

April 26, 2019

City of Plattsburgh Planning Board
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901

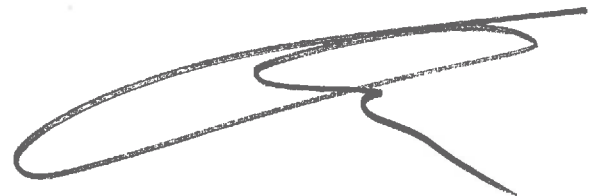
RE: 15 Champlain, LLC
Proposed Site Plan & Historic Review

Dear Members of the Planning Board:

15 Champlain LLC is looking to make a minor modification to their approved site plan at 2 Pike Street. The approved plan called for a large single waste dumpster in the northeast corner of the site. The applicant wishes to utilize (3) 90 gallon rolling containers that would be placed on the southeast corner of the building. This would result in better access for the tenants, and eliminate the larger potential eyesore in the corner of the lot. No other changes are proposed by this application.

To assist in your review of this modification, please find attached 3 full size and 15 reduced copies of the site plan and site plan application. If you have any further questions, or require additional information, please feel free to contact our office.

Respectfully submitted,



Aaron J. Ovios, P.E.

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

HISTORIC SITE REVIEW

SUBMITTAL DATE: 04/26/19

NAME OF PROPOSED ACTION: Pike Street Apartments Site Plan 2018

Applicant:

Name 15 Champlain, L.L.C.
Address 62 Brinkerhoff Street
City Plattsburgh
State NY Zip 12901
Telephone#: (518) 578-9787
Fax #: _____

Plans prepared by:

Name Robert M. Sutherland, P.C.
Address 11 MacDonough Street
City Plattsburgh
State NY Zip: 12901
Telephone (518) 561-6145
Fax #: _____

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

Name _____
Address _____
City _____
State _____ Zip _____
Telephone _____

Purchase Option: Owner

Location of site: 2 Pike Street, Plattsburgh, NY 12901

Historic District : 13307 - Historic Point

Current Zoning District: R-2

Property description/class: Residential / Multi-Family

Parcel ID No.: 207.20-3-28

Lot Size: 30,456.37 sq.ft

Variance #: _____ (if any)

Approved: _____ Yes _____ No

City, State and Federal permits needed: _____

City of Plattsburgh Planning Board, City of Plattsburgh Building Permit

State Historic Preservation Office

Proposed uses(s) of site: _____

Residential / Multi-Family

Total site area(square feet or acres): 30,456.37 sq.ft

Anticipated construction time: 8 Months (days, months, years)

Will development or restoration be Phased: NO

Current use of historic site: Residential / Multi-Family

Current condition of site:

Historic two story 7one bedroom apartment building with 14 parking spaces provided, and open lawn space, inclosed by a chain link fence.

Character of surrounding properties:

Residential / Multi-Family

Estimated cost of proposed improvement: \$ 1,000

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

Residential - 2 additional parking spaces

- 10 x 6 concrete slab for trash cans

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.