

October 17, 2014

Kevin R. Farrington, P.E.
City of Plattsburgh Planning Board
City of Plattsburgh
41 City Hall Place
Plattsburgh, New York 12901

**RE: TALL PINES LLC
PROPOSED MULTI FAMILY DEVELOPMENT**

Dear Members of the Planning Board:

During the September regular meeting of the Planning Board, our office presented a sketch site plan for the above referenced project. At that time, it was the intent of the developer to configure the site layout in such a manner to ensure full compliance with all requirements of the Zoning Ordinance.

After further development of the architectural building plans further, there have been slight modifications made to the dimensions of the units which have resulted in the proposed buildings being positioned approximately 50 feet apart at their closest point. This point being measured from the face of one garage unit, to the face of the other garage unit. This 50 foot dimension is less than what the ordinance would require for buildings of this size. Based on the equation set forth in the Ordinance, the minimum separation should be 62 feet. This is only a guideline, with the Planning Board having the authority to vary from this standard if they see fit to do so.

We would ask that the Planning Board consider this variation during its October regular meeting. The developer wishes to resolve this matter prior to moving forward with the design, giving the City the opportunity to provide their views as to how the parcel should be developed.

To assist in your review, we have enclosed fifteen (15) full size and one (1) reduced copy of the Proposed Site Plan, along with a site plan application and architectural renderings of the proposed development.

A Long Form SEQRA will be provided when the applicant submits a detailed plan set.

We thank you for your time in the review of this matter and if you have any further questions, please feel free to contact our office.

Respectfully submitted,

Aaron J. Ovios, P.E.

Project Sponsor

Attached:

Fifteen (15) copies of the Site Plan Application

Fifteen (15) copies of the Proposed Site Plan

Fifteen (15) copies of the Building Plan, Elevation & Rendering

Map Notes:

1. Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of section 7209, sub-division 2 of the New York State Education Law.
2. Only copies from the original of this survey marked with an original of the Land Surveyor's embossed seal shall be considered valid true copies. (mylar prints shall be stamped with the surveyor's ink seal with an original signature)
3. Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. Said certifications shall run only to the person for whom the survey is prepared and on his behalf the title company, governmental agency, and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4. This map may not be used in connection with a "Survey Affidavit" or similar document, statement, or mechanism to obtain title insurance for any subsequent or future grantees.
5. Copyright 2014, Robert M. Sutherland, P.C. All rights reserved.
6. The location of sub-surface improvements are approximate and compiled from field location and mapping provided by the respective utility companies. The contractor shall confirm the location of all utilities prior to the commencement of excavation.
7. Subject to any findings of an accurate abstract of title or those discoverable by inspection.
8. Subject to any and all right of ways and easements of record, if any.
9. North arrow and bearings based on Reference map 1.
10. Horizontal datum based on Grid North: NAD27, NY East.
11. Vertical datum is NGVD1929, based upon URS Consultants Control Monument PAF-1.
12. Building offsets, as shown on this map, are not to be used for construction purposes.

Reference Deeds:

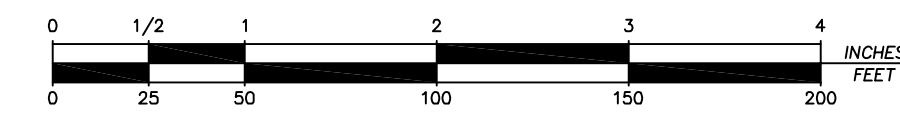
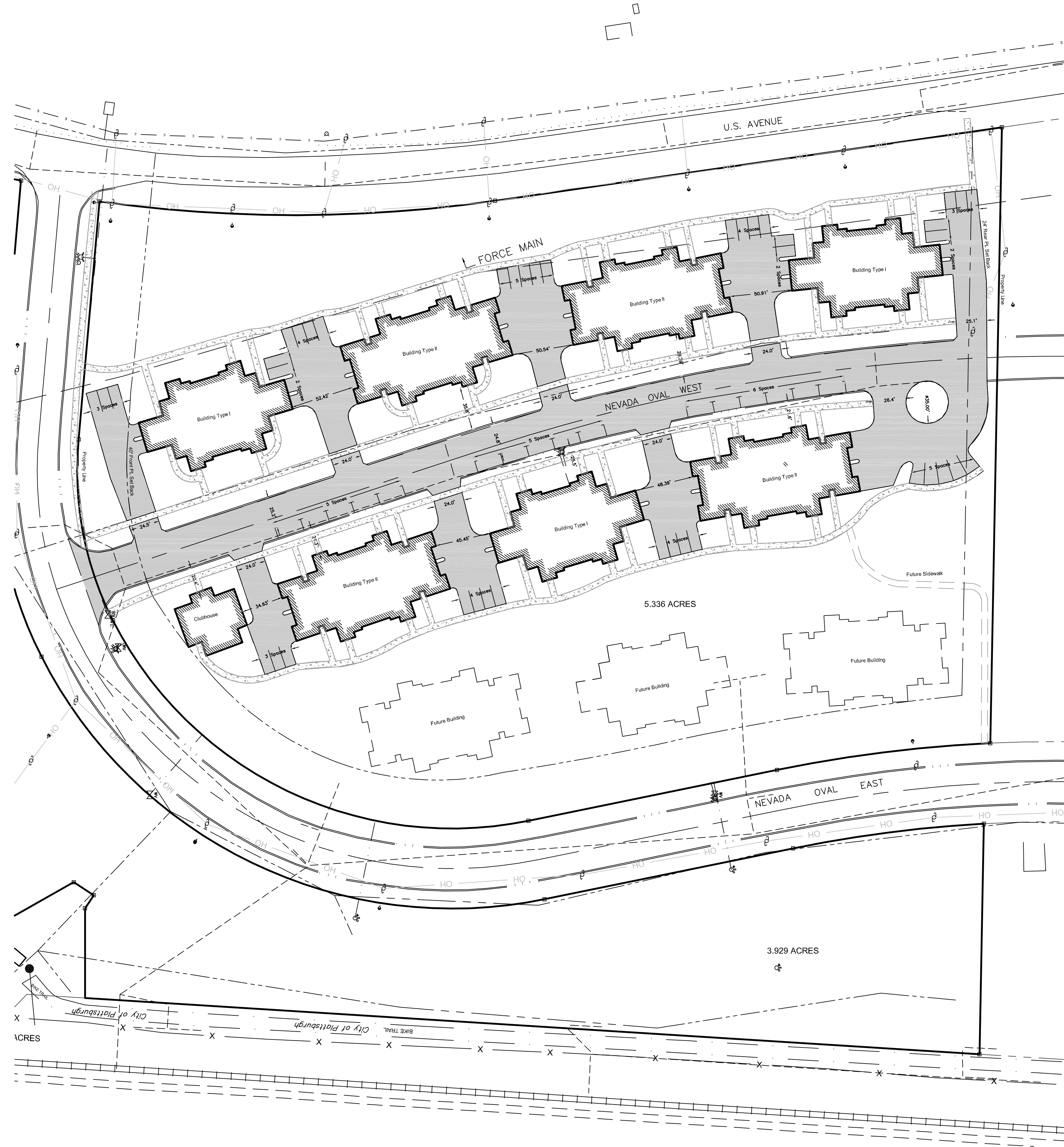
1. Plattsburgh Airbase Redevelopment Corp to Community Providers Inc. by deed dated January 13, 2006 and recorded at Instrument #2006-190897 on January 13, 2006 in the Clinton County Clerk's Office.
2. Lake Forest Senior Living Community, Inc. to Community Providers Inc. by deed dated January 13, 2006 and recorded at Instrument #2006-190896 on January 13, 2006 in the Clinton County Clerk's Office.

Reference Maps:

1. "PARC Subdivision Phases III, IV, & V" prepared by A.E.S Northeast dated October 16, 2002 and filed in the Clinton County Clerk's Office as PL-B-352 and PL-B-353.
2. "Map Showing (Amended) Plattsburgh Terminals Metropolitan Oil Site, Subdivision 2002 and Plattsburgh Terminals Griffith Oil Lease Subdivision 2003" prepared by Robert M. Sutherland, L.S. dated December 23, 2002 and filed in the Clinton County Clerk's Office as PL-D-543.
3. "Lake Forest / Pine Harbor Subdivision 2004, Lots A, B, C, D, and E" prepared by A.E.S Northeast dated July 16, 2004 and filed in the Clinton County Clerk's Office as PL-C-241.
4. "Strategic Air Command Comprehensive Plan, Storm Drainage System" prepared by Robert G. Muir & Associates Architects & Planners dated June 1, 1979. A copy of this map is filed with Robert M. Sutherland, P.C.
5. "Strategic Air Command Comprehensive Plan, Sanitary Sewer System" prepared by Robert G. Muir & Associates Architects & Planners dated June 1, 1979. A copy of this map is filed with Robert M. Sutherland, P.C.
6. "Strategic Air Command Comprehensive Plan, Water Supply System" prepared by Robert G. Muir & Associates Architects & Planners dated June 1, 1979. A copy of this map is filed with Robert M. Sutherland, P.C.

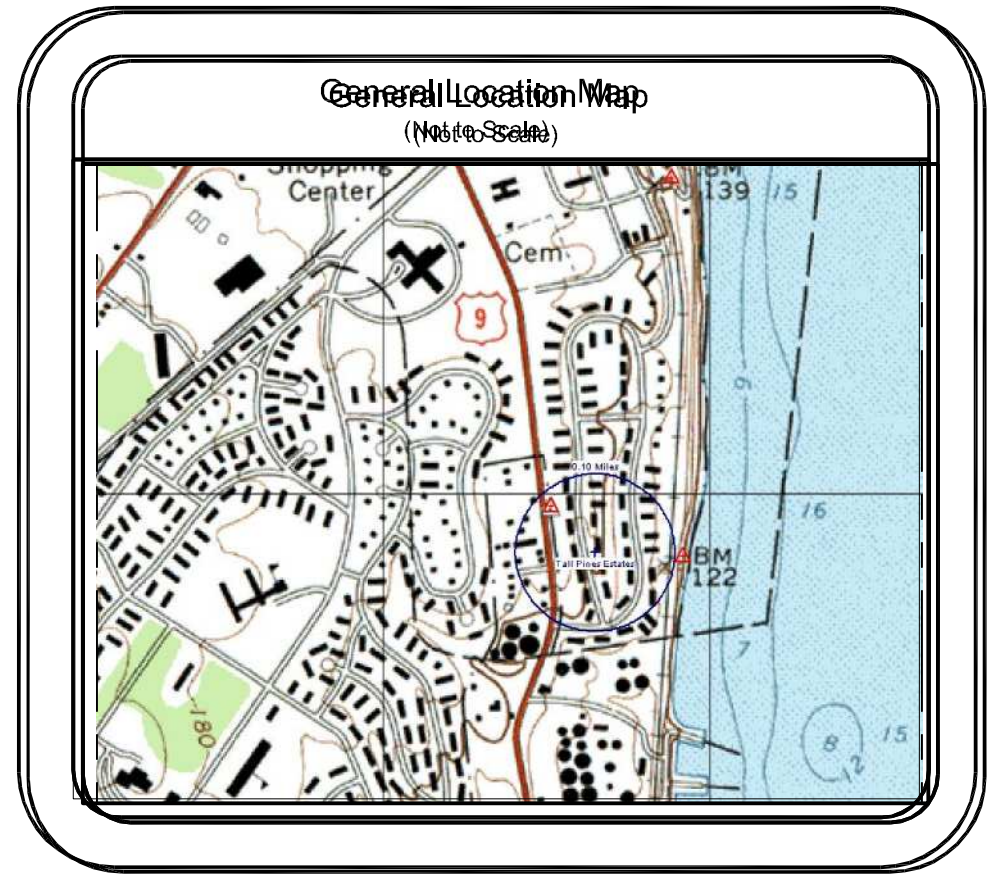
Zoning Information:

LOCATION: 5101 U.S. Avenue City of Plattsburgh, Clinton County, New York		
ZONE: RC-2 RECREATION & RELATED USES		
USE: Commercial		
ITEM	REQUIREMENTS	PROPOSED
MINIMUM LOT AREA	15,000 sq. ft.	106,299 sq. ft.
MINIMUM LOT WIDTH	403.6'	749.23'
MINIMUM LOT DEPTH	403.6'	507.93'
MINIMUM FRONT SETBACK	40'	40'
MINIMUM SIDE SETBACK	24' / 48' TOTAL	N/A
MINIMUM REAR SETBACK	24'	52.64'
MAXIMUM BUILDING HEIGHT	49' / 3.5 Stories	Less than 49' / 2 Story
MAXIMUM BUILDING COVERAGE	25%	15.54%
MINIMUM OPEN SPACE	50%	61.8%
AREA PER DWELLING UNIT	750 SF.	6,479.6 SF.



Scale: 1 Inch = 50 Feet

Grid North: NAD27



Legend:

- Found property evidence (as described)
- Computed corner
- ⊗ Fire hydrant
- ⊙ Sewer Manhole
- ⊕ Drainage Manhole
- ⊗ Monitoring well
- ⊕ Water valve
- ⊕ Utility pole
- ⊕ Water Shutoff
- Catch Basin
- ⊕ Guy Anchor
- ⊕ Coniferous Tree
- ⊕ Deciduous Tree
- Property line
- - - Adjoiner property line
- X - X - Fence
- OH Overhead utility line
- ⌒ Edge of woods
- - - 418 Existing contours

1	Parking/Sidewalk Layout	10/17/14
No.	Revision/Issue	Date

R. M. SUTHERLAND, P.C.
ENGINEER - SURVEYOR - PLANNER
SOIL & MATERIAL TESTING
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Project Name & Address
Map of Survey prepared for
Tall Pine Estates, LLC
Nevada Oval East
CITY OF PLATTSBURGH
CLINTON COUNTY STATE OF NEW YORK

Project #	14190	Sheet	1/8
Date	10/01/14	Scale	1" = 50'
Drawn	DJG	Checked	AJO