



Architecture, Engineering, and Land Surveying Northeast, PLLC

TRANSMITTAL COVER

June 12, 2014

TO: City of Plattsburgh Planning Board
c/o Denise Nephew, Secretary of Planning Board
and Kevin Farrington, City Engineer
41 City Hall Place
Plattsburgh, NY 12901

FROM: Scott B. Allen, PLS *SBA*

RE: **MOUSSEAU SUBDIVISION 2014 - Application for "Preliminary Submission" Review**
AES Project No. 4217

Dear Planning Board Members:

Pursuant to Chapter 236 of the Code of the City of Plattsburgh (Subdivision of Land), we submit herewith fifteen (15) sets of this application package, which consists of the following items:

- This cover letter
- Form entitled Application to Planning Board for Review and Approval of Subdivision
- SEQR Short Environmental Assessment Form
- 8-1/2" x 11" size Subdivision Plan Map
- 24"x36" size Subdivision Plan Map

Also enclosed is a check in the amount of \$25.00 for the subdivision application fee.

Background

Mr. Mousseau owns Lot 34, West Shore Subdivision. He wants to split this lot to create two single family residential lots. Mr. Mousseau would like to create a separate lot for each building.

We look forward to presenting this subdivision to you for "**preliminary plan**" review during your June 23, 2014 Planning Board meeting. Kindly contact me should you require any additional information in order to place this project on the agenda for your meeting.

cc: Kenneth J. Mousseau

APPLICATION TO PLANNING BOARD FOR REVIEW AND APPROVAL OF SUBDIVISION

CITY OF PLATTSBURGH



Plattsburgh, New York

Page 1 of 2

DATE: 06/09/14

FEE: \$ 25.00

APPLICANT: (Subdivider):

OWNER If Different

Name: Kenneth J. Mousseau

Name: TRB Development, LLC

Address: 69 Fort Brown Drive

Address: 176 US Oval

Plattsburgh, NY 12901

Plattsburgh, NY 12903

Plan Prepared by (Licenses Land Surveyor or Engineer):

Name: AES Northeast, Scott B. Allen, L.S.

Title of Plan Mousseau Subdivision 2014

Address: 10-12 City Hall Place, Plattsburgh, NY 12901

Lot 34, West Shore Subdivision Phase I

Date of Plans: 06/09/14

Location of Land to be Subdivided:

Street Address: Louisiana Avenue

Tax Number of Parcel(s): 233.08-3-34

Zoning Use Designation: R2 - Single Family Residence

Existing or Proposed Easements and any Proposed covenants:

Existing utility easements along the east, south, and west sides of Lot 34.

Total site area (square feet or acres): 15,283 s.f.

Ownership intentions i.e., purchase options): _____

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

Undeveloped

Current condition of site (building, brush, etc. Grass and brush

For subdivision involving extension of public street or utilities:

A. Start of construction and duration _____

B. Will development be staged? _____ If yes, explain:

Detail any requested exceptions to the requirements of the Subdivision

Ordinance: LOT DEPTH DEFICIENCY - VARIANCE WAS GRANTED BY CITY ZONING BOARD OF APPEALS AS APPEAL NO. 1579.

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

To create two single family residential lots.

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

SIGNATURE: For Kenneth Marseau, by Scott B. Allen
Scott B. Allen, Project Surveyor

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 SEQOR 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.

617.20
Appendix B
Short Environmental Assessment Form

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				
KENNETH J. MOUSSEAU				
Name of Action or Project: MOUSSEAU SUBDIVISION 2014 LOT 34 WEST SHORE SUBDIVISION PHASE I				
Project Location (describe, and attach a location map): WEST SIDE OF LOUISIANA AVENUE ON THE FORMER PLATTSBURGH AIR BASE.				
Brief Description of Proposed Action: SUBDIVIDE LOT 34 INTO 2 SINGLE FAMILY RESIDENTIAL LOTS.				
Name of Applicant or Sponsor: KENNETH J. MOUSSEAU		Telephone: 518-562-0928		
		E-Mail: kjmousseau@aol.com		
Address: 69 FORT BROWN DRIVE #2				
City/PO: PLATTSBURGH		State: NY	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	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: CITY OF PLATTSBURGH PLANNING BOARD			NO	YES
			<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.35 acres		
b. Total acreage to be physically disturbed?		0.35 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.8 acres		
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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	YES	
	<input type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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	YES	
	<input type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 type="checkbox"/> Urban <input checked="" 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 plain?	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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES STORM WATER WILL BE DISCHARGED TO THE EXISTING MUNICIPAL SYSTEM ON THE EAST, SOUTH, AND WEST SIDES OF THE LOT. _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	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: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>for Kenneth Mousseau</u> Date: <u>June 12, 2014</u>		
Signature: <u>by Scott B. Allen - Project Surveyor</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

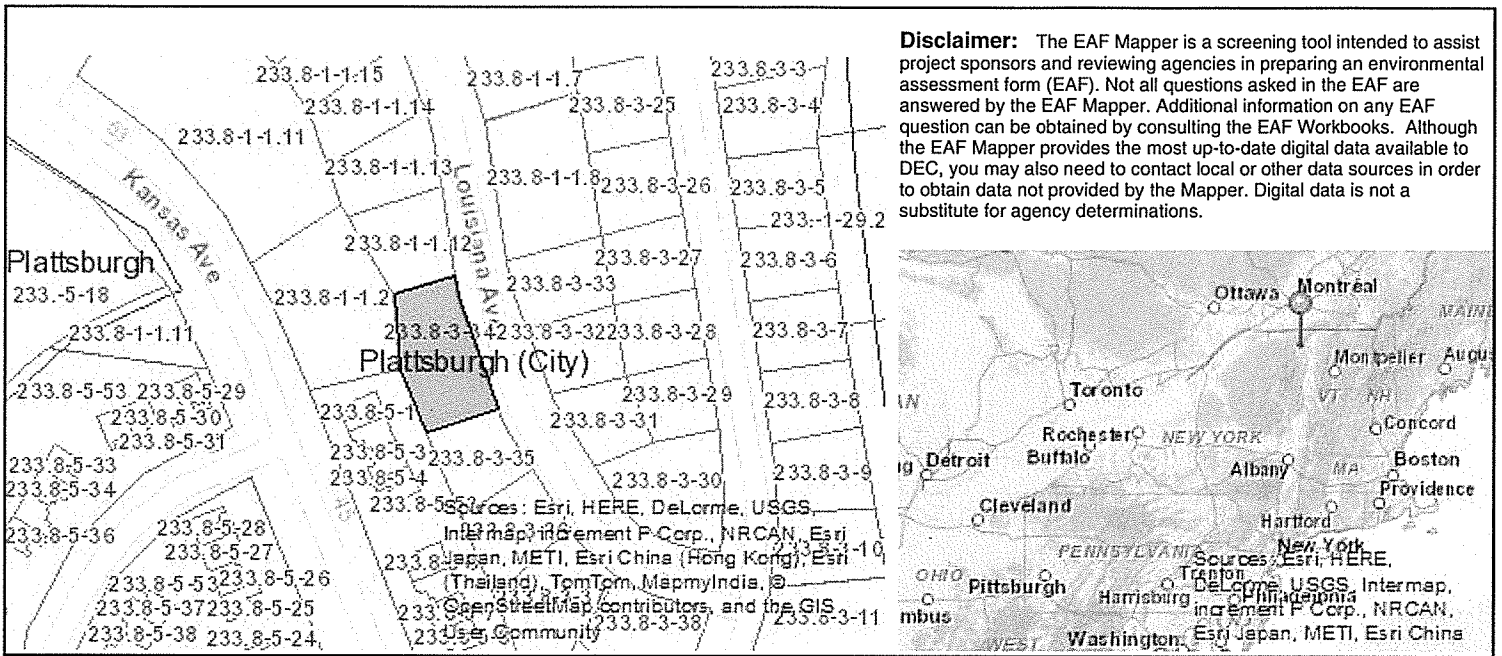
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

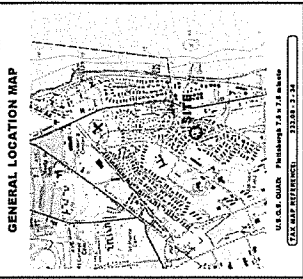
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

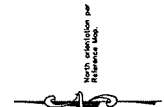
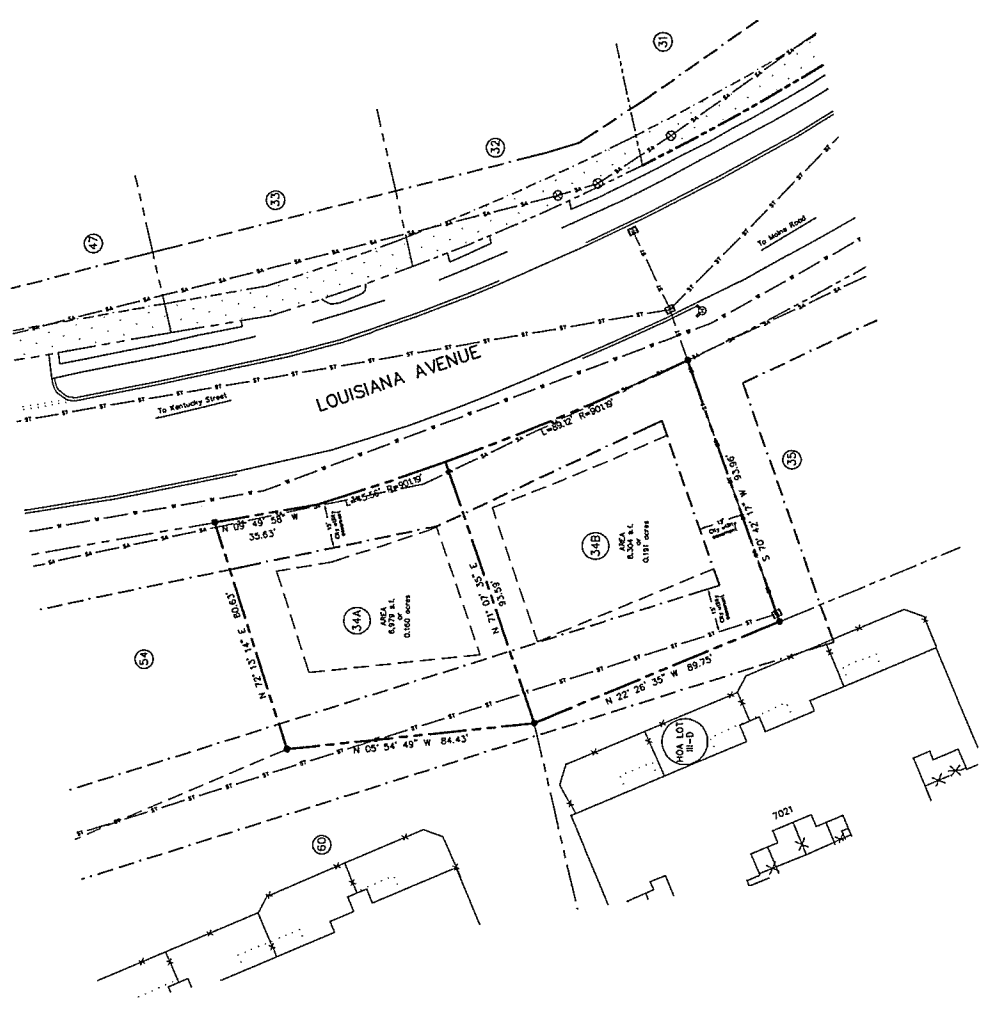


ZONING TABLE

ZONING DISTRICT: R2 Single Family Residence

ZONING REQUIREMENT	ALLOWED	PROVIDED 34A	PROVIDED 34B	COMPLEX
Min. lot area	3,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.	10,000 sq. ft.
Min. rear yard setback	5'0"	5'0"	5'0"	5'0"
Min. lot width	30'	30'	30'	30'
Max. height (ft)	35'	35'	35'	35'
Min. front yard setback	5'0"	5'0"	5'0"	5'0"
Min. rear yard setback	5'0"	5'0"	5'0"	5'0"
Min. side yard setback	5'0"	5'0"	5'0"	5'0"
Min. building height	10'	10'	10'	10'
Min. front setback	5'0"	5'0"	5'0"	5'0"
Min. rear setback	5'0"	5'0"	5'0"	5'0"
Min. side setback	5'0"	5'0"	5'0"	5'0"

(1) LOT COVER DENSITY - MAXIMUM HAS DETERMINED BY CITY ZONING BOARD OF APPEALS AS APPLICABLE TO THE



- LEGEND:**
- Survey monument to be set (Survey A & D only, see 5/8" dia. note)
 - Survey monument found (Survey A & D only)
 - ②③ Subdivision Lot number
 - Property line
 - Easement line
 - - - - - Zoning setback line
 - - - - - Storm sewer line
 - - - - - Sanitary sewer line
 - - - - - Water line
 - ⊗ Easement
 - ⊕ Hypotenuse
 - Storm catch basin

GENERAL NOTES:

- Survey was conducted on May 12, 2014.
- The survey was conducted by AFE North East.
- The survey was conducted in accordance with the standards and practices of the Surveying and Mapping Professions Act, Chapter 200 of the Laws of 2009, as amended.
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REFERENCE DEED:

1411 Avenue, LLC
 1011 Avenue, LLC
 Real No. 0002-10000

REFERENCE MAP:

Map of the City of Westchester County, New York, showing the boundaries of the City of Westchester County, New York, as of the date of the survey.

MOUSSEAU SUBDIVISION 2014 LOT 34, WEST SHORE SUBDIVISION PHASE I		WEST SIDE OF LOUISIANA AVENUE CITY OF WESTCHESTER COUNTY, NEW YORK	PROJECT ENGINEER	PROJECT SUPERVISOR	PROJECT NO. 4217
PROJECT NAME		DRAWING TITLE		DATE: 6/20/14	
10-12 City Hall Plaza, Pittsburgh, NY 15201 Phone: (610) 581-1800 Fax: (610) 581-1800 www.afe-northeast.com		SUBDIVISION PLAN		DRAWN BY: EAR	
 Architects, Engineers and Land Surveying Inc., PLLC © Copyright 2014, AFE North East, All Rights Reserved.		V-100		PROJECT NO. 4217	

NO.	REVISIONS	DATE

UNAPPROVED REVISIONS OR ADDITIONS TO THIS DOCUMENT ARE NOT TO BE USED FOR CONSTRUCTION OF THIS PROJECT UNDER NEW YORK STATE EDUCATION LAW.