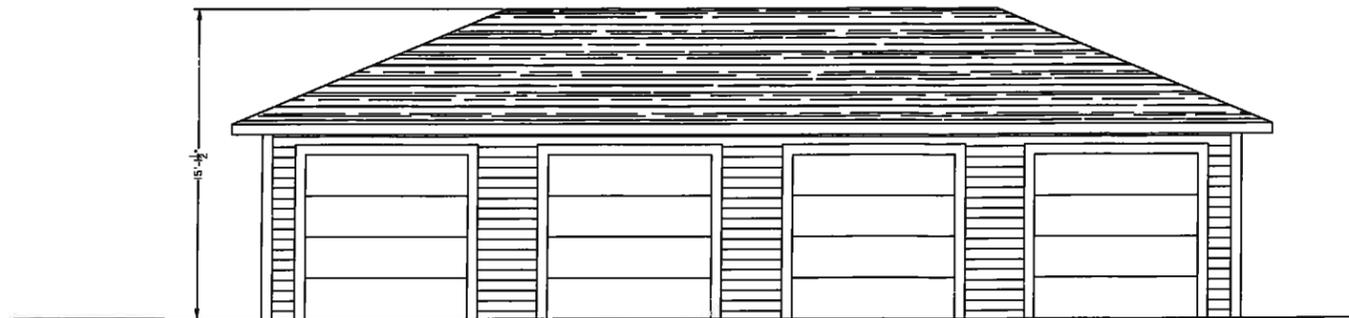
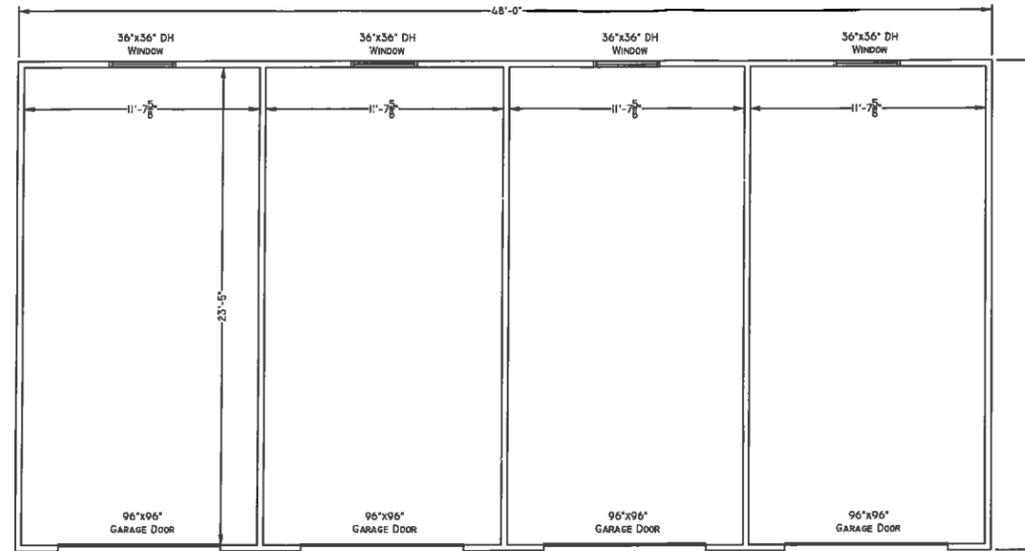
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DATE: AUGUST 30, 2016

SCALE: 1/4" = 1'-0"

DRAWN BY: P. E. LONER

JOB NUMBER:



ZUKOWSKI APARTMENTS  
 ROUTE 3 SOUTH  
 PLATTSBURGH, NEW YORK 12901  
 TYPICAL GARAGE ELEVATION PLAN

LONER DRAFTING SERVICES

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 Email Address: Paul.Loner@loner.net

DATE: AUGUST 30, 2016

SCALE: 1/4" = 1'-0"

DRAWN BY: P. E. LONER

JOB NUMBER: