

APPLICATION TO PLANNING BOARD FOR REVIEW AND APPROVAL OF SUBDIVISION

CITY OF PLATTSBURGH



Plattsburgh, New York

Page 1 of 2

DATE: 08/01/19

FEE: \$ 25.00

APPLICANT: (Subdivider):

OWNER If Different

Name: Allen Mesick

Name: Rudolph Mesec/Mesick Estate

Address: 10 Downs Way

Address: 4 George Street

Plattsburgh, New York 12901

Plattsburgh, New York 12901

Plan Prepared by (Licenses Land Surveyor or Engineer):

Name: AEDA, P.C.

Title of Plan Sketch Subdivision plan

Address: 1246 Route 3, Plattsburgh, NY 12901

Date of Plans: 08/01/19

Location of Land to be Subdivided:

Street Address: 2, 4, & 10 George Street

Tax Number of Parcel(s): 1

Zoning Use Designation: I = Industrial

Existing or Proposed Easements and any Proposed covenants:

Total site area (square feet or acres): 0.41 acres

Ownership intentions i.e., purchase options): To split off a 0.12 acre lot from the east side of

existing parcel of approximately the same dimensions as the original lot in said location, before 3 parcels were combined into the current parcel.

Current land use of site (commercial, residential, undeveloped, etc.)

Residential combined with automobile repair.

Current condition of site (building, brush, etc.) Site contains 2 residential buildings in decent condition

and automobile storage and work spaces in the rear of the property, also in decent condition.

For subdivision involving extension of public street or utilities:

A. Start of construction and duration N/A

B. Will development be staged? N/A If yes, explain:

Detail any requested exceptions to the requirements of the Subdivision

Ordinance: A number of buildings on the parcel are pre-existing, non-conforming and the proposed parcel boundary will not be able to remedy this.

Explain in detail the reason(s) for the requested subdivision:

The re-created and modified easterly parcel will be conveyed to owners daughter who currently resides in the residence present on that easterly portion of the lot.

The undersigned hereby requests approval by the Planning Board of the above identified subdivision plat:

SIGNATURE: *Alan H. Murphy*

INSTRUCTIONS:

Type or print neatly only. Complete all blanks

- 2. Submit completed application, fee and one location map, sketch plan, survey/subdivision plat, existing and proposed conditions, details and all information as required by the Subdivision Ordinance, Article 6, "Documents to be Submitted." Also submit a completed PART I SEQR REVIEW Form (Attached). The application will be reviewed by the Engineering Department for completeness and verification that all required information is provided. After review and acceptance the application will be returned and the applicant is to submit fifteen (15) sets of the approved application and required information.
- 3. Submit completed applications and attachments to:

Engineering & Planning Dept
41 City Hall Place
Plattsburgh, N.Y. 12901

518)563-7730

NOTE: A sub-division review request cannot be placed on the Planning Board Agenda until the Engineering and Planning Dept. certifies the submittal is complete and contains all information as required.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

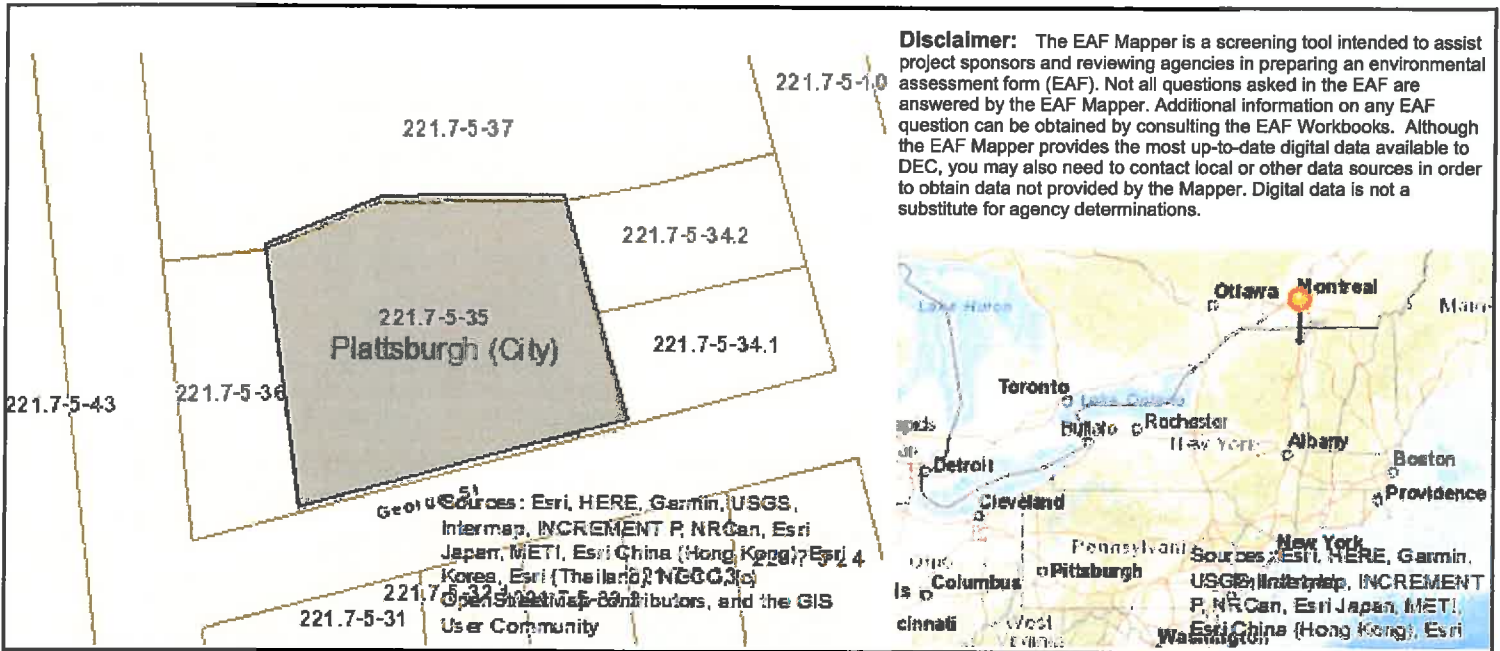
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

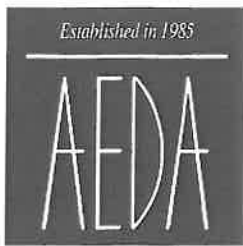
Part 1 – Project and Sponsor Information			
Name of Action or Project: Rudolph Mesec/Mesick Estate Subdivision			
Project Location (describe, and attach a location map): 2, 4, & 10 George Street, Plattsburgh, NY 12901			
Brief Description of Proposed Action: To split off a 0.12 acre lot from the east side of existing parcel of approximately the same dimensions as the original lot in said location, before 3 parcels were combined into the current parcel.			
Name of Applicant or Sponsor: Rudolph Mesec/Mesick Estate c.o. Allen Mesick		Telephone: (518) 561-3211	
Address: 10 Downs Way		E-Mail: amesick3211@charter.net	
City/PO: Plattsburgh		State: New York	Zip Code: 12901
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.41 acres			
b. Total acreage to be physically disturbed? _____ N/A acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ No change	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ No change	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. 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?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ Site is 1,100 ft from the NYSEG - Plattsburg Saranac St. MGP superfund site, code 510007	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Allen Mints</u> Date: <u>08/01/2019</u> Signature: _____ Title: _____		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Architectural &
Engineering
DESIGN
Associates P.C.

PROJECT: Mesec/Mesick Estate Subdivision
PROJ. NO. 19053

TRANSMITTAL NO.: 01
DATE: August 02, 2019

TO: City of Plattsburgh Planning
Department
41 City Hall Place
Plattsburgh, NY 12901

SUBJECT: Subdivision Plan

PHONE:
ATTN: Mrs. Shelise Marbut
CC:

FROM: Jude Feingold
Email: jfeingold@aedapc.com

WE ARE SENDING:	SUBMITTED FOR:	ACTION TAKEN:
<input type="checkbox"/> Shop Drawings	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Approved as Submitted
<input type="checkbox"/> Letter	<input type="checkbox"/> Your Use	<input type="checkbox"/> Approved as Noted
<input type="checkbox"/> Prints	<input type="checkbox"/> As Requested	<input type="checkbox"/> Returned After Loan
<input type="checkbox"/> Change Order	<input checked="" type="checkbox"/> Review and Comment	<input type="checkbox"/> Resubmit
<input checked="" type="checkbox"/> Plans		<input type="checkbox"/> Submit
<input type="checkbox"/> Samples	SENT VIA:	<input type="checkbox"/> Returned
<input type="checkbox"/> Specifications	<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Returned for Corrections
<input checked="" type="checkbox"/> Other: See Below	<input type="checkbox"/> Separate Cover Via:	<input type="checkbox"/> Due Date:

ITEM NO.	COPIES	DATE	REV. NO.	DESCRIPTION	STATUS
1	3	08/01/19		C100 Sketch Subdivision Plan -size 24x36	
2	12	08/01/19		C100 Sketch Subdivision Plan -size 11x17	
3	1	08/01/19		SEQR Short Environmental Assessment Form	
4	1	08/01/19		City of Plattsburgh Subdivision Application	

COMMENTS:

Shelise -

Please find the attached application documents for the Mesec/Mesick subdivision proposal.

Thank you.

Signed: _____

transmittal