



STAFFORD • OWENS
MURNANE • KELLEHER • MILLER • MEYER & ZEDICK, PLLC

Attorneys & Counselors at Law

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August 31, 2022

HAND DELIVERED

City of Plattsburgh Zoning Board of Appeals
City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901

RE: Weber International Packaging, LLC.
Special Use Permit Application
320 Cornelia Street- Plattsburgh, New York

Dear Sirs/Madams:

Please be advised that the undersigned represents Weber International Packaging, LLC, in reference to the above-mentioned matter.

I enclose herewith a copy of a letter of authorization dated August 26, 2022 from my client.

Please accept this letter with the attachments as additional information I am submitting in support of the application filed by my client for review by the City Plattsburgh Zoning Board of Appeals at its September 19, 2022 meeting.

As the Board may be aware, Weber International Packaging, LLC recently purchased the property located at 320 Cornelia Street, City of Plattsburgh, State of New York. That property was the site of the previous Bailey Ford Automobile Dealership and prior to that the Plattsburgh Ford Automobile Dealership.

I also enclose herewith a copy of the deed, tax map and assessment sheet for the subject property.

Weber International Packaging, LLC's main office is located at 318 Cornelia Street, which parcel is located immediately east of the subject property.

Ronald B. Stafford
(1935-2005)



Page 2

I enclose herewith a letter from Ms. Pam Joseph, Operations Manager for Weber International Packaging, LLC which outlines the operations Weber International Packaging will be performing at the subject property.

My client has also provided me with a copy of a sketch of the floor plan for the internal operations for the building at the subject property as well as a sketch showing 320 Cornelia Street and 310 Cornelia Street. I enclose copies of same herewith.

Please note that there will be no operations performed outside of the structures located at the subject properties and no structural changes made to the property located at 320 Cornelia Street.

Please note that in my opinion this is an excellent use of the subject property as any other permitted use for the subject property would face the same access and ingress and egress issues which seemed to have always been an issue at the automobile dealerships previously located at the subject property.

If you should have any questions or comments with respect to this letter, please do not hesitate to contact the undersigned.

Thanking you for your kind consideration, I remain

Very truly yours,

STAFFORD, OWENS, MURNANE,
KELLEHER, MILLER, MEYER & ZEDICK,
PLLC

By: 

Thomas M. Murnane, Esq.

TMM/anm

cc: Ms. Pamela Joseph,
Operations Manager at Weber International Packaging, LLC.

Aug. 26, 2022

Stafford,Owens,Murnane, Kelleher, Miller, Meyer&Zedick,PLLC

One Cumberland Ave
P.O.Box 2947
Plattsburgh, NY 12901

Attn: Tom Murnane

Dear Mr. Murnane,

This letter gives you written authorization to represent Weber Intern. Pkg. before the ZBA.

Regards,


Pamela Joseph
Operations Manager.

Aug. 26, 2022

Stafford, Owens, Murnane, Kelleher, Miller, Meyer & Zedick, PLLC

One Cumberland Ave
P.O. Box 2947
Plattsburgh, NY 12901

Attn: Tom Murnane

Dear Mr. Murnane,

With the purchase of 320 Cornelia Street Building, Mr. Heinz Weber is looking forward to expanding the current manufacturing business located at 318 Cornelia Street. (Weber International Pkg). This expansion would include adding cap lining and assembly machines to this building, along with a labelling machine used to label bottles currently made at 318 Cornelia Street. Other areas of the building would be used for warehousing and storage.

We anticipate hiring 5 people within the first year and hope to increase to 8-10 by end of next year.

There will be no structural changes, just updates such as painting and cleaning.

We have attached a rough sketch of the interior of the building for our use.

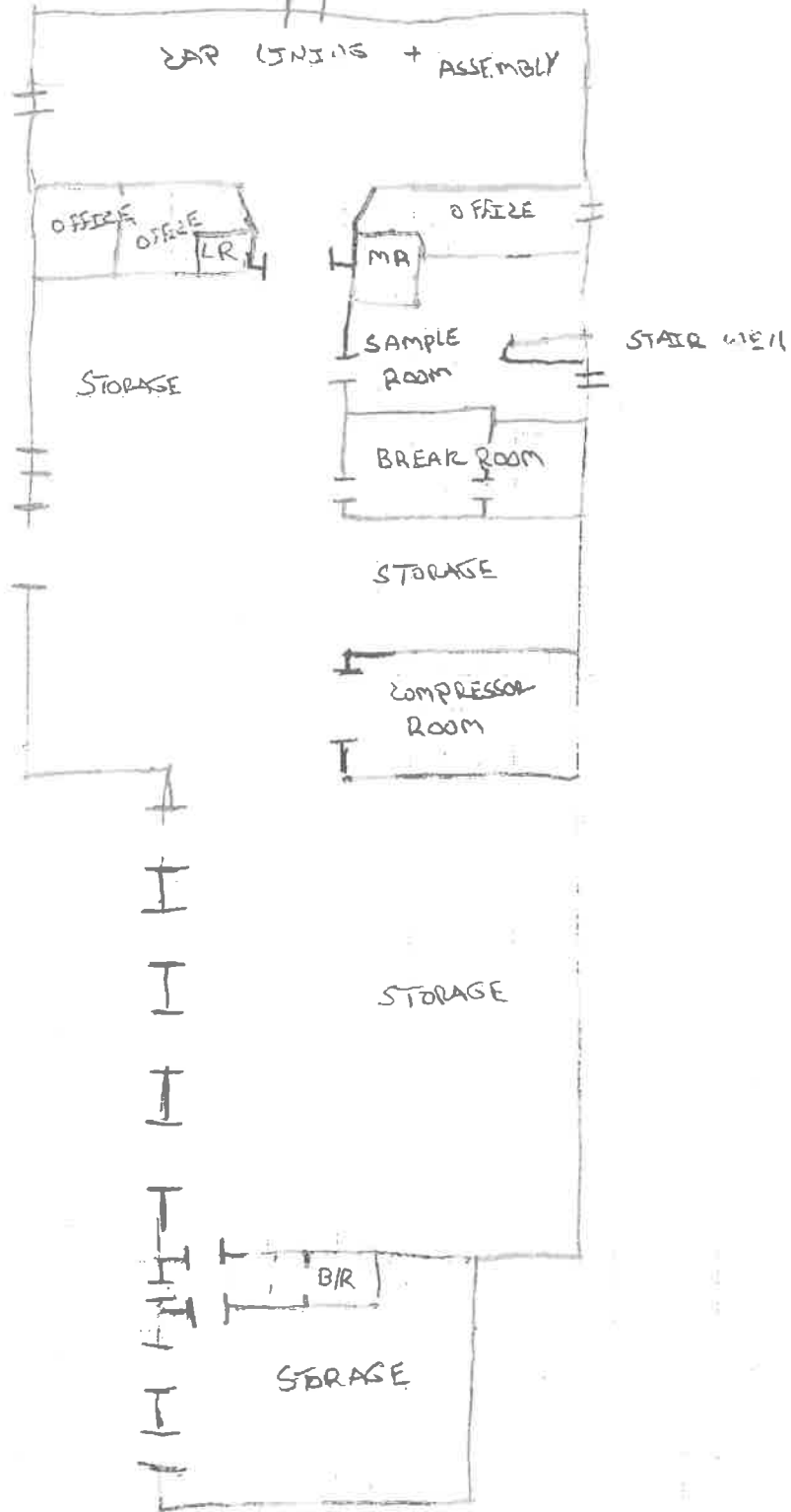
If anything further is required or you need us to do anything else, please do not hesitate to contact me.

Regards,


Pamela Joseph
Operations Manager.

Cornelia Street

- CONTROL SYSTEMS
- INDUSTRIAL PC
- FIELDBUS I/O
- MOTION CONTROL
- MECHANICAL
- MECHANICAL
- MECHANICAL
- SENSORS & VISION
- ALUMINUM EXTRUSION
- MACHINE SAFETY
- POWER DISTRIBUTION
- ROBOTICS
- HMI INTERFACES
- STAGES & ACTUATORS
- PNEUMATICS





Property Description Report For: 320 Cornelia St, Municipality of City of Plattsburgh



Status: Active
Roll Section: Taxable
Swis: 091300
Tax Map ID #: 207.17-1-13
Property Class: 431 - Auto dealer
Site: COM 1
In Ag. District: No
Site Property Class: 431 - Auto dealer
Zoning Code: 12 - B-2 Highway
Neighborhood Code: 13502 - Rte 3

Total Acreage/Size: 2.20
Land Assessment: 2022 - \$353,500
Full Market Value: 2022 - \$1,075,000
Equalization Rate: 2022 - 100.00%
Deed Book: 20223
Grid East: 757537

School District: Plattsburgh
Total Assessment: 2022 - \$1,075,000
Property Desc: Show Rm Garage Lot
Deed Page: 23061
Grid North: 2138644

Owners

Weber Intl Packaging Co LLC
 318 Cornelia St
 Plattsburgh NY 12901

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Add. Parcels	Deed Book and Page
2/10/2022	\$1,050,000	431 - Auto dealer	Land & Building	Cumberland Motor Sales Inc	No	No	No	20223/23061

Utilities

Sewer Type:	Comm/public	Water Supply:	Comm/public
Utilities:	Electric		

Inventory

Overall Eff Year Built:	0	Overall Condition:	Normal
Overall Grade:	Average	Overall Desirability:	4

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories
0	0	0	0		1975		Normal	Average	11828	1

Improvements

Structure	Size	Grade	Condition	Year
Pavng-asphlt	45770 x 4	Average	Normal	1965

Fldlt-mercry	300.00 sq ft	Average	Normal	1965
Tank-petrolm	500.00 sq ft	Average	Normal	1993

Special Districts for 2022

No information available for the 2022 roll year.

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2022	County	\$18,135.16
2021	County	\$18,163.86
2021	School	\$24,931.45

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



John H. Zurlo, County Clerk
 137 Margaret St
 Ste 101
 Plattsburgh, NY 12901-2966
 (518) 565-4700

Clinton County Clerk Recording Cover Sheet

Received From :
 STAFFORD LAW FIRM
 ONE CUMBERLAND AVE
 PO BOX 2947
 PLATTSBURGH, NY 12901

Return To :
 STAFFORD LAW FIRM
 ONE CUMBERLAND AVE
 PO BOX 2947
 PLATTSBURGH, NY 12901

First 1ST PARTY(---OR)

CUMBERLAND MOTOR SALES INC

First 2ND PARTY(--EE)

WEBER INTERNATIONAL PACKAGING COMPANY LLC

Instr Number : 2022-00323061

Index Type : Land Records

Type of Transaction : Deed - (Other Property)

Recording Fee : \$315.00

Recording Pages : 4

The Property affected by this instrument is situated in Plattsburgh (City), in the County of Clinton, New York

Real Estate Transfer Tax

RETT # : 1622
Deed Amount : \$1,050,000.00
RETT Amount : \$4,200.00
Total Fees : \$4,515.00

State of New York

County of Clinton

I hereby certify that the within and foregoing was recorded in the Clerk's office for Clinton County, New York

On (Recorded Date) : 03/08/2022

At (Recorded Time) : 2:54:00 PM



Doc ID - 009623530004

John H. Zurlo

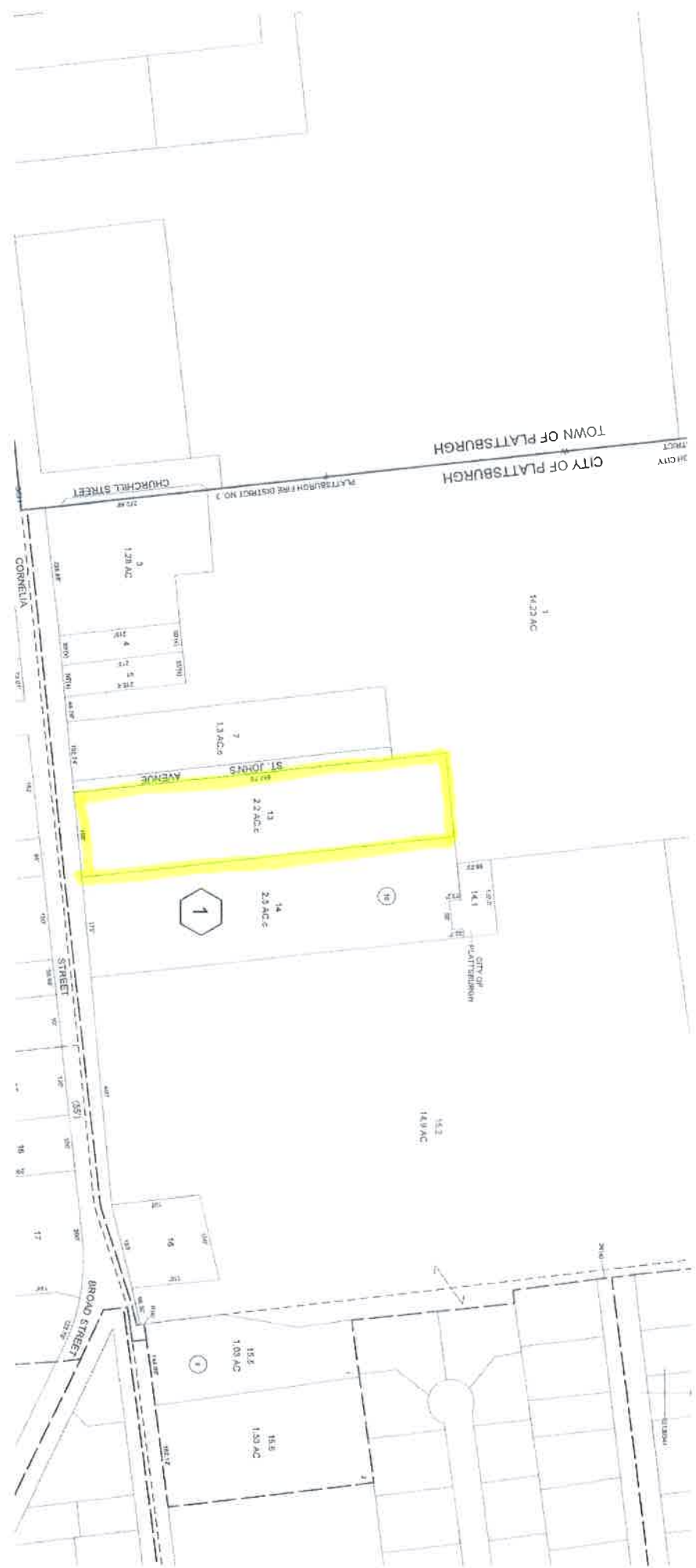
John H. Zurlo, County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

Entered By: KAITLYN Printed On : 03/08/2022 At : 3:10:34 PM

File Number: 2022-00323061 Seq: 1



TOWN OF PLATTSBURGH
CITY OF PLATTSBURGH

CHURCH HILL STREET

ST. JOHNS AVENUE

CORNWELL

BROAD STREET

BROAD STREET

PLATTSBURGH FIRE DISTRICT NO. 3

CITY OF PLATTSBURGH

1

1
14.22 AC

2
1.28 AC

3
1.28 AC

4
1.15 AC

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1.15 AC

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This Indenture,

Made the 10th day of February Two Thousand Twenty-Two

Between Cumberland Motor Sales Inc., with an address of 35A Smithfield Blvd., Suite 199, Plattsburgh, NY 12901,

party of the first part, and

Weber International Packaging Company, LLC, with offices at 318 Cornelia Street, Plattsburgh, NY 12901,

party of the second part

Witnesseth that the party of the first part, in consideration of -----
-----One and NO/100---Dollars----- (\$1.00) ----- lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, its and assigns forever, all

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, situate, lying and being in the City of Plattsburgh, County of Clinton, and State of New York, being more particularly described on SCHEDULE "A" attached hereto and made a part hereof.



Street View Map

This is a map of various places we have had the pleasure of photographing and adding to Google Maps. These locations are either businesses we

127,905,403 views
Published on November 7, 2018

SHARE



Untitled layer

- Space Shirts
- Perrone Photography
- Perrone Properties
- Beauty in Flooring

... 154 more



- CONTROL SYSTEMS
- INDUSTRIAL PC
- MOTION CONTROL
- MECHANICAL
- SENSORS & VISION
- MACHINE SAFETY
- BLOWERS & PUMPS
- ROBOTICS
- HMI INTERFACES
- FIELDBUS I/O
- STAGES & ACTUATORS
- PNEUMATICS
- ALUMINUM EXTRUSION
- POWER DISTRIBUTION

