

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

HISTORIC SITE REVIEW SUBMITTAL DATE:

NAME OF PROPOSED ACTION: Kilas Home

Applicant: Name Kilas Home, LLC Address 10 Gilliland Lane City Willsboro, Ny 12996 State Ny Zip 12996 Telephone# 518-334-6868 Fax # -

Plans prepared by: Name Kilas Home, LLC Address 10 Gilliland Lane City Willsboro State Ny Zip: 12996 Telephone (518) 334-6868 Fax # -

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

Name Samuel F. Kilas Home Address 61 Beekman St City Plattsburgh State Ny Zip 12901 Telephone 518-563-4760

Purchase Option: Under Contract

Location of site: 61 Beekman St. Plattsburgh, Ny 12901

Historic District : Yes Current Zoning District: R-1

Property description/class: 633 - aged home

Parcel ID No.: 206.18-6-38 Lot Size: 3.4 acres

Variance #: (if any) Approved: Yes No

City, State and Federal permits needed: City of Plattsburgh Building Permit

Proposed uses(s) of site: an addition to the existing home

Total site area(square feet or acres): 3.4 acres

Anticipated construction time: 12 months (days, months, years)

Will development or restoration be Phased: No

Current use of historic site: as an adult home

Current condition of site: good condition & well maintained

Character of surrounding properties: CUPT, university, commercial, & residential

Estimated cost of proposed improvement: \$ 8,000,000

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

An addition with assisted living and memory care. units will be 300-450 sq. Total of 94 units with 110 beds. We will have 10 1-bedrooms. footprint is 23,450 sf. 42' height 3 stories. Parking ratio of .63 spots per bed equaling 97 total spots

**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.