

AES NORTHEAST


Architecture, Engineering, and Land Surveying Northeast, PLLC

TRANSMITTAL COVER

VIA: Hand Delivery

DATE: July 15, 2014

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

FROM: Scott B. Allen, PLS 

RE: **Mousseau Subdivision of Lot 34 West Shore Subdivision 2014 (Louisiana Avenue)**
AES Project No. 4217

Dear Mr. Farrington:

In accordance with your letter dated July 8, 2014 we submit herewith 15 sets of the following for Final Subdivision Review at the regularly scheduled July 28, 2014 Planning Board meeting:

- This cover letter
- Form entitled Application to Planning Board for Review and Approval of Subdivision
- 8-1/2" x 11" size Subdivision Plan
- 24" x 36" size Subdivision Plan

Kindly contact me should you require any additional information in order to place this project on the Planning Board meeting agenda.

cc: Mr. Ken Mousseau

Page 1 of 1

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

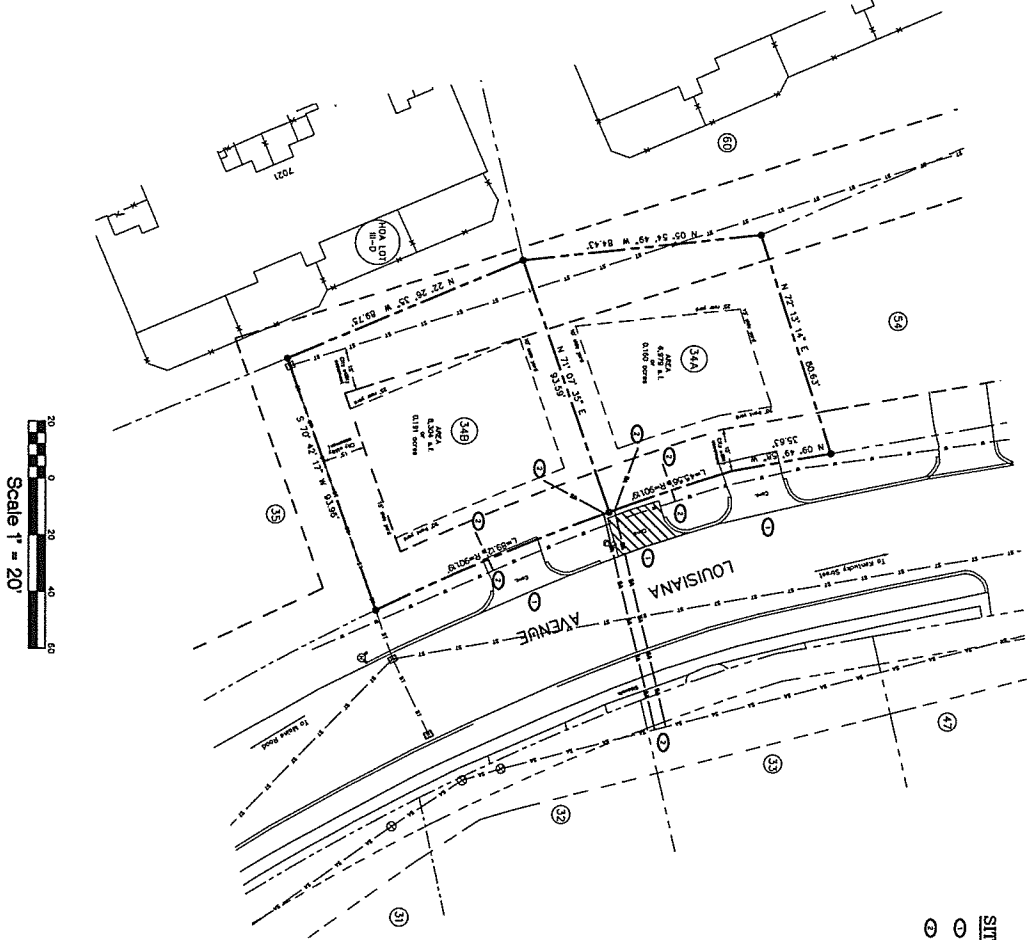
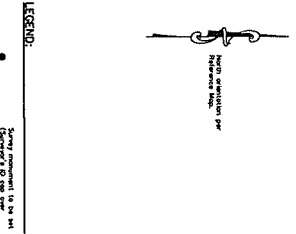
NOTE: A sub-division review request cannot be placed on the Planning Board Agenda until the Engineering and Planning Dept. certifies the submittal is complete and contains all information as required.

NO.	DATE	DESCRIPTION
1	06/25/14	ISSUED FOR PERMIT
2	07/16/14	REVISED PER CITY COMMENTS

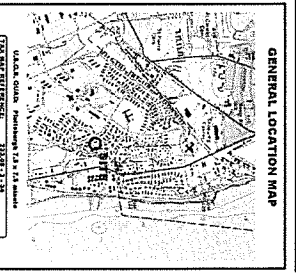
REFERENCE MAP:
 2011 ASSESSMENT MAP, PARISH OF ORLEANS, LA
 2011 PARISH OF ORLEANS, LA
 2011 PARISH OF ORLEANS, LA

GENERAL NOTES:
 1. This site plan is prepared in accordance with the provisions of the Louisiana Subdivision Act, Act 358 of 1991, and the Louisiana Land Use Code, Act 359 of 1991.
 2. This site plan is prepared in accordance with the provisions of the Louisiana Subdivision Act, Act 358 of 1991, and the Louisiana Land Use Code, Act 359 of 1991.
 3. This site plan is prepared in accordance with the provisions of the Louisiana Subdivision Act, Act 358 of 1991, and the Louisiana Land Use Code, Act 359 of 1991.
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REFERENCE DEED:
 2011 ASSESSMENT MAP, PARISH OF ORLEANS, LA
 2011 PARISH OF ORLEANS, LA
 2011 PARISH OF ORLEANS, LA



SITE NOTES:
 1. ALL UTILITIES SHALL BE DEEPENED AND REGRADED TO 24" MINIMUM COVER.
 2. ALL UTILITIES SHALL BE PROTECTED BY 24" MINIMUM COVER.
 3. ALL UTILITIES SHALL BE PROTECTED BY 24" MINIMUM COVER.
 4. ALL UTILITIES SHALL BE PROTECTED BY 24" MINIMUM COVER.



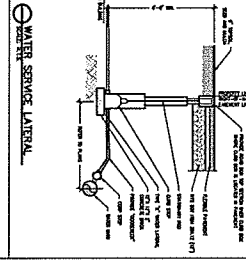
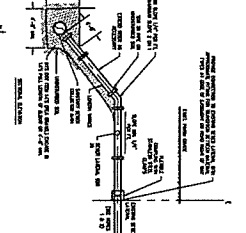
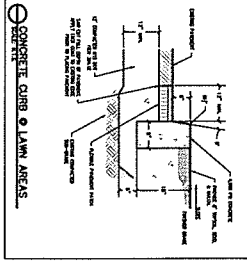
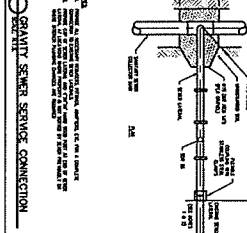
A/E/S
N O R T H E A S T
 Architect, Engineering and Land Surveying Professional LLC
 10-12 City Hall Plaza, Pittsburgh, NY 15201
 Phone: (516) 561-1599 Fax: (516) 561-1590
 www.aesonline.com

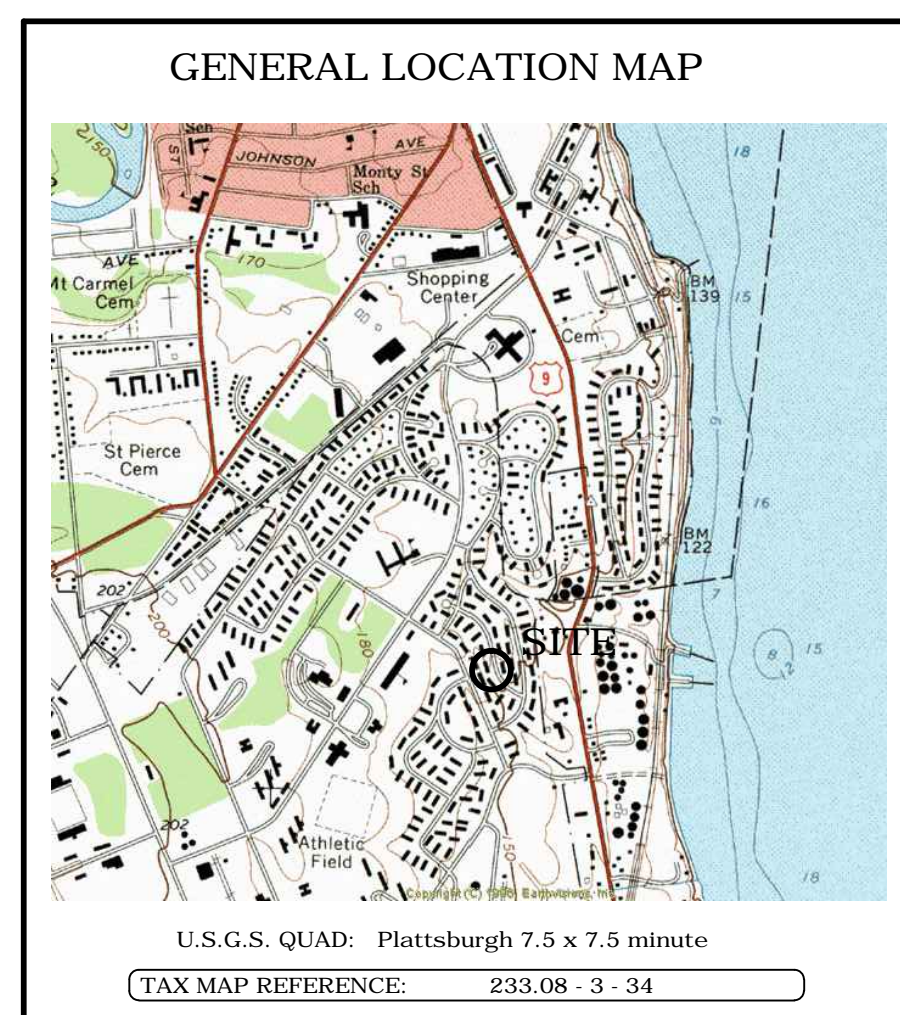
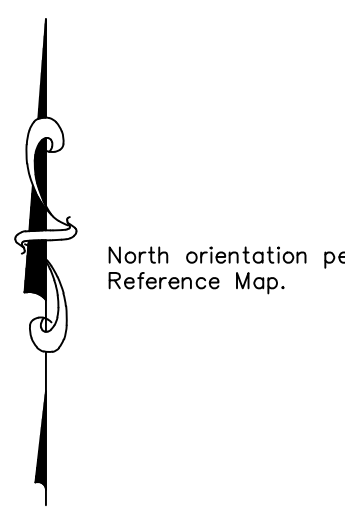
PROJECT NAME:
MOUSSEAU SUBDIVISION 2014
LOT 34, WEST SHORE SUBDIVISION
 WEST SIDE OF LOUISIANA AVENUE
 CITY OF KATYBUSH, CALCASIEU PARISH, LOUISIANA

PROJECT DIRECTOR:
PROJECT ENGINEER:
DATE: 06/25/14
DRAWN BY: EMB
CHECKED BY: V-100
PROJECT NO.: 421

ZONING TABLE
 ZONING DISTRICT: R2 Single Family Residence

ZONING DISTRICT	ALLOWED	PROHIBITED	COMPERED	PROHIBITED	COMPERED
Single family detached	Yes	No	No	No	No
Single family attached	No	No	No	No	No
Multi-family detached	No	No	No	No	No
Multi-family attached	No	No	No	No	No
Commercial	No	No	No	No	No
Industrial	No	No	No	No	No
Public use	No	No	No	No	No
Utility	No	No	No	No	No
Other	No	No	No	No	No





SITE NOTES:

- ① REMOVE ANY UNUSED CONCRETE APRONS AND REPLACE WITH TOPSOIL, SEED, AND MULCH. INSTALL NEW CONCRETE CURB BETWEEN EXISTING CURB ENDS.
- ② APPROXIMATE LOCATIONS OF PROPOSED WATER AND SEWER LATERALS. COORDINATE NEW WATER AND SEWER LATERAL LOCATIONS, INSTALLATIONS AND CONNECTIONS WITH CITY WATER AND SEWER DEPARTMENT.

LEGEND:

- Survey monument to be set (Surveyor's ID cap over 5/8" dia. rebar)
- ②③ Subdivision Lot number
- — — — — Property line
- - - - - Easement line
- - - - - Zoning setback line
- ST — ST — Storm sewer line
- SA — SA — Sanitary sewer line
- W — W — Water line
- ⊗ Manhole
- ⊕ Hydrant
- ⊕ Storm catch basin
- ⊕ Telephone riser
- ⊕ Cable tv riser

GENERAL NOTES:

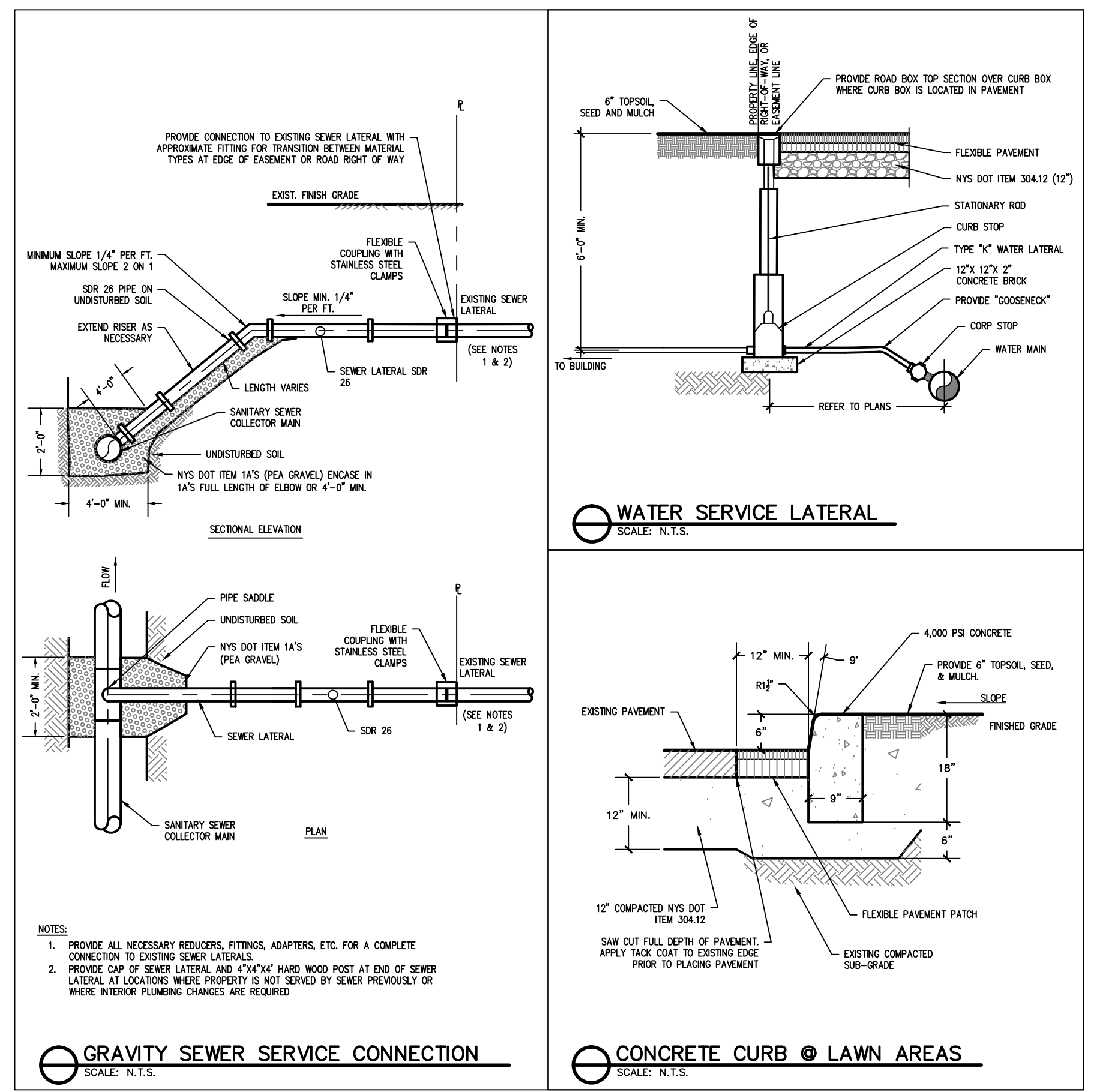
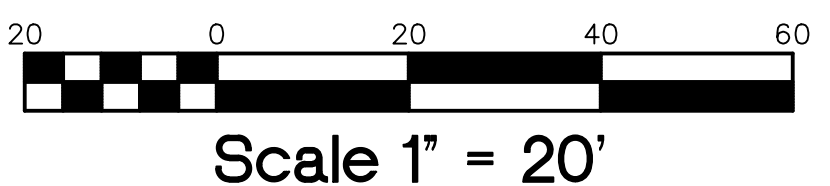
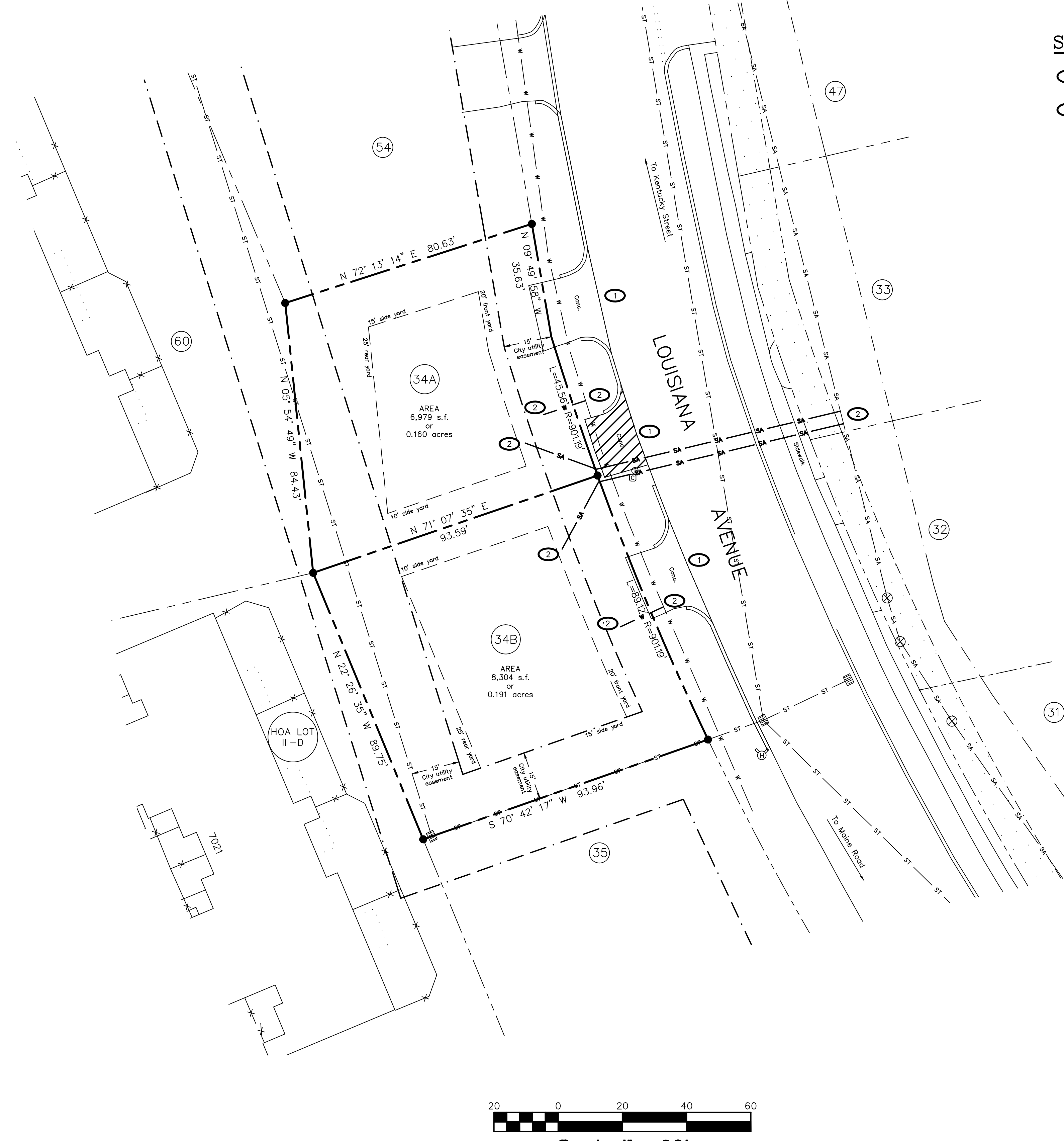
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5. Utility locations shown are for informational purposes only. For more accurate location, call 811 or visit www.digsafely.com.

REFERENCE DEED:

MAT Partners, LLC
to
TRB Development, LLC
Deed Inst. #2012-250465

REFERENCE MAP:

"WEST SHORE SUBDIVISION..." prepared by AES Northeast, PLLC, dated 12/12/2003, last revised on 12/3/2004. Filed in the Clinton County Clerk's office as Instrument #2004-177925.



ZONING TABLE

ZONING DISTRICT: R2 Single Family Residence

ZONING REQUIREMENT	ALLOWED	PROVIDED 34A	COMPLIES	PROVIDED 34B	COMPLIES
Min. lot size	5,000 sq. ft.	6,979 sq. ft.	YES	8,304 sq. ft.	YES
Min. area per dwelling unit	5,000 sq. ft.	6,979 sq. ft.	YES	8,304 sq. ft.	YES
Min. lot width	50'	80.84'	YES	88.92'	YES
Min. lot depth (1)	100'	79.85'	NO (1)	93.41'	NO (1)
Min. front yard setback	20'	20'	YES	20'	YES
Min. side yard setback	10' min. / 25' total	10' min. / 25' total	YES	10' min. / 25' total	YES
Min. rear yard setback	25'	25'	YES	25'	YES
Max. building height	35' / 2.5 stories		YES		YES
Max. building coverage	30%		YES		YES
Min. open space	50%		YES		YES

(1) LOT DEPTH DEFICIENCY VARIANCE WAS GRANTED BY CITY ZONING BOARD OF APPEALS AS APPEAL NO. 1579.

Plot Date: 07/16/2014 Plot Time: 10:20 AM File Path: P:\42\4217 Mousseau, Ken - Plot Plan - MS LT 34 Westshore V Drawings\1 Survey\Subdivision\4217 Mousseau Lot 34 - SB.dwg

NO.	DESCRIPTION	DATE
1.	GENERAL REVISIONS.	7/3/2014
REVISIONS		

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

AES
NORTHEAST

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www.aesnortheast.com

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PROJECT NAME:

MOUSSEAU SUBDIVISION 2014
LOT 34, WEST SHORE SUBDIVISION

WEST SIDE OF LOUISIANA AVENUE
CITY OF PLATTSBURGH, CLINTON COUNTY, NEW YORK

PROJECT SURVEYOR

PROJECT ENGINEER

DRAWING TITLE:

SUBDIVISION PLAN

DATE: 6/9/2014

DRAWN BY: EMR

DRAWING NO. **V-100**

PROJECT NO. 4217