

PB #2014-24

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

<b>PLANNED UNIT DEVELOPMENT</b>	<b>PRELIMINARY SUBMITTAL:</b>	Date: 10-17-14
<b>SITE PLAN REVIEW</b>	<b>FINAL SUBMITTAL:</b>	Date:

**NAME OF PROPOSED DEVELOPMENT:** Plattsburgh Old Stone Barracks Project

**Applicant:**  
 Name Valcour Brewing Company, LLC  
 Address 243 Champlain Drive  
 City Plattsburgh  
 State NY Zip 12901  
 Telephone#: (434) 242-0943  
 Fax #: \_\_\_\_\_

**Plans prepared by:**  
 Name Moser Engineering  
 Address 73 Bugby Road  
 City Chazy  
 State NY Zip: 12921  
 Telephone 518-846-3160  
 Fax #: \_\_\_\_\_

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

Name TOSB Corp Purchase Option: Yes  
 Address 17-3800 Cote St. Catherine Rd.  
 City Montreal  
 State Canada Zip \_\_\_\_\_  
 Telephone 514-573-1229

**Location of site:** Ohio Avenue, Plattsburgh, NY

**Property description/class:** Inn/Lodge

**Parcel ID No.:** 221.16-1-17.301 **Lot Size:** 7.75 acres

**Current Zoning District:** RC-2

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

**City, State and Federal permits needed:** Building Permit required and approval for project in a Historic District

**Proposed uses (s) of site:** Brewery, Tasting Area, General Store, Conference Room and six guest rooms

**Total site area**(square feet or acres): 7.75 acres

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

**Will development be Phased:** Yes

**Current land use of site (agriculture, commercial, undeveloped,):**

Old Stone Barracks building with the majority of the site open land.

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**Current conditions of site (buildings, brush, etc.):**

The overall condition of the site is a well maintained open area which will remain as is.

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**Character of surrounding lands (suburban, agriculture, wetlands, etc.):**

Surrounding properties are similar in use/character - apartment buildings to the north and an assisted living facility

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to the south

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**Estimated cost of proposed improvement:** \$ 1.5 million

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**Anticipated increase in number of residents, shoppers, employees:**

Will vary but it is estimated to be between 25 and 50 visitors per day with a one day spike of approximately 150 visitors.

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**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

Existing building will be renovated. Each floor is 26' wide by 200' long (5,200 sf). First floor will consist of three guest rooms, a General Store, Kitchen and a Tasting Room. The second floor will consist of a conference room and three guest rooms.

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**INSTRUCTIONS FOR SUBMITTAL:**

1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, survey, detailed site plan, typical floor plans, SEQR, and building elevations (indicating finished materials) as required by the Zoning Ordinance Section 270-35. After review and acceptance of the above submittal by the Building Inspector and 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

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

**HISTORIC SITE REVIEW**      **SUBMITTAL DATE: 10/17/14**

**NAME OF PROPOSED ACTION:** Plattsburgh Old Stone Barracks Project

**Applicant:**

Name Valcour Brewing Company, LLC  
Address 243 Champlain Drive  
City Plattsburgh  
State NY Zip 12901  
Telephone #: (434) 242-0943  
Fax #: \_\_\_\_\_

**Plans prepared by:**

Name Moser Engineering  
Address 73 Bugby Road  
City Chazy  
State NY Zip: 12921  
Telephone (518) 846-3160  
Fax #: \_\_\_\_\_

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

Name TOSB Corp.  
Address 17-3800 Cote St. Catherine Rd.  
City Montreal  
State Canada Zip QC H3T 1E1  
Telephone (514) 573-1229

Purchase Option: Yes

**Location of site:** Ohio Avenue, Plattsburgh, NY

**Historic District :** Yes      **Current Zoning District:** RC-2

**Property description/class:** Inn/Lodge

**Parcel ID No.:** 221.16-1-17.301      **Lot Size:** 7.75 acres

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

**City, State and Federal permits needed:** Building Permit Required, Approval for project in Historic District

**Proposed uses (s) of site:** Brewery, Tasting Area, General Store, Conference Room and six guest rooms

**Total site area (square feet or acres):** 7.75 acres

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

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

**Current use of historic site:** Old Stone Barracks building with the majority of the site open land.

**Current condition of site:**

The overall condition of the site is a well maintained open area which will remain as is.

**Character of surrounding properties:**

Surrounding properties are similar in use/character - apartment buildings to the north and an assisted living facility

to the south

**Estimated cost of proposed improvement:** \$ 1.5 million

**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 only exterior changes will be the installation of an overhead door going into the basement and a handicap accessible ramp. Both will be located on the rear of the building. A paved parking lot will also be installed. The interior of the building has been gutted and a brewery, tasting area, conference room, general store and six guest rooms will be constructed.

**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.

**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: Plattsburgh Old Stone Barracks Project		
Project Location (describe, and attach a general location map): Ohio Ave. Plattsburgh, NY 12901		
Brief Description of Proposed Action (include purpose or need): The proposal is to renovate the interior of the Old Stone Barracks building into a brewery, tasting area, conference room, general store and six guest rooms. The only exterior renovations will be the installation of an overhead door into the basement and a handicap accessible ramp. Both will be installed on the back of the building. A 25 space paved parking lot will also be constructed.		
Name of Applicant/Sponsor: Valcour Brewing Company, LLC.	Telephone: (434) 242-0943	E-Mail: trschmaltz@gmail.com
Address: 243 Champlain Drive		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role): Terry Schmaltz and Mary Pearl, Owners	Telephone: (434) 242-0943	E-Mail: trschmaltz@gmail.com
Address: 243 Champlain Drive		
City/PO: Plattsburgh	State: NY	Zip Code: 12901
Property Owner (if not same as sponsor): TOSB Corp.	Telephone: 514-573-1229	E-Mail:
Address: 17-3800 Cote St. Catherine Rd.		
City/PO: Montreal	State: Canada	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, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Historic District and Planning Board Approvals	10/17/14
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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
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):  
Remediation Sites: 510003

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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):

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**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?  
 Historic District \_\_\_\_\_

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? Plattsburgh

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

c. Which fire protection and emergency medical services serve the project site?  
 City of Plattsburgh \_\_\_\_\_

d. What parks serve the project site?  
 None \_\_\_\_\_

**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)? commercial/recreational

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ 7.75 acres  
 b. Total acreage to be physically disturbed? \_\_\_\_\_ 0.25 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ 7.75 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 \_\_\_\_\_ 3  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ Jan month 2015 year  
 • Anticipated completion date of final phase \_\_\_\_\_ Jan month 2016 year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 Phase 2 will start approximately 3 months after phase 1 starts. Phase 3 will start approximately 6 months after phase 1 starts. Phase 1 starts Jan. 2015.  
 Phase 2 starts approximately April 2015 and Phase 3 starts approximately July 2015.

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?  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: \_\_\_\_\_ 2,800 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: City of Plattsburgh
- 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: \_\_\_\_\_ 2,450 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 from restaurant and brewery operations which includes low volumes of flushing and cleaning water to large amounts of cooling and general washing down of plant

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

- Name of wastewater treatment plant to be used: 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: \_\_\_\_\_  
 \_\_\_\_\_

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 (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): \_\_\_\_\_

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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): \_\_\_\_\_

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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: \_\_\_\_\_

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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

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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

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7:30 am - 5:00 pm</li> <li>• Saturday: _____ 7:30 am - Noon</li> <li>• Sunday: _____ None</li> <li>• Holidays: _____ None</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 8:00 am - 8:00 pm</li> <li>• Saturday: _____ 11:00 am - 9:00 pm</li> <li>• Sunday: _____ 1:00 pm to 6:00 pm</li> <li>• Holidays: _____ 11:00 am - 9:00 pm</li> </ul>
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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: \_\_\_\_\_  
 \_\_\_\_\_

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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:  
 Yes, Maintain the existing flood lights on the building located on poles at the NW and NE Corners and the SE Corner. Add lighting to the first and second floor porches, illuminate three concrete stairs leading to the first floor porch for safety.

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

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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:  
 \_\_\_\_\_  
 \_\_\_\_\_

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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:  
 \_\_\_\_\_  
 \_\_\_\_\_

**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	0.3	0.4	+0.1
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	7.45	7.35	-0.1
• 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: Open grass areas will remain open to the public

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:  
Lake Forest Senior Living Community

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): 510003  
 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): 510003  
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): \_\_\_\_\_  
 See attached Site Record \_\_\_\_\_

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? \_\_\_\_\_ Unknown 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: Unknown \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

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

e. Drainage status of project site soils:  Well Drained: 100 % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 100 % 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: Plattsburg Air Force Base Marina Section

**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 Lake Champlain 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: Principal Aquifer

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

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

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

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: Plattsburgh Bay, Old Stone Barracks

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?  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. Is the project site 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.

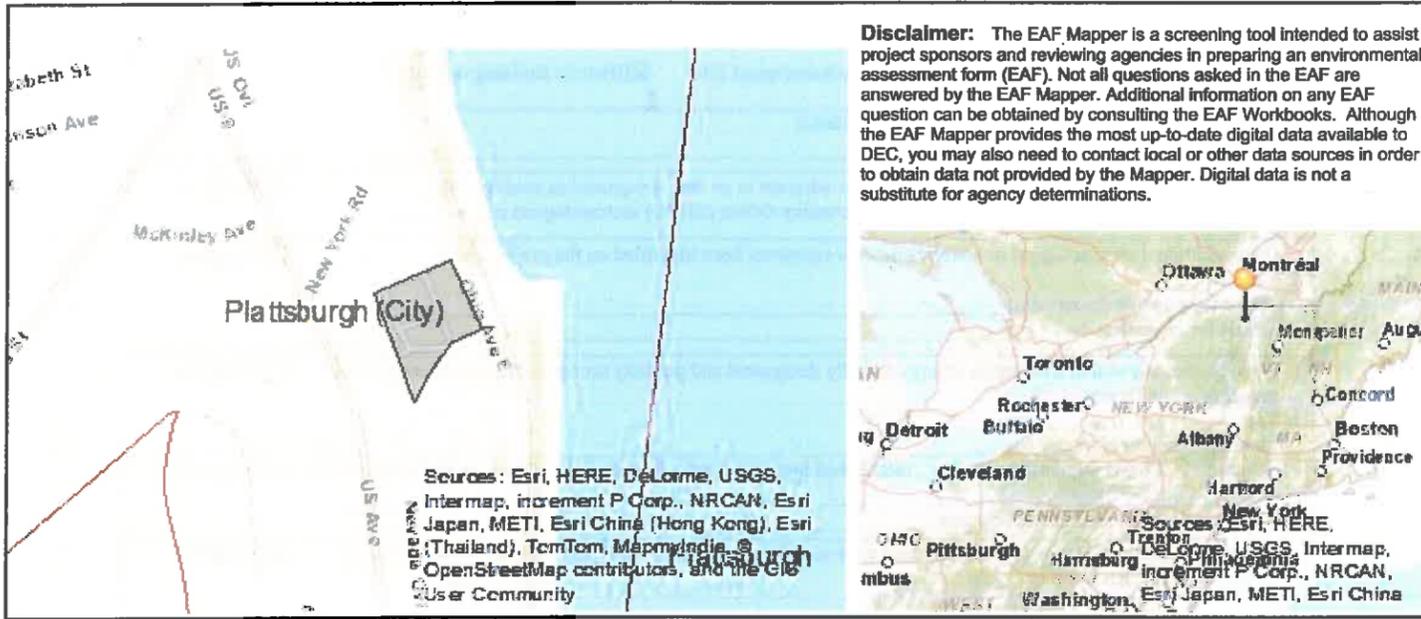
**G. Verification**

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

Applicant/Sponsor Name Mary T. Pearl Terry R. Schmitt Date 17 OCT 2014

Signature Mary T. Pearl Terry R. Schmitt Title 17 OCT 2014

**PRINT FORM**



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:510003
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	510003
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	510003
E.2.g [Unique Geologic Features]	Yes
E.2.g [Unique Geologic Features]	Plattsburg Air Force Base Marina Section
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.p. [Rare Plants or Animals]	Yes
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Plattsburgh Bay, Old Stone Barracks
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



## Environmental Site Remediation Database Search Details

---

### Site Record

#### Administrative Information

**Site Name:** Plattsburgh Air Force Base

**Site Code:** 510003

**Program:** State Superfund Program

**Classification:** 02

**EPA ID Number:**

#### Location

**DEC Region:** 5

**Address:** 22 US Oval

**City:**Plattsburgh Zip: 12903

**County:**CLINTON

**Latitude:** 44.658740040

**Longitude:** -73.467581560

**Site Type:** LANDFILL

**Estimated Size:** 3440.000 Acres

#### Site Owner(s) and Operator(s)

**Current Owner Name:** US Department of the Air Force

**Current Owner(s) Address:** Plattsburgh Air Force Base  
Plattsburgh, NY, 12903

**Owner(s) during disposal:** U.S. DEPARTMENT OF THE AIR FORCE

**Current On-Site Operator:** U.S. DEPARTMENT OF THE AIR FORCE

**Stated Operator(s) Address:**

PLATTSBURGH, NY 12903

**Current On-Site Operator:** US Department of the Air Force

**Stated Operator(s) Address:** Plattsburgh Air Force Base  
Plattsburgh, NY 12903

#### Site Document Repository

**Name:** [HTTPS://AFRPAAR.LACKLAND.AF.MIL/AR/DOCSEARCH.ASPX](https://AFRPAAR.LACKLAND.AF.MIL/AR/DOCSEARCH.ASPX)

**Address:**

, NY

#### Hazardous Waste Disposal Period

**From: 1955 To: 1980**

## Site Description

**Location:** The former Air Force Base is located in the Town of Plattsburgh, south of the city of Plattsburgh. Route 87 is to the west and the railroad and Lake Champlain are to the east.

Plattsburgh Air Force Base officially closed in September of 1995. The Air Base became the operating Clinton County Airport in June of 2007. **Site Features:** The former Plattsburgh Air Force Base was comprised of over 3,000 acres. There were residential spaces, office spaces, industrial spaces and operational spaces. In 1991 the Air Force signed an Interagency Agreement with the NYSDEC and the USEPA that defines the remedial program for the property. In September 1995 the Air Force Base was closed as part of the base closures mandated under the Defense Base Closure and Realignment Act of 1993. All of the property at the former base has been investigated and, where appropriate, remedial operations have been completed or are in process. Twenty one separate operable units have been defined and a Record of Decision either has been or will be issued for each. Remedial Investigations have been completed at each of the 21 operable units. The primary contaminants found include various solvents and petroleum products. Remedies have been completed which include landfill capping, soil removal and institutional controls. Numerous interim remedial measures have been installed including soil vapor extraction, bio-venting and groundwater pump and treat systems. Investigation and remediation of environmental contamination is an important goal of the Installation Restoration Program. Another important goal of the Air Force program is to transfer the former Base property to private or municipal ownership. All of the property at the former Base has been investigated and, where appropriate, remedial operations have been completed or are in process. Each of the properties identified for transfer to private ownership have been transferred to the Plattsburgh Airbase Redevelopment Corporation, the entity responsible for managing the marketing and sale of the property. The remaining property has been transferred to Clinton County as part of a Public Benefit Conveyance. The former Air Force Landing Strip, Flight Line and associated airport property is now operated as the Clinton County Airport. **Current Zoning:** Varies **Operable Units:** There are 21 operable units. An operable unit represents a portion of a remedial program for a site that for technical or administrative reasons can be addressed separately to investigate, eliminate or mitigate a release, threat of release or exposure pathway resulting from the site contamination. The largest operable unit is the Fire Training Groundwater operable unit which includes property on the west side of the landing strip, across the airfield and the airport industrial area. **Site Geology and Hydrogeology:** Groundwater in the vicinity of Plattsburgh AFB occurs in both overburden deposits and the bedrock. Hydrologically, the stratigraphic sequence can be divided into the following units from top to bottom: the unsaturated zone, the unconfined sand aquifer, the clay confining layer, the confined till water-bearing zone, and the confined bedrock aquifer. Contamination has been detected only in the unconfined sand aquifer and flow into the underlying till water-bearing zone and bedrock aquifer

is limited by the clay confining layer.

## Summary of Project Completion Dates

Projects associated with this site are listed in the Project Completion Dates table and are grouped by Operable Unit (OU). A site can be divided into a number of operable units depending on the complexity of the site and the number of issues associated with a site. Sites are often divided into operable units based on the media to be addressed (such as groundwater or contaminated soil), geographic area, or other factors.

Project Completion Dates

## Contaminants of Concern (Including Materials Disposed)

Type of Waste	Quantity of Waste
DDT	UNKNOWN
IGNITABLE WASTE	UNKNOWN
PCB OIL	UNKNOWN
SOLVENTS	UNKNOWN

## Site Environmental Assessment

Groundwater and soil in the vicinity of the Fire Training Area has been contaminated with free product (fuel and various solvents). The Fire Training Source Area ROD involves the extraction/treatment of the free product/contaminated groundwater in this area as well as bio-venting the contaminated soil. Data indicates that the source area soil contamination has been remediated. The Fire Training area groundwater plume is addressed as a separate action. This plume travels past other potential contamination contributors. The contaminated groundwater in all of those areas is being addressed under the Fire Training area plume remediation. Several systems are in place to remediate the groundwater including 3 collection trenches, a groundwater treatment plant, and recovery wells.

## Site Health Assessment

Portions of the site are fenced to restrict access and many areas are covered with buildings or pavement making direct contact with soil contamination unlikely. Landfills on-site were properly capped. Measures are in place to control the potential for coming in contact with subsurface soil and groundwater contamination remaining on the site. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in the groundwater may move into the soil vapor (air spaces within the soil), which in turn may move into overlying buildings and affect the indoor air

quality. This process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. Soil vapor extraction systems were installed for some on-site buildings to prevent the indoor air quality from being affected by the contamination in soil vapor beneath them, and other on-site buildings identified in the Records of Decision will be evaluated should the site buildings be reoccupied and/or if new construction occurs. Sampling indicates soil vapor intrusion is not a concern for off-site buildings.

[For more Information: E-mail Us](#)

[Refine This Search](#)

# **PROJECT NARRATIVE**

**Plattsburgh Old Stone Barracks Project  
Ohio Avenue  
Plattsburgh, NY 12901**

Valcour Brewing Company LLC is proposing to renovate the existing Old Stone Barracks building located on Ohio Avenue in Plattsburgh, NY. The proposed changes include renovating the building interior to include a brewery, tasting area, general store, conference room and six guest rooms. The only changes to the exterior of the building will be the construction of a handicap accessible ramp and the installation of an overhead door going into the basement. The windows will be replaced in kind and the deck spindles and railings will be replaced in kind. Paved parking lot will also be constructed.

The 7.75 acre site primarily consists of an open grass areas with the Old Stone Barracks building and two storage buildings. There are a few paved roads within the site. The site is relatively flat and there no wetlands located on the site.

Development of the site will be in three phases. Phase 1 will begin in January 2015 and should take 6 months to complete. The work involved will include repair/replacement of the porch floors, railings/spindles (replacement will match existing as close as possible), refurbish concrete steps on east end of the building, construction of the first floor tasting room, kitchen, bathrooms, 3 guest rooms, handicap ramp, 24 space parking lot and reclamation of the open areas for mowing and upkeep. (A small 1 barrel a day brewing system will be in operation).

Phase 2 will include the basement overhead door, concrete work in the basement, restoration of the last two steps leading to the first story porch, finishing of main brewery, finishing the general store and office space. The eastern parking lot will be constructed during this phase. Phase 2 is projected to begin around April 2014 and will be completed in approximately 6 months.

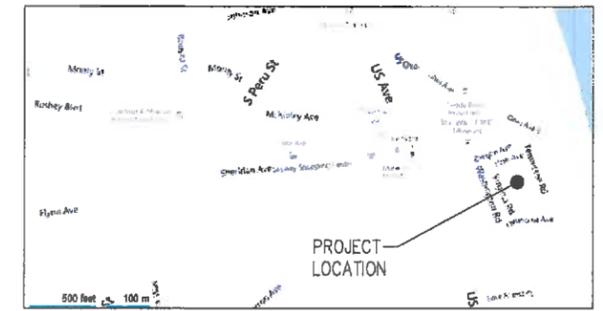
Phase 3 will involve finishing the 2nd floor to include three more guest rooms, a conference room, two bath rooms, a staging kitchen, an elevator, and expansion of the tasting room to include 2nd floor area. Also stabilizing and refurbishing the two historical Powder storage buildings on the property as needed. Phase 3 is anticipated to start around June/July 2015 and should be completed within 6 months.

The open grass areas will be maintained as they are and will be open for the public to use.

The visual aspect of the site will not have much of an impact on the surrounding properties. The exterior of the building will be unchanged with the exception of the handicap accessible ramp and overhead door. The basement overhead door and the accessible ramp will be on the back of the building so they will not be very visible to the surroundings. Once the renovations are complete the building will look basically the way it looks today.

All of the exterior repairs (porch floors, railings, spindles, windows, etc.) will be repaired or replaced to match the existing as close as possible.

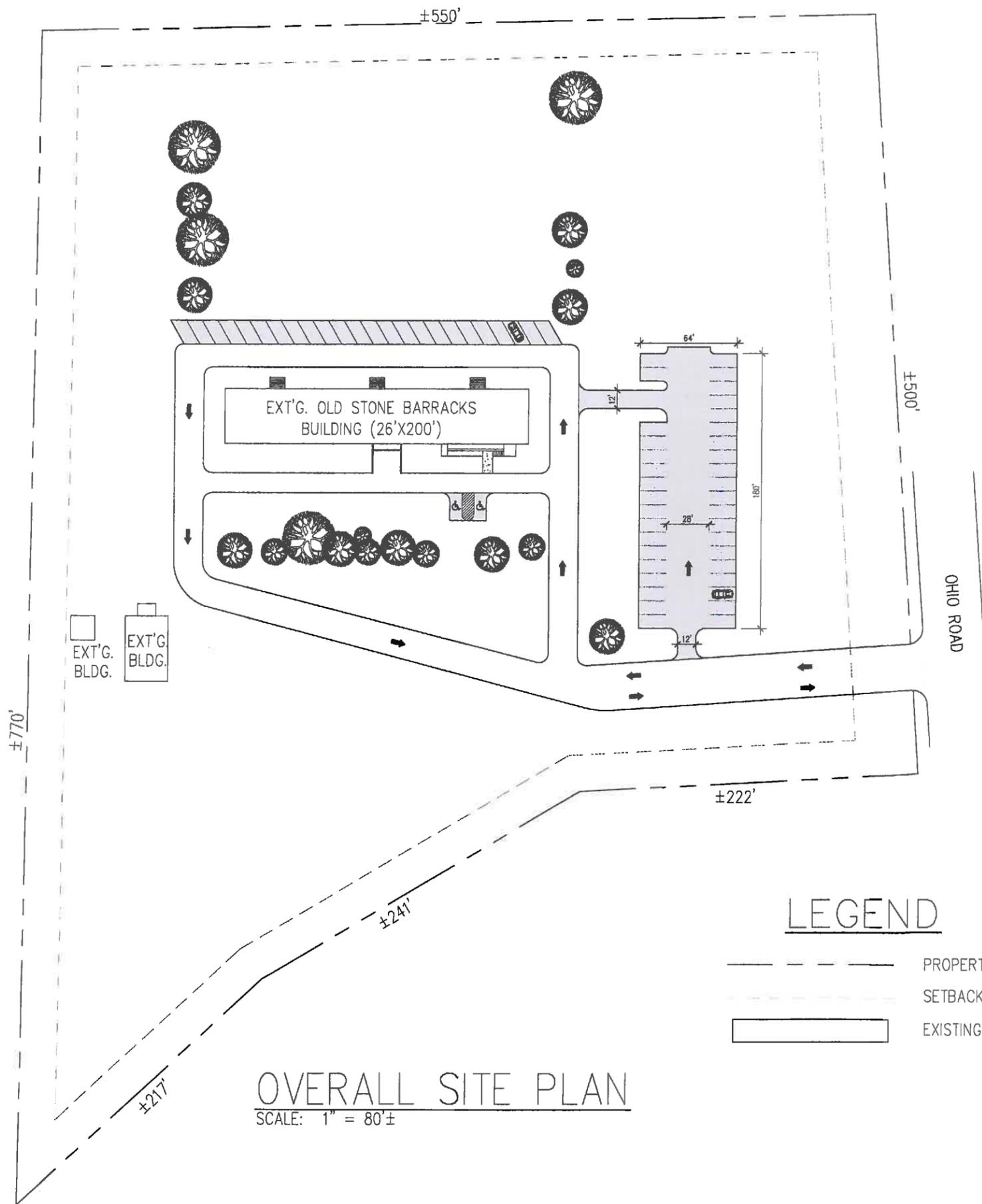




PROJECT LOCATION MAP

ZONING TABLE  
(R2 - GENERAL RESIDENTIAL)

	REQUIRED	PROPOSED
MAX. BLDG. AREA (%)	25	2
MIN. OPEN SPACE (%)	50	78
MIN. LOT SIZE (SF)	15,000	337,590
MIN. FRONT YARD SETBACK (FT)	40	200
MIN. SIDE YARD SETBACK (FT)	24/48	206/419
MIN. REAR YARD SETBACK (FT)	24	101
MAX. BLDG. HEIGHT (FT)	49	±40



OVERALL SITE PLAN  
SCALE: 1" = 80'±

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING PAVEMENT

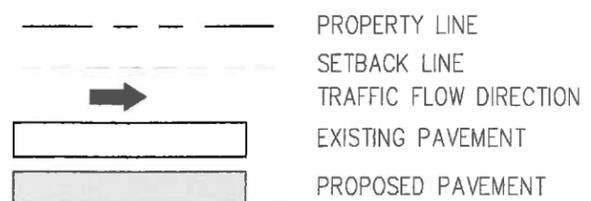
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REV. #	DATE	BY	REVISIONS
<b>OVERALL SITE PLAN</b>			
<b>PLATTSBURGH OLD STONE BARRACKS PROJECT</b>			<b>MOSER ENGINEERING</b> 73 BUGBY ROAD CHAZY, NY 12921 518-846-3160 MOSERENGINEERING@YAHOO.COM WWW.JMOSERENGINEERING.COM
OHIO AVENUE, PLATTSBURGH, NY 12901			
DATE: 10-17-14		PROJECT NO. 14-124	
<b>C1</b>			





**LEGEND**

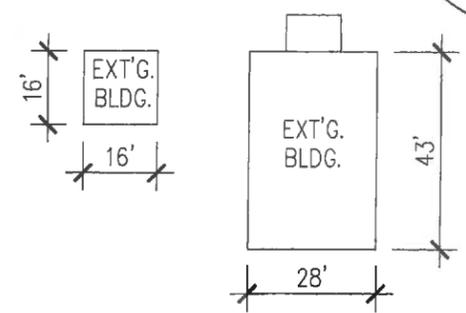
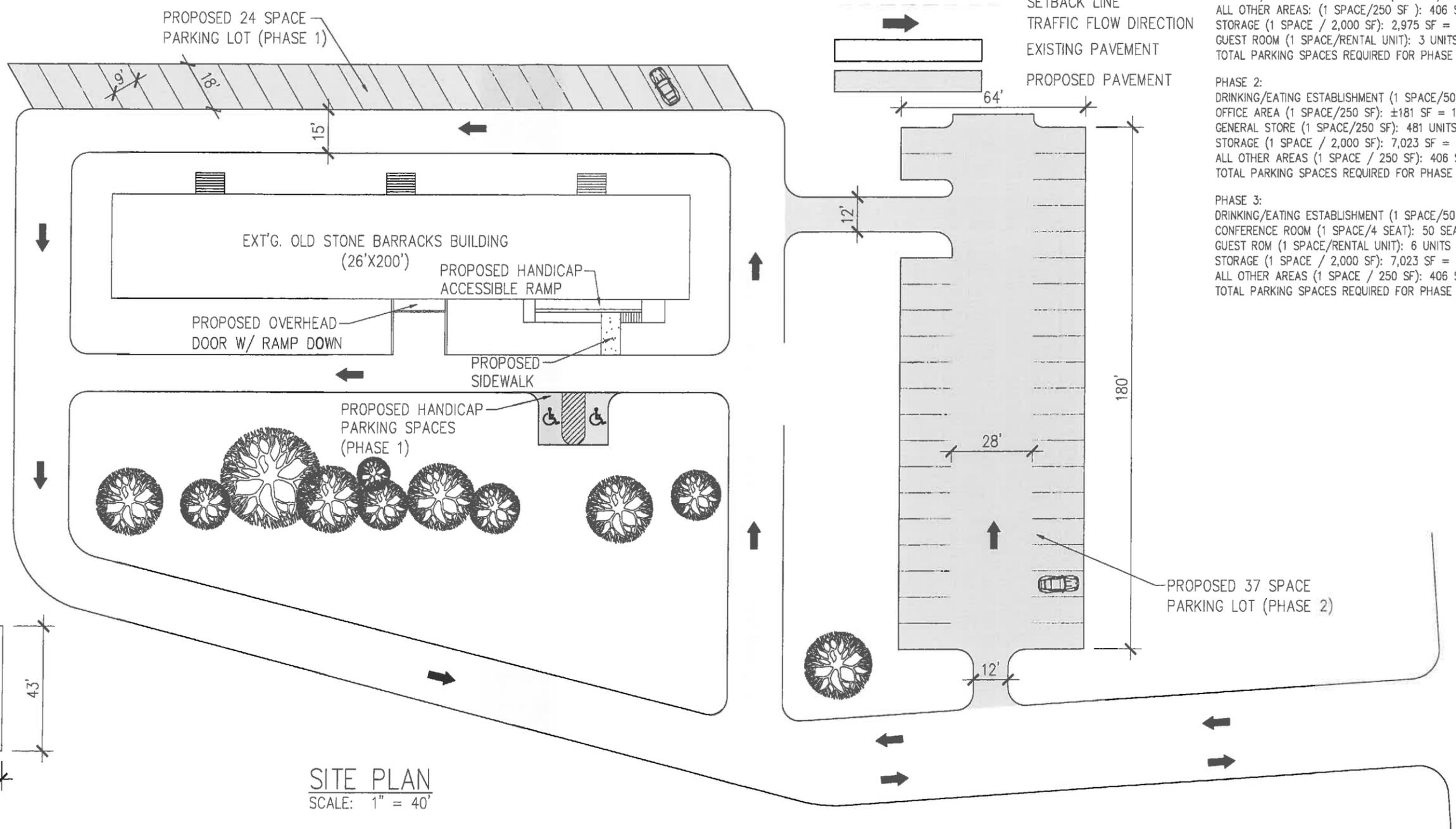


**PARKING SPACE REQUIREMENTS**

PHASE 1:  
 DRINKING/EATING ESTABLISHMENT (1 SPACE/50 SF): 784 SF = 16 SPACES  
 ALL OTHER AREAS (1 SPACE/250 SF): 406 SF = 2 SPACES  
 STORAGE (1 SPACE / 2,000 SF): 2,975 SF = 2 SPACES  
 GUEST ROOM (1 SPACE/RENTAL UNIT): 3 UNITS = 3 SPACES  
 TOTAL PARKING SPACES REQUIRED FOR PHASE 1 = 23 SPACES (26 PROVIDED)

PHASE 2:  
 DRINKING/EATING ESTABLISHMENT (1 SPACE/50 SF): 1,254 SF = 25 SPACES  
 OFFICE AREA (1 SPACE/250 SF): ±181 SF = 1 SPACES  
 GENERAL STORE (1 SPACE/250 SF): 481 UNITS = 2 SPACES  
 STORAGE (1 SPACE / 2,000 SF): 7,023 SF = 4 SPACES  
 ALL OTHER AREAS (1 SPACE / 250 SF): 406 SF = 2 SPACES  
 TOTAL PARKING SPACES REQUIRED FOR PHASE 2 = 34 SPACES (46 PROVIDED)

PHASE 3:  
 DRINKING/EATING ESTABLISHMENT (1 SPACE/50 SF): 2,162 SF = 38 SPACES  
 CONFERENCE ROOM (1 SPACE/4 SEAT): 50 SEATS = 13 SPACES  
 GUEST ROM (1 SPACE/RENTAL UNIT): 6 UNITS = 6 SPACES  
 STORAGE (1 SPACE / 2,000 SF): 7,023 SF = 4 SPACES  
 ALL OTHER AREAS (1 SPACE / 250 SF): 406 SF = 2 SPACES  
 TOTAL PARKING SPACES REQUIRED FOR PHASE 3 = 63 SPACES (63 PROVIDED)



**SITE PLAN**  
 SCALE: 1" = 40'

**PHASE DESCRIPTION**

PHASE 1 – BEGINNING IN JANUARY 2015 AND INCLUDES PORCH FLOORS, RAILINGS/SPINDLES, REFURBISH CONCRETE STEPS ON EAST END OF THE BUILDING, FIRST FLOOR TASTING ROOM, KITCHEN, BATHROOMS, 3 GUEST ROOMS, HANDICAP RAMP AND 24 SPACE PARKING LOT. RECLAIM THE OPEN AREAS FOR MOWING AND UPKEEP. (SMALL 1 BARREL A DAY BREW SYSTEM WILL BE IN OPERATION). ANTICIPATED COMPLETION DATE IS JULY 1, 2015.

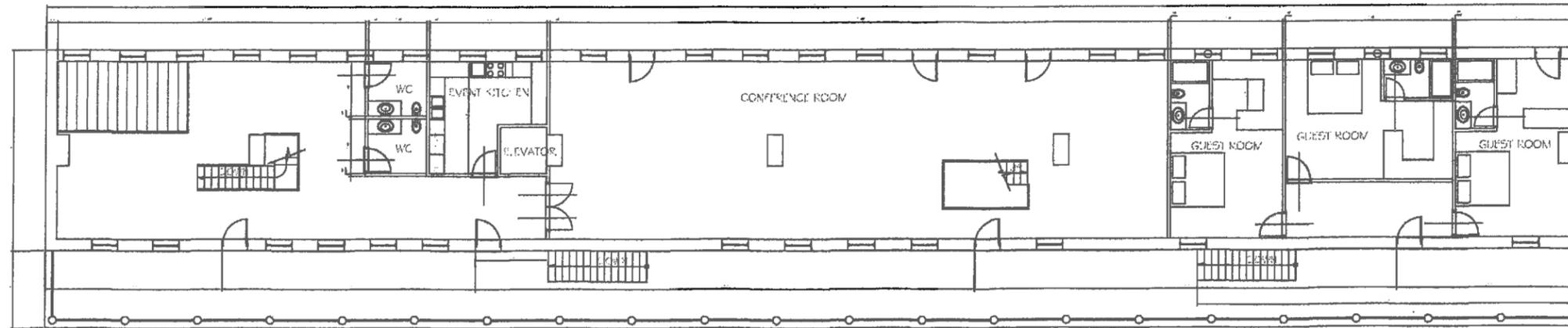
PHASE 2 – BEGINNING AROUND APRIL, 2015 AND INCLUDES THE BASEMENT OVERHEAD DOOR, CONCRETE WORK IN THE BASEMENT, RESTORATION OF THE LAST TWO STEPS LEADING TO THE FIRST STORY PORCH, FINISHING OF MAIN BREWERY, FINISHING THE GENERAL STORE AND OFFICE SPACE. ANTICIPATED COMPLETION DATE IS SEPTEMBER 1, 2015.

PHASE 3 – BEGINNING AROUND JUNE/JULY 2015 AND INCLUDES FINISHING THE 2ND FLOOR TO INCLUDE THREE MORE GUEST ROOMS, A CONFERENCE ROOM, TWO BATH ROOMS, A STAGING KITCHEN, AN ELEVATOR, AND EXPANSION OF THE TASTING ROOM TO NOW INCLUDE 2ND FLOOR AREA. ALSO STABILIZING AND REFURBISHING THE TWO HISTORICAL POWDER STORAGE BUILDINGS ON THE PROPERTY AS NEEDED. ANTICIPATED COMPLETION DATE IS DECEMBER 1, 2015.

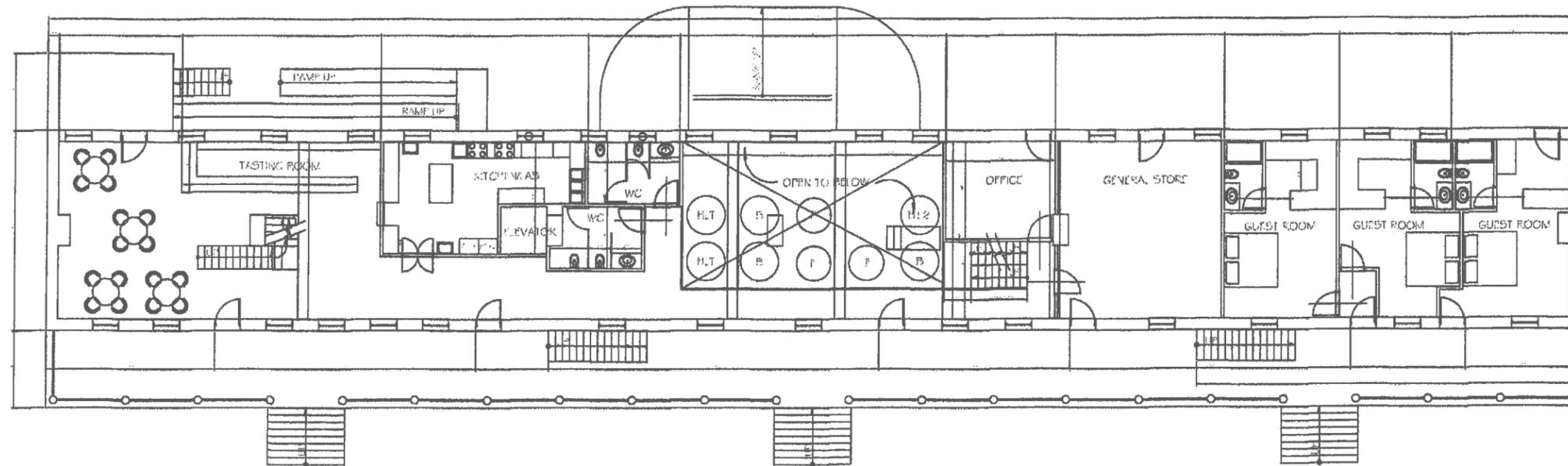
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REV. #	DATE	BY	REVISIONS
<b>SITE PLAN</b>			
<b>PLATTSBURGH OLD STONE BARRACKS PROJECT</b>			
OHIO AVENUE, PLATTSBURGH, NY 12901			
DATE: 10-17-14		PROJECT NO. 14-124	
<b>MOSER ENGINEERING</b>			<b>C2</b>
73 BUGBY ROAD CHAZY, NY 12921 518-846-3160 MOSERENGINEERING@YAHOO.COM WWW.JMOSERENGINEERING.COM			

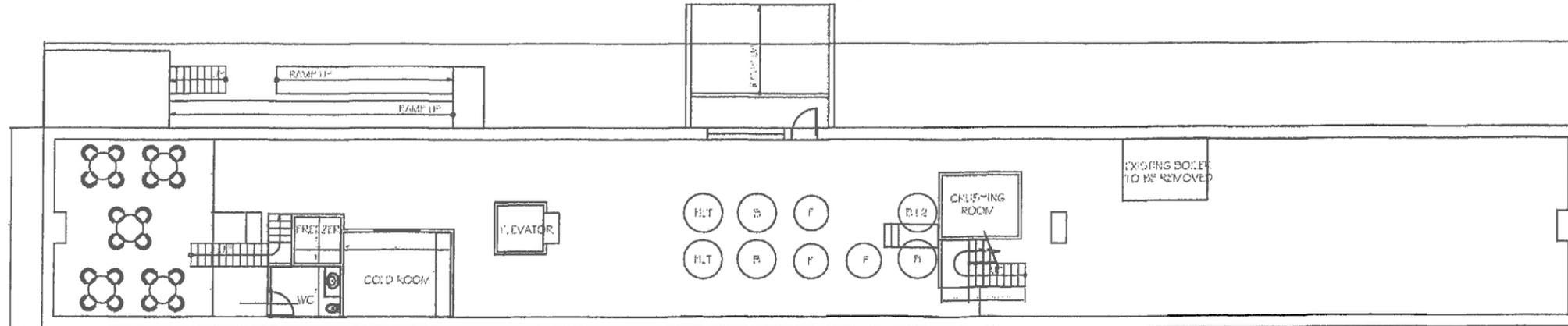




SECOND FLOOR PLAN



FIRST FLOOR PLAN



BASEMENT PLAN

General Notes

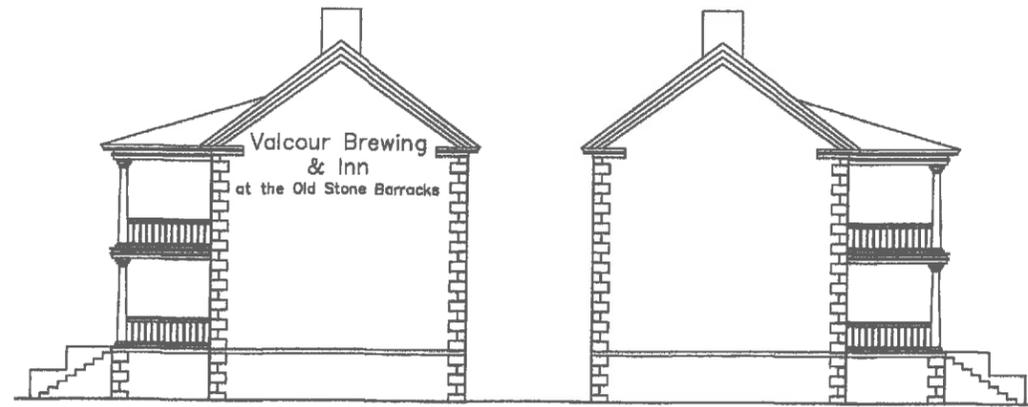
No.	Revision/Issue	Date
2	minor changes	10-15-14
1	ELEVATOR	9-14-14

Valcour Brewing  
& Inn  
At the Old Stone Barns  
Pittsburgh, NY  
Tony Schmalz & Mary Peat

L. Morgan  
Architect

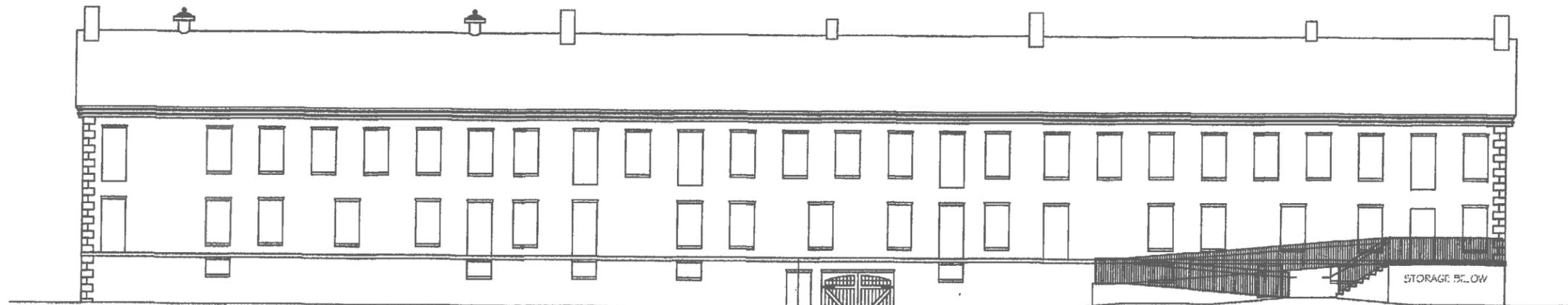
Project	Sheet
Brewery	A-1
Date	8-14-2014
Scale	1/16" = 1'-0"



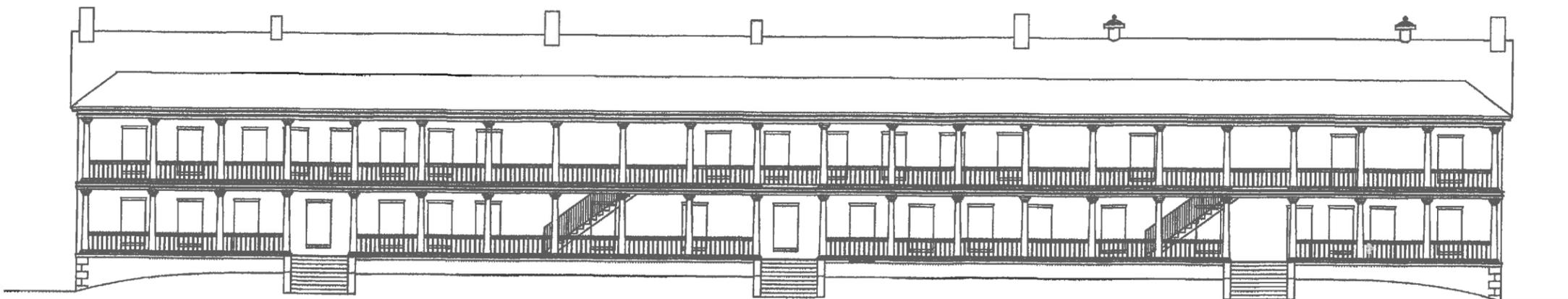


RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

General Notes

No.	Revision/Issue	Date
2	minor changes	10-15-14
1	ELEVATOR	9-14-14

Valcour Brewing & Inn  
 At the Old Stone Barracks  
 Puttborough, NY  
 Tony Schmalz & May Ford

L. Morgan  
 Landscape Architect

Project	Brewery	Sheet	A-2
Date	8-14-2014		
Scale	1/16" = 1'-0"		

