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August 17, 2020

Mr. Jim Abdallah, Chairman, Planning Board
Mr. Ron Nolland, Chairman, Zoning Board of Appeals

Dear Jim and Ron,

Prime Plattsburgh, LLC (Prime) has asked the Building Inspector's Office to review Prime's request for confirmation that their potential commercial tenant, Frog Alley Brewing (Frog Alley), is a permitted use on Prime's project site as an "eating and/or drinking establishment." Prime's project site is located within the C zoning district and Prime is seeking approval to be located within a PUD which permits a mixture of uses within the underlying zoning district.

Frog Alley would be serving food and drink at the proposed Plattsburgh location and proposes small-scale brewing and distilling on site for consumption by its patrons. Limited accessory retail sale of its craft beer and spirits would also be done on site.

The definition of "eating and/or drinking establishment" provided in the zoning code supports the classification of Frog Alley as an "eating and/or drinking establishment" since their principal business will be the sale and consumption of food and beverages by the public on the premises. The classification of Frog Alley as an "eating and/or drinking establishment" is also consistent with prior permitting of similarly situated businesses in the City such as Oval Craft Brewing and Lake City Brewing.

An "eating and/or drinking establishment" is a permitted use within the C zoning district and is therefore a permitted use on Prime's project site and related PUD. Therefore, based on the information set forth in Prime's request, I find that Frog Alley's proposed use is permitted on the project site as an "eating and/or drinking establishment."

Thank you,


Joseph McMahon
Building Inspector
City of Plattsburgh