

1. Planning Board Regular Meeting Agenda

Documents:

[PBA 10 24 2016.DOCX](#)

1.i. PB2016-23 62 BRINKERHOFF ST

Documents:

[62 BRINKERHOFF ST PB2016-23 PLATTSBURGH PREGNANCY CENTER.PDF](#)

1.i.i. PB2016-24 61 BEEKMAN ST

Documents:

[61 BEEKMAN ST PB2016-24 VILAS HOME.PDF](#)

1.i.i.1. PB2016-25 98 OHIO AVE

Documents:

[PB2016--25 AES CLINTON COUNTY HISTORIC MUSEUM ENTRANCE REHABILITATION.PDF](#)

PLANNING BOARD AGENDA

The City of Plattsburgh Planning Board will hold its Regular Meeting on **Monday, October 24, 2016 at 7:00pm** in the Common Council Chambers in City Hall with the following agenda:

1. Approval of Planning Board Minutes
2. PB2016-23: 62 Brinkerhoff Street
 - A. Long Form SEQR
 - B. **HISTORIC SITE REVIEW:** Request to install 24"x48" office sign.
APPLICANT: Plattsburgh Pregnancy Center **PLAN DEVELOPER:** 11 Plattsburgh, LLC
3. PB2016-24: 61 Beekman Street
 - A. Long Form SEQR
 - B. **HISTORIC SITE REVIEW:** Request to install sidewalk and gazebo.
APPLICANT: Samuel F. Vilas Home **PLAN PREPARER:** Scott A. Farquharson
4. PB2016-25: 98 Ohio Ave
 - A. Long Form SEQR
 - B. **HISTORIC SITE REVIEW:** Request to rehabilitate the front entry.
APPLICANT: Clinton County Historical Association **PLAN PREPARER:** AES Northeast (refer to PB2014-26)

A preliminary meeting will be held in the Engineering & Planning Department at 6:30 PM and is open to the public.

Joseph Rotella, Chairman



Plattsburgh, New York

Kevin R. Farrington, P.E.
City Engineer

Engineering & Planning Dept.
41 City Hall Place
Plattsburgh, New York 12901
518 - 563-7730
Fax: 518 - 563-3645

PB #: 2016-23

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

HISTORIC SITE REVIEW **SUBMITTAL DATE:** _____

NAME OF PROPOSED ACTION: INSTALL 24" X 48" SIGN

Applicant:

Name Plattsburgh Pregnancy Center
Address 62 Brinckenhoff St / Suite #103
City Plattsburgh
State N.Y. Zip 12901
Telephone #: 324-2010
Fax #: _____

Plans prepared by:

Name _____
Address _____
City _____
State _____ Zip: _____
Telephone _____
Fax #: _____

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

Name 11 Plattsburgh LLC
Address 62 Brinckenhoff St.
City Plattsburgh
State N.Y. Zip 12901
Telephone 310-3495-1111

Purchase Option: _____

Location of site: 62 Brinckenhoff St.

Historic District : _____ **Current Zoning District:** R4

Property description/class: _____

Parcel ID No.: 207.19-2-41 **Lot Size:** 23,043 SF

Variance #: N/A (if any) **Approved:** _____ **Yes** _____ **No**

City, State and Federal permits needed: CITY BUILDING PERMIT

Proposed uses(s) of site: INSTALL 24" X 48" SIGN

Total site area (square feet or acres): 85F

Anticipated construction time: 3 hours (days, months, years)

Will development or restoration be Phased: No

Current use of historic site: APARTMENTS + OFFICES

Current condition of site: Excellent

Character of surrounding properties: MULTI FAMILY, OFFICE SPACE, STUDENT HOUSING

Estimated cost of proposed improvement: \$ 1000 -

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

Install 24" x 48" sign

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.

CHAPTER 270 OF THE CITY CODE
ZONING

295-31 HISTORIC SITES

A. General procedure. Application for a zoning and building permit shall be made to the Building Inspector prior to the commencement of the excavation for or the construction of any building or structure or the use of land as required under the provisions of § 270-51 of this chapter. Upon receipt of the application, the Building Inspector shall review the application to determine if the proposed action is located on an historic site.

If the action is located on an historic site or within an historic district, the applicant shall be required to secure an historic site approval prior to undertaking proposed actions. In such cases, the Building Inspector shall forward a copy of the application to the Planning Board for its review and approval or denial of activities affecting an historic site in accordance with the specific procedures set forth in § 270-54 of this chapter. Documentation to be submitted shall be as may be required by the Building Inspector and/or the Planning Board. Scale drawings of site plans, building design, elevations and narrative explanation shall be submitted in sufficient detail to allow the Planning Board to review the proposed activity in light of the standards found in Subsection B below. At a minimum, the documentation shall meet the requirements of Subsection B(1) below.

B. Standards. In reviewing applications for an historic site permit, the Planning Board shall consider the compatibility of the proposed action in light of guidelines and standards which may be established from time to time by the Secretary of the United States Department of the Interior "*Standards for Historic Preservation Projects with Guidelines for Applying Standards*", as well as the following standards:

- (1) Every reasonable effort should be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally in-tended purpose.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All buildings, structures and sites should be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance should be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.
- (6) Deteriorated architectural features should be repaired, rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

CHAPTER 270 OF THE CITY CODE
ZONING

- (7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should be discouraged.
- (8) Every reasonable effort should be made to protect and preserve archaeological resources affected by or adjacent to any project.
- (9) Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and the character of the property, neighborhood or environment. (10) Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

**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: <i>INSTALL 24" X 48" SIGN</i>		
Project Location (describe, and attach a general location map): <i>62 BRINKHOFF ST / SUITE #103</i>		
Brief Description of Proposed Action (include purpose or need): <i>INSTALL SMALL OFFICE SIGN 24" X 48"</i>		
Name of Applicant/Sponsor: <i>PLATTSBURGH PREGNANCY CENTER</i>		Telephone:
Address: <i>62 BRINKHOFF ST / SUITE #103</i>		E-Mail:
City/PO: <i>PLATTSBURGH, N.Y. 12901</i>	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
Address:		E-Mail:
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): <i>11 PLATTSBURGH, LLC</i>		Telephone: <i>310-3295</i>
Address: <i>62 BRINKHOFF ST / SUITE #103</i>		E-Mail:
City/PO: <i>PLATTSBURGH, N.Y.</i>	State: <i>N.Y.</i>	Zip Code: <i>12901</i>

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, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Mc Funday (Agent)</i> PLANNING BOARD 	<i>10/3/10</i>
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
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 If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input 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):

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):

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?

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? Plittsburg City School District

b. What police or other public protection forces serve the project site? City Police Dept

c. Which fire protection and emergency medical services serve the project site? City Fire Dept

d. What parks serve the project site? N/A

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)?
Residential / Commercial / Student - Sign for commercial business

b. a. Total acreage of the site of the proposed action? 2.1 acres

b. Total acreage to be physically disturbed? N/A acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 _____
 - Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 - Anticipated completion date of final phase _____ month _____ year
 - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

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?

If Yes, describe: _____

Yes No

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

If Yes:

Yes No

- [area] 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?

If Yes:

Yes No

i. Total anticipated water usage/demand per day: _____ 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: _____
- 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?

If Yes:

Yes No

i. Total anticipated liquid waste generation per day: _____ 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): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

If Yes:

Yes No

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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 ([metric] short tons) of Carbon Dioxide (CO₂)
- _____ Tons/year ([metric] short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year ([metric] short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year ([metric] short tons) of Sulfur Hexafluoride (SF₆)
- _____ Tons/year ([metric] short tons) of Carbon Dioxide equivalent of [Hydrofluorocarbons] Hydrofluorocarbons ([HCFS] HFCs)
- _____ Tons/year (metric) 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): _____

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): _____

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: _____

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

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

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

i. During Construction:

- Monday - Friday: 9/4
- Saturday: _____
- Sunday: 2/4
- Holidays: _____

ii. During Operations:

- Monday - Friday: 9/4
- Saturday: _____
- Sunday: _____
- Holidays: _____

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: _____

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:

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

Describe: _____

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: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (over 550 gallons) 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: _____

N/A

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

N/A

c. Is the project site presently used by members of the community for public recreation? Yes No

i. If Yes: explain: _____

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:

BAILEY AVE MIDDLE SCHOOL, SENIOR CITIZENS COUNCIL OF CLINTON COUNTY,
LITTLE SAINTS DAYCARE, YMCA

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): _____

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): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

- 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? n/a 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:

_____	_____ %
_____	_____ %
_____	_____ %

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

e. Drainage status of project site soils: Well Drained: _____ % of [S]site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of [S]site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % 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: _____

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 _____ Classification _____
- Wetlands: Name _____ Classification _____
- Wetland No. (if regulated by DEC) _____ Approximate Size _____

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: _____
 ii. Source of information: _____

m. Identify the predominant wildlife species that occupy or use the project site:

_____ N/A

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

[If Yes:

i. Species and listing (endangered or threatened): _____

ii. Nature of use of site by the species (e.g., resident, seasonal, transient):] _____

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

[If Yes:

i. Species and listing: _____

ii. Nature of use of site by the species (e.g., resident, seasonal, transient): _____

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: _____

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. [Would] is the project site [be visible from] 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.

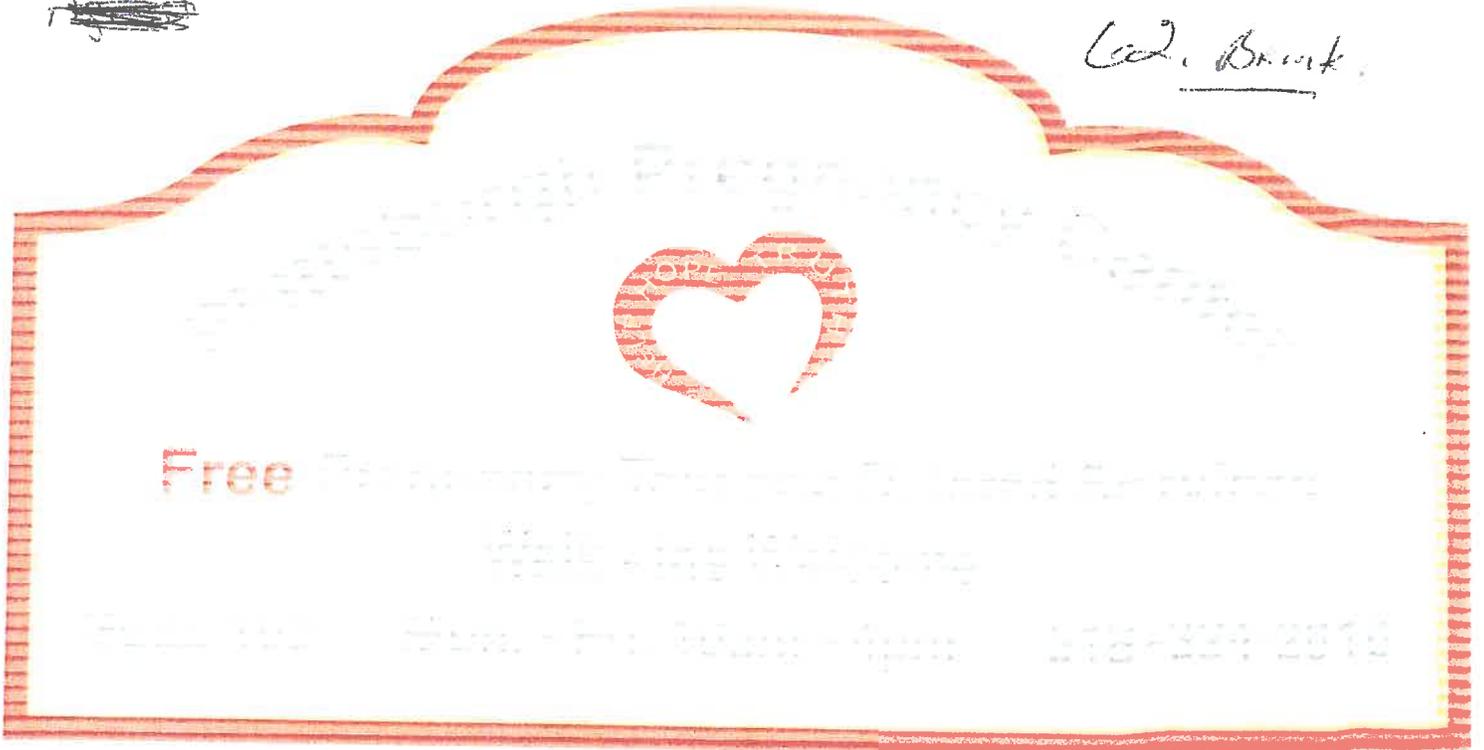
Applicant/Sponsor Name 11 Plattekill, LLC Date 9/26/16

Signature [Signature] Title Member LLC

Free Standing Signs
on 2 poles

Lead. Brink.

24"



48"

24" x 48" single sided.



6' H

10 1/2' W

Sign: 4' W, 2' H



Plattsburgh

Sign Permit Application Plattsburgh, New York

Date 9/23/2016 Application # 2104 Sign Permit # _____

Application is hereby made to the Building Inspector for issuance of a Building and Zoning Permit pursuant to the City of Plattsburgh Zoning Ordinance and the NYS Uniform Fire Prevention and Building Code as herein described. The applicant or owner agrees to comply with all laws and regulations and all conditions expressed on the back of this application which are part of these requirements, and also will allow inspectors to enter the premises for the required inspections.

Note-Read Instructions on the Reverse Side

Applicant's Name	<u>Signs Now</u>	Lot Size	_____
Applicant's Address	<u>17 Weed St.</u>	Existing Use	_____
Applicant's Phone	<u>516-2-5945</u>	Proposed Use	_____
Owner's Name	<u>Lafayette</u>	Sign Specifications	_____
Owner's Address	_____	Size	<u>24" X 48"</u>
Email address:	_____	Weight	<u>60 LB.</u>
Location of Property	<u>62 Benkerhoff St.</u>	Location	<u>NEAR FT. Porch</u>
Architect	_____	Attachment Specs	<u>Post.</u>
Contractor	<u>Signs Now</u>	Estimated Cost	<u>\$1200.</u>
Other	_____	Fee	<u>25.00</u>
Contractor/Owner's Compensation Carrier	_____	Signature of approval of property owner required below if sign is to be attached to the structure owned by a person or a firm other than the applicant.	
Policy	_____	_____	
Exp Date	_____	_____	

Signature of Owner _____ Signature of Applicant [Signature]

The Above Sign Will Read : "Plattsburgh Prog Center"

Reasons for refusal of Permit See att.

_____ Date _____ Building Inspector _____



Plattsburgh, New York

Kevin R. Farrington, P.E.
City Engineer

Engineering & Planning Dept.
41 City Hall Place
Plattsburgh, New York 12901
518 - 563-7730
Fax: 518 - 563-3645

PB #: 2016-24

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

HISTORIC SITE REVIEW **SUBMITTAL DATE:**

NAME OF PROPOSED ACTION: Gazebo and Sidewalk installation

Applicant:

Name The Samuel F. Vilas Home
Address 61 Beekman Street
City Plattsburgh
State N.Y. Zip 12901
Telephone #: 518-563-4960
Fax #: 518-562-9442

Plans prepared by:

Name Scott A. Farguharson
Address 61 Beekman Street
City Plattsburgh
State N.Y. Zip: 12901
Telephone 518-563-4960 Ext 222
Fax #: 518-562-9442

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

Name _____
Address _____
City _____
State _____ Zip _____
Telephone _____

Purchase Option: _____

Location of site: 61 Beekman Street Plattsburgh, N.Y. 12901

Historic District : _____ **Current Zoning District:** _____

Property description/class: Residential / Commercial

Parcel ID No.: 207.18-6-38 **Lot Size:** 3.40 Acres

Variance #: _____ (if any) **Approved:** _____ Yes _____ No

City, State and Federal permits needed: Building permit, City of Plattsburgh. Application 2103

Proposed uses(s) of site: Recreational use by Vilas Home residents and guests.

Total site area (square feet or acres): 240 sqft structure, 700 sqft pavement

Anticipated construction time: 4 days (days, months, years)

Will development or restoration be Phased: Yes

Current use of historic site: Adult home

Current condition of site:
Inhabited structure with surrounding lawn.

Character of surrounding properties:
Single and multi use structures

Estimated cost of proposed improvement: \$ 15,000

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 gazebo is intended for recreational use by Vilas Home residents and guest.

INSTRUCTIONS FOR SUBMITTAL:

1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, photographs, detailed site plan, SEQR 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, SEQR, 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.

CHAPTER 270 OF THE CITY CODE
ZONING

270-31 HISTORIC SITES

A. General procedure. Application for a zoning and building permit shall be made to the Building Inspector prior to the commencement of the excavation for or the construction of any building or structure or the use of land as required under the provisions of § 270-51 of this chapter. Upon receipt of the application, the Building Inspector shall review the application to determine if the proposed action is located on an historic site.

If the action is located on an historic site or within an historic district, the applicant shall be required to secure an historic site approval prior to undertaking proposed actions. In such cases, the Building Inspector shall forward a copy of the application to the Planning Board for its review and approval or denial of activities affecting an historic site in accordance with the specific procedures set forth in § 270-54 of this chapter. Documentation to be submitted shall be as may be required by the Building Inspector and/or the Planning Board. Scale drawings of site plans, building design, elevations and narrative explanation shall be submitted in sufficient detail to allow the Planning Board to review the proposed activity in light of the standards found in Subsection B below. At a minimum, the documentation shall meet the requirements of Subsection B(1) below.

B. Standards. In reviewing applications for an historic site permit, the Planning Board shall consider the compatibility of the proposed action in light of guidelines and standards which may be established from time to time by the Secretary of the United States Department of the Interior "*Standards for Historic Preservation Projects with Guidelines for Applying Standards*", as well as the following standards:

- (1) Every reasonable effort should be made to provide a compatible use for a property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally in-tended purpose.
- (2) The distinguishing original qualities or character of a building, structure or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All buildings, structures and sites should be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance should be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site should be treated with sensitivity.
- (6) Deteriorated architectural features should be repaired, rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

**CHAPTER 270 OF THE CITY CODE
ZONING**

- (7) The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should be discouraged.
- (8) Every reasonable effort should be made to protect and preserve archaeological resources affected by or adjacent to any project.
- (9) Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, material and the character of the property, neighborhood or environment. (10) Wherever possible, new additions or alterations to structures should be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

**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: Gazebo and sidewalk installation		
Project Location (describe, and attach a general location map): West lawn of Samuel F. Vilas Home		
Brief Description of Proposed Action (include purpose or need): Remove sod and topsoil to allow for base material and pavement that will provide a walkway and pad for placement of a 12'x20' prefabricated gazebo. The gazebo will be for recreational use by Vilas Home residents and guests.		
Name of Applicant/Sponsor: The Samuel F. Vilas Home, Leora Schneider	Telephone: 518-563-4960 Ext. 401	E-Mail: administrator@vilashome.com
Address: 61 Beekman Street		
City/PO: Plattsburgh	State: New York	Zip Code: 12901
Project Contact (if not same as sponsor; give name and title/role): Scott A. Farquharson, Maintenance Dir	Telephone: 563-4960 Ext 222	E-Mail: vilasmaint@gmail.com
Address: 61 Beekman Street		
City/PO: Plattsburgh	State: New York	Zip Code: 12901
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	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, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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>i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, <i>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>iii. Is the project site within a Coastal Erosion Hazard Area?</i> <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):

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):

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?

R-1

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? City of Plattsburgh

b. What police or other public protection forces serve the project site?
City of Plattsburgh, New York State Police

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

d. What parks serve the project site?
N/A

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)?
Recreational

b. a. Total acreage of the site of the proposed action? 0.02 acres
b. Total acreage to be physically disturbed? 0.02 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.40 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 _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Paved walkway and pad will be completed first. Then pre-fabricated gazebo will be delivered at a date after tarmac is completed.

f. Does the project include new residential uses?
If Yes, show numbers of units proposed.

Yes No

	<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 1
ii. Dimensions (in feet) of largest proposed structure: 10 height; 12 width; and 20 length
iii. Approximate extent of building space to be heated or cooled: 0 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? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? To allow paved walk and pad installation.
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
• Volume (specify tons or cubic yards): Approx 1400 cubic yards
• Over what duration of time? one day
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
Sed and topsoil. Plan to reuse on project area for leveling after construction.
iv. Will there be onsite dewatering or processing of excavated materials?
If yes, describe. _____

Yes No

- 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? _____
ix. Summarize site reclamation goals and plan: _____

Yes No

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:

- [area] 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: _____ 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: _____
- 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: _____ 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): _____

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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?

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 ([metric] short tons) of Carbon Dioxide (CO₂)

- _____ Tons/year ([metric] short tons) of Nitrous Oxide (N₂O)

- _____ Tons/year ([metric] short tons) of Perfluorocarbons (PFCs)

- _____ Tons/year ([metric] short tons) of Sulfur Hexafluoride (SF₆)

- _____ Tons/year ([metric] short tons) of Carbon Dioxide equivalent of [Hydroflorocarbons] Hydroflouorocarbons ([HCFS] HFCs)

- _____ Tons/year (metric) 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): _____

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): _____

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: _____

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

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

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

i. During Construction:

- Monday - Friday: ~~_____~~
- Saturday: ~~_____~~
- Sunday: ~~_____~~
- Holidays: ~~_____~~

ii. During Operations:

- Monday - Friday: Dawn to dusk
- Saturday: Dawn to dusk
- Sunday: Dawn to dusk
- Holidays: Dawn to dusk

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: _____

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:

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

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: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (over 550 gallons) 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 Coverture	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Lawn / Vilas Home</u>	3.40	3.40	∅

c. Is the project site presently used by members of the community for public recreation? Yes No

i. If Yes: explain: _____

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:

The Samuel F. Vilas Home, BHSN Residential (200 Cornelia St), SUNY
Plattsburgh, UVM-Champlain Valley Physicians Hospital, ARC (University)

e. Does the project site contain an existing dam? Dr Smith (202 Cornelia St) 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): _____

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): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

- 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? 2.5 + 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:

<u>Sod / Top Soil</u>	<u>10</u>	%
<u>Subsoil + Sandy gravel</u>	<u>90</u>	%
		%

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

e. Drainage status of project site soils: Well Drained: 100 % of [S]site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of [S]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: _____

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 _____ 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: _____
 [ii. Source of information: _____

m. Identify the predominant wildlife species that occupy or use the project site: Insects

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

[If Yes:

i. Species and listing (endangered or threatened): _____

ii. Nature of use of site by the species (e.g., resident, seasonal, transient):] _____

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

[If Yes:

i. Species and listing: _____

ii. Nature of use of site by the species (e.g., resident, seasonal, transient): _____

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: The Samuel F. Vilas Home

iii. Brief description of attributes on which listing is based:
Historical Structure / Architectural Significance

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. [Would] is the project site [be visible from] 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.

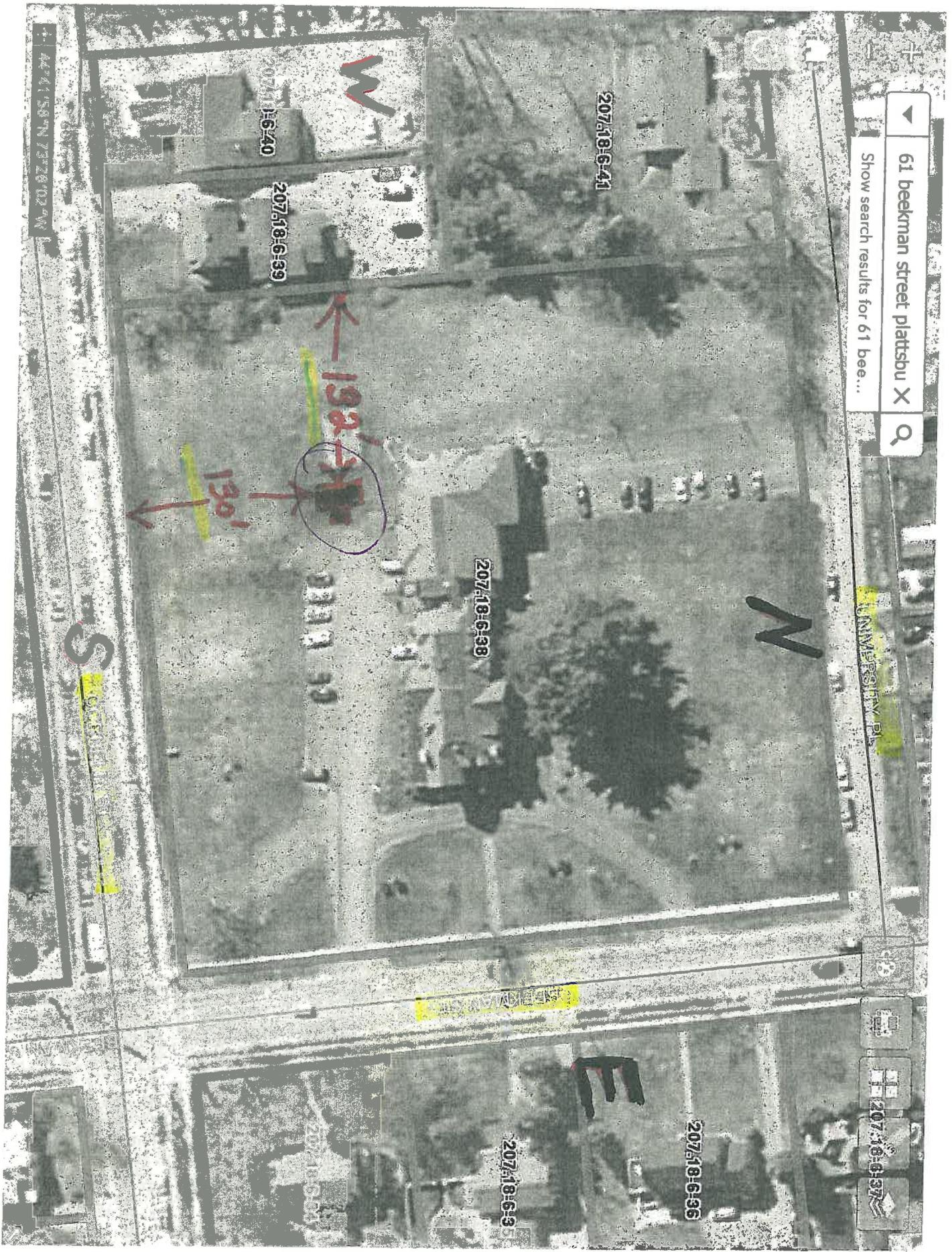
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

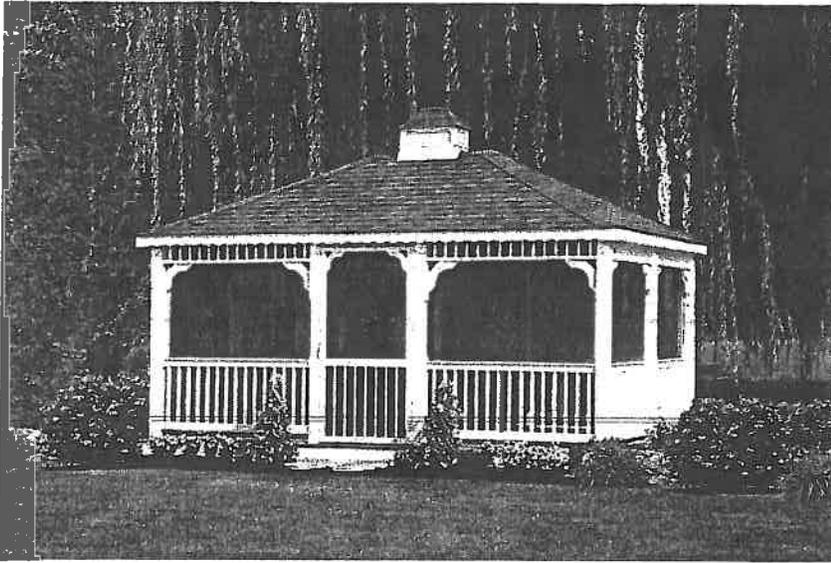
G. Verification

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

Applicant/Sponsor Name Scott A. Farguharsen Date 10-4-2016

Signature Scott A. Farguharsen Title Maintenance Director





Proposed Gazebo from Adirondack
Storage Barns 12' x 20'



APPLICATION FOR BUILDING AND ZONING PERMIT
CITY OF PLATTSBURGH, 41 CITY HALL 12901

COPY

Plattsburgh, New York

**IT'S THE LAW!
CALL UFPO 2 WORKING
DAYS BEFORE YOU DIG!
1-800-962-7962**

Date: 9-23-2016

Building Permit Application: 2103

Application is hereby made to the Building Inspector for the issuance of a Building and Zoning Permit pursuant to the City of Plattsburgh Zoning Ordinance and the NYS Uniform Fire Prevention and Building Code for the construction of buildings, structures, renovations, alterations, and change in use, demolitions, fences, paving and electrical. The applicant or owner agrees to apply with all applicable regulations and all conditions expressed on the back of this application, and will also allow all inspectors to enter the premises for the required inspections.

Need Historic Site Review

Note: Read Instructions On Reverse Side. Applicant is responsible for accurate information.

Address of Work Site: 61 Beekman Street

Zoning District: _____

Land Use: Commercial _____ Residential _____

Type of Project: _____

Residential two family _____ Multi-Residential _____

New Construction:

Mixed Industrial _____

Structural Alterations: _____

Renovations: _____

Description of Project: Paved sidewalk to paved pad, approx 14'x24', on west lawn. Add pre-fab Gazebo

Accessory Structure: _____

Electrical _____ Plumbing _____ Conversion _____

ESTIMATED COST \$ 15,000 FEE \$ 75.00

Demolition _____ Fence _____ Pool _____ Deck _____

Other _____

Applicant: Scott A. Farquharson / Sam F Vilas

Business Name: Samuel F Vilas Home

Applicant's Address: 61 Beekman Street

Owner's Name: Samuel F Vilas Home

Telephone: 518-563-4960

Owner's Address: 61 Beekman Street

Scott Ext. 222 Leora Ext. 40

Contractor: Provost Blacktopping & Adirondack

Registration: _____

Architect: Storage Barn 3

Insurance: _____

Plumbing: N/A

Electrical: _____

Square Feet: _____

Foundation Permit Issued: _____

Scott A Farquharson
Signature of Applicant

Scott A Farquharson Director of Mai
Signature of Owner or Authorized Agent

ALL ELECTRICAL WORK MUST BE INSPECTED BY AND A CERTIFICATE OF APPROVAL OBTAINED FROM A CERTIFIED ELECTRICAL INSPECTION AGENCY

Historical Site _____

Storage Tanks Requiring Excavation: _____

UTILITY APPROVAL REQUIRED WHEN APPLICABLE

THIS APPLICATION IS HEREBY APPROVED SUBJECT TO THE BUILDING PERMIT INSPECTION REPORT

DATE

BUILDING INSPECTOR

NOTES: MLD _____ INS _____ CONT. REG. _____ FEE _____ PLANS _____ OTHER _____

E-mail vilasmaint@gmail.com
Vilas Fax 518 562-9442

Revised Application Attached - Oct 2016

2016-25

CITY OF PLATTSBURGH APPLICATION TO PLANNING BOARD FOR:

HISTORIC SITE REVIEW SUBMITTAL DATE:

NAME OF PROPOSED ACTION: New Porch - 98 OHIO

Applicant: Name CLINTON CO. HISTORICAL ASSN Plans prepared by: Name _____
Address 98 OHIO AVE Address _____
City PLATTSBURGH City _____
State NY Zip 12903 State _____ Zip: _____
Telephone #: 561-0340 Telephone _____
Fax #: _____ Fax #: _____

Owner (if different) ((if more than one owner, provide info. for each)
Name (Same) Purchase Option: _____
Address _____
City _____
State _____ Zip _____
Telephone _____

Location of site: 98 OHIO AVE

Historic District : NO Current Zoning District: RC-2

Property description/class: _____

Parcel ID No.: _____ Lot Size: _____

Variance #: NONE (if any) Approved: _____ Yes _____ No

City, State and Federal permits needed: CITY BUILDING PERMIT.

Proposed uses(s) of site: Same as present
- museum

Total site area (square feet or acres): .65 acres

Anticipated construction time: 3 weeks MAX (days, months, years)

Will development or restoration be Phased: NO

Current use of historic site: MUSEUM

Current condition of site: BUILDING IN GOOD SHAPE. FRONT PORCH IN SAD SHAPE. NEEDS Replacement.
THIS IS A 1940'S or 1950'S PORCH. NOT ORIGINAL 1905.

Character of surrounding properties:
MUSEUMS, pre-school, UNION BUILDING
Celogy Security Business.

Estimated cost of proposed improvement: \$ _____

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

approx 6000 sq ft area of whole BUILDING
2.5 stories? (Basement is usable)

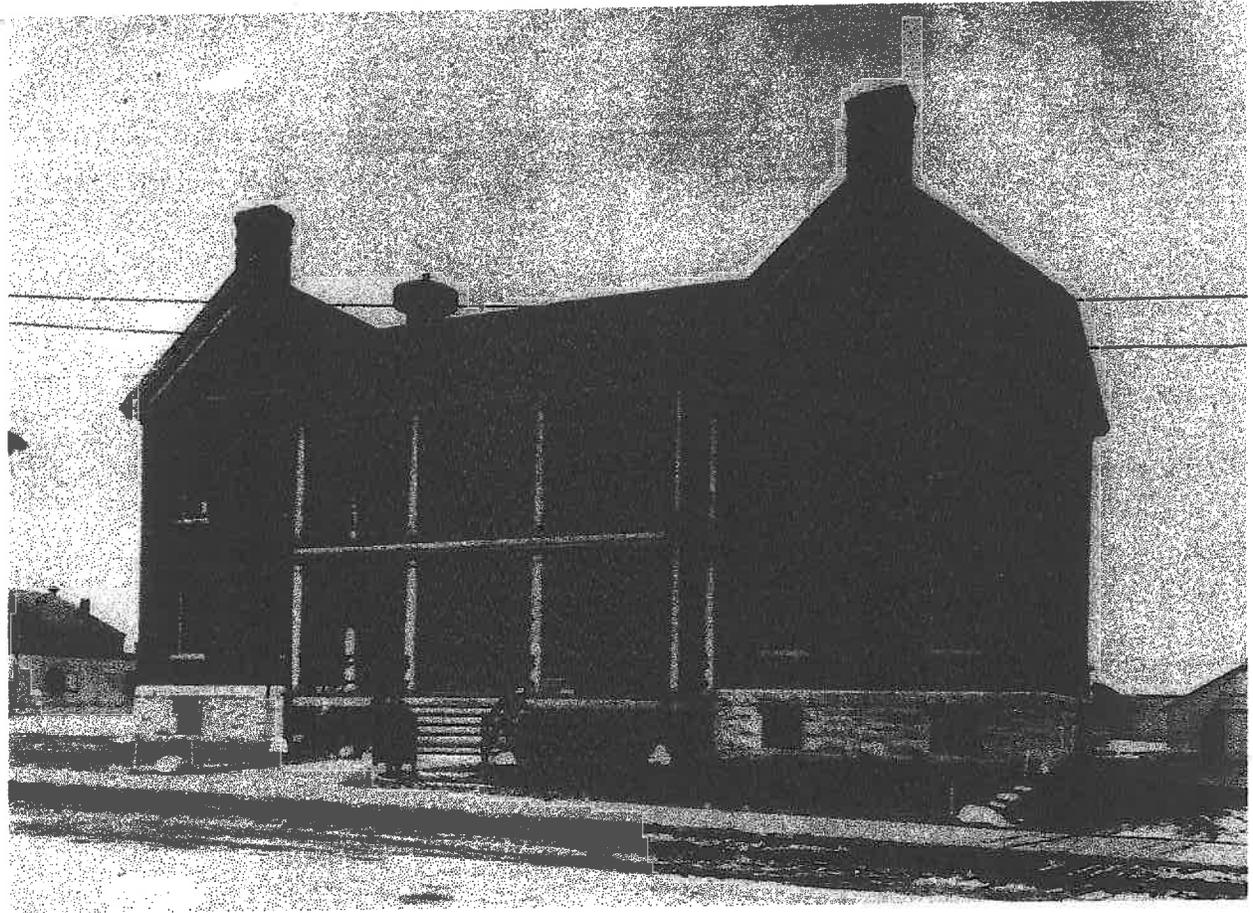
INSTRUCTIONS FOR SUBMITTAL:

1. Type or print neatly. Complete all blanks.
2. Submit completed application and one location map, photographs, detailed site plan, SEQR 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, SEQR, 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: Front Porch Rehabilitation		
Project Location (describe, and attach a general location map): 98 Ohio Ave Plattsburgh NY 12903		
Brief Description of Proposed Action (include purpose or need): To rehabilitate the front entry.		
Name of Applicant/Sponsor: Clinton County Historical Association		Telephone: 518-561-0340
		E-Mail: director@clintoncountyhistorical.org
Address: 98 Ohio Ave		
City/PO: Plattsburgh	State: NY	Zip Code: 12903
Project Contact (if not same as sponsor; give name and title/role): Jules Lapoint, CCHA Trustee		Telephone: 518-578-6703
		E-Mail: jlapo003@gmail.com
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	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 type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No city building Inspector	Permit Needed	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No funding	Clinton County Grant	Oct 2014
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No approval	SHPO	approved Aug 2015 + Oct 2016
h. Federal agencies <input type="checkbox"/> Yes <input 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 type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input 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):

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):

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?
recreational - Commercial 2 - RC2

b. Is the use permitted or allowed by a special or conditional use permit? museum = sup 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? City of 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?
US OVAL + Entire City owned waterfront

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)?
replace porch steps + deck landing, refurbish deck roof, on museum buildings

b. a. Total acreage of the site of the proposed action? .65 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .65 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 _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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, porch rehabilitation only

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: zero 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: _____ 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: _____
- 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: _____ 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): _____

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

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- 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 *N/A*

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 (CO₂)
- _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
- _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
- _____ 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): _____

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): _____

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: _____

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

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

l. Hours of operation. Answer all items which apply. *no change to museum hours*

i. During Construction:

- Monday - Friday: Wed - Fri 10am - 3pm
- Saturday: 10am - 3pm
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: Wed - Fri 10am - 3pm
- Saturday: 10am - 3pm
- Sunday: _____
- Holidays: _____

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: _____

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:

Present porch has lighting. Will remain the same. There are no nearby occupied structures

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

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: _____

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: 2 tons per 2 (unit of time) unknown
- Operation: N/A 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: re using existing roof overhang + concrete foundation.
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: will go to Clinton Co landfill
- 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): day care / school
 ii. If mix of uses, generally describe:
one ~~residence~~ residence 2 lots away

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	.56	.56	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• 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: <u>Lawn / Land scape</u>	.09	.09	0

c. Is the project site presently used by members of the community for public recreation? Yes No

i. If Yes: explain: _____

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:

school next door (22 New York Rd)

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): _____

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): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

* checked DEC Spill incidents data base + Env. remediation None noted.

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? 20ft + sandy 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: Sandy soil 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: 10 feet guess

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: _____

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? Lake Champlain is 200 ft away, not close 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 _____ 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? unknown 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: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ NONE

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: (Local Recog. Historic District only)

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

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: NY State Park - Cumberland Head

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: 5.3 miles. on google maps

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 Helen Allen Nerska Date October 14, 2016

Signature [Handwritten Signature] Title President, Clinton County Historical Association

7. What is meant by the term "substantially contiguous?"

The term "substantially contiguous" as used in both sections 617.4(b)(9) and (10), is intended to cover situations where a proposed activity is not directly adjacent to a sensitive resource, but is in close enough proximity that it could potentially have an impact. Although the term can be difficult to define, the following examples may provide some guidance.

- Construction of a structure across a residential or downtown two to four-lane street from a building listed on the National Register of Historic Places would be substantially contiguous. However, if the street were a six lane limited access highway with a 100 foot median it would not be substantially contiguous.
- Construction of a structure on a site that is separated from a City Park by a 50 foot right-of-way would be substantially contiguous.
- Construction of a residential development overlooking a historically designated bay would be substantially contiguous.
- Construction of a boat launch ramp 100 feet away from a prehistoric Native American encampment site proposed for designation on the National Register of Historic places would be substantially contiguous.

When considering the issue of what is substantially contiguous, it is important to realize that you are only determining if the action will be classified as Type I or Unlisted, and not determining its significance. If there is question whether an action is substantially contiguous, it is best to treat it as Type I and proceed with the review.



**Parks, Recreation
and Historic Preservation**

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

October 13, 2016

Helen Nerska
President, Clinton County Historical Association
98 Ohio Avenue
Plattsburgh, NY 12901
(via email only)

Re: AIR FORCE
Clinton County Historical Museum/Porch Reconstruction
98 Ohio Avenue, Plattsburgh, Clinton County
14PR04368

Dear Ms. Nerska:

Thank you for your continued consolation with the New York State Historic Preservation Office (SHPO). We continue to review this activity in accordance with Section 106 of the National Historic Preservation Act of 1966. These comments are those of the SHPO and relate only to Historic/Cultural resources.

Based upon the new information provided, it is the SHPO's opinion that the changes proposed for the porch repair/replacement project will continue to have No Adverse Effect on the Museum building. As you know this building is a contributing feature in the National Register eligible United States Oval Historic District (expansion).

If I can be of any further assistance please do not hesitate to contact me at (518) 268-2166 or john.bonafide@parks.ny.gov.

Sincerely,

John A. Bonafide
Director,
Technical Preservation Services Bureau
Agency Historic Preservation Officer

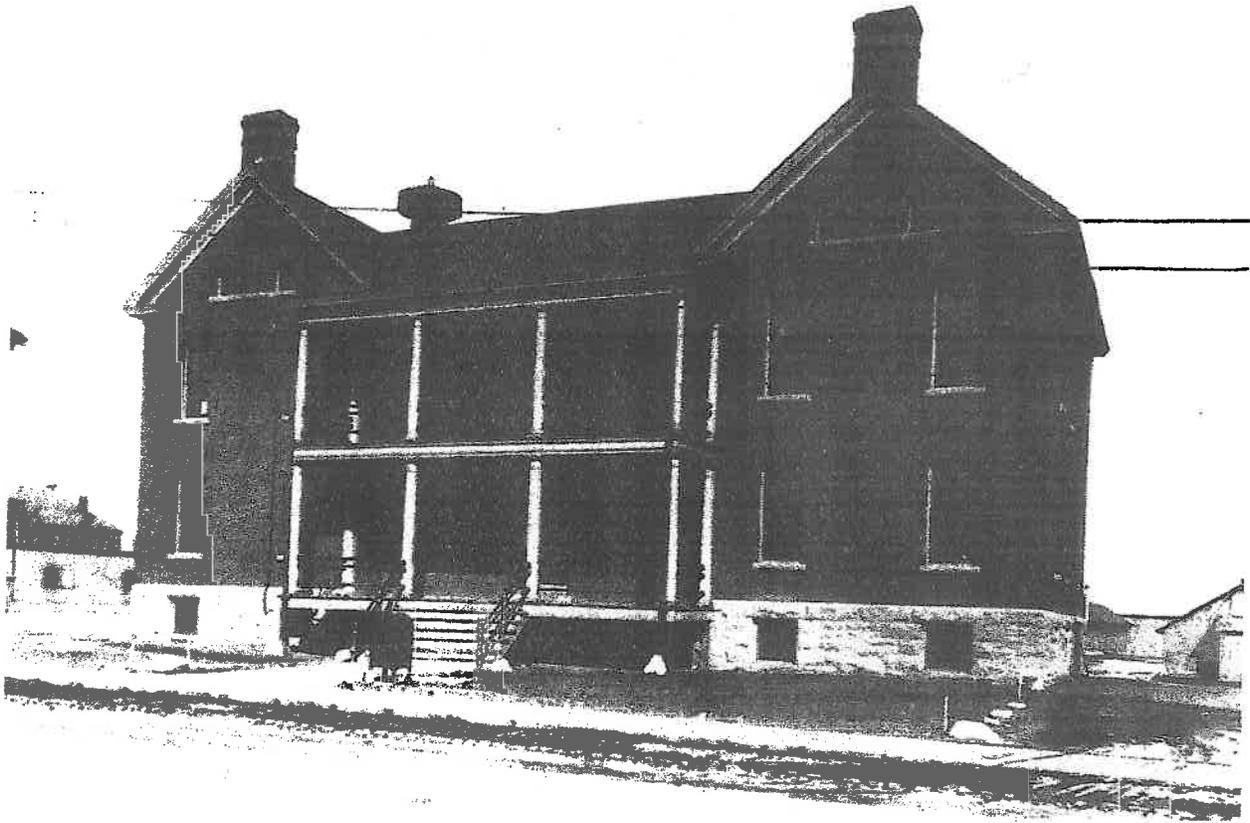


Figure 1.1
Primary Entrance to the Building

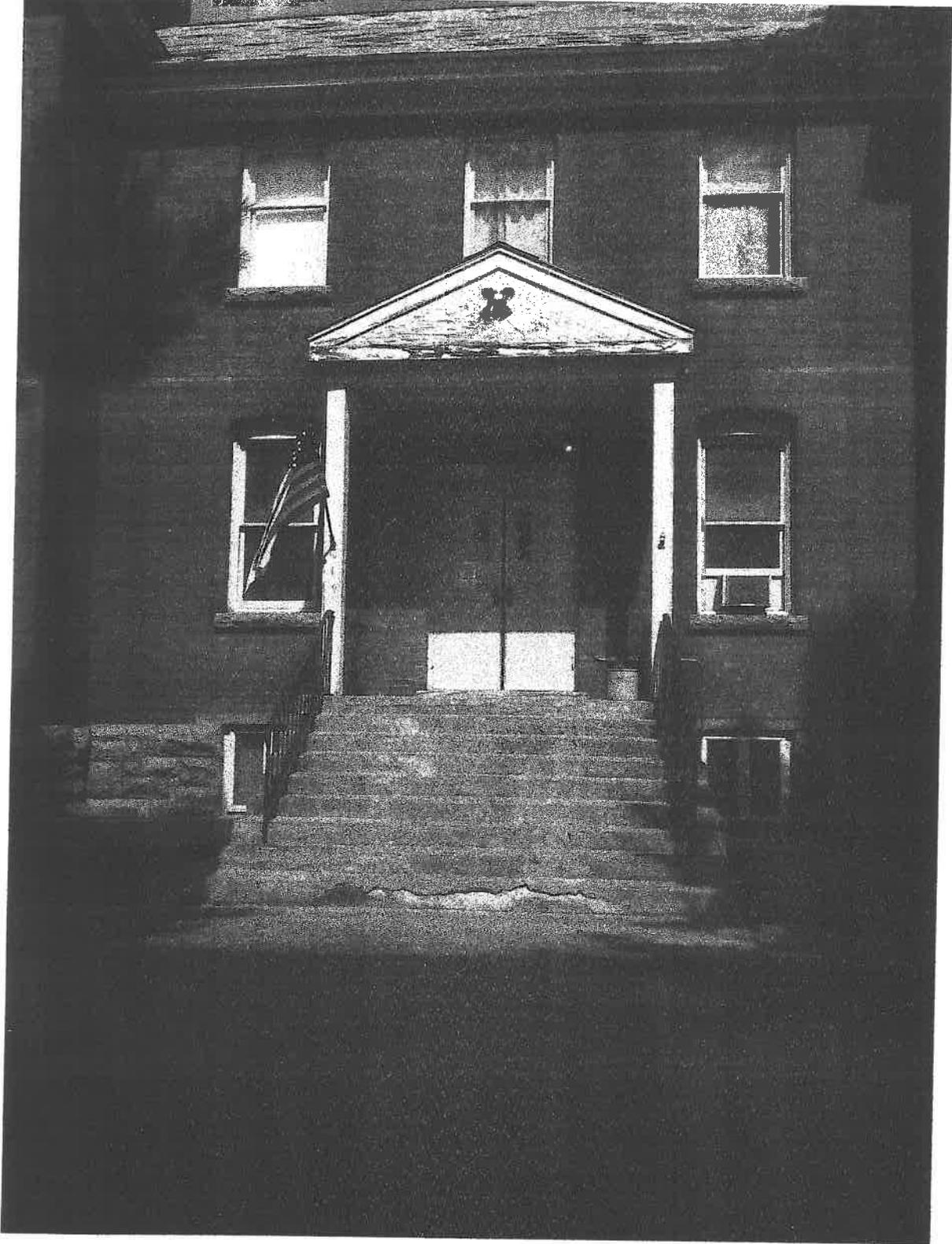


Figure 1.3
Canopy

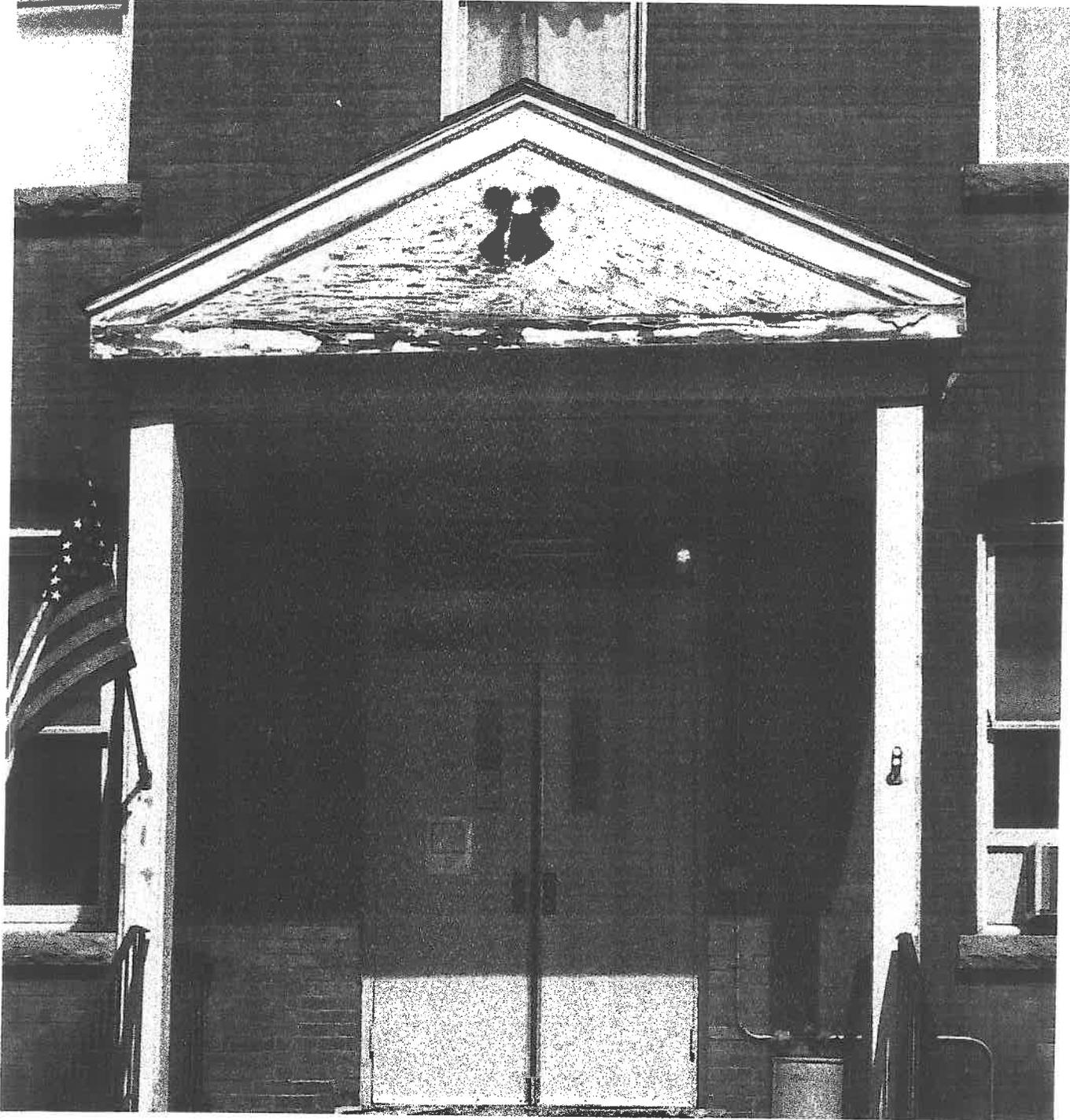


Figure 1.2b
Entryway Steps



Figure 1.2a
Entryway Steps



CLINTON COUNTY HISTORICAL MUSEUM ENTRANCE REHABILITATION

98 OHIO AVENUE
PLATTSBURGH, NEW YORK



Architecture, Engineering, and Land Surveying Northeast, PLLC
10-12 City Hall Place, Plattsburgh, NY 12901
Phone: (518) 561-1598 Fax: (518) 561-1990
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Note: It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, Architect, Landscape Architect, or Land Surveyor, to alter an item in any way. If an item bearing the stamp of a licensed professional is altered, the altering Engineer, Architect, Landscape Architect, or Land Surveyor shall stamp the document and include the notation "altered by" followed by their signature, the date of such alteration, and a specific description of the alteration.

ARCHITECT - ENGINEER - LAND SURVEYOR



PROJECT LOCATION



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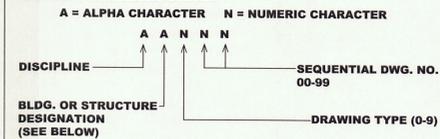
PROJECT LOCATION
NOT TO SCALE



North

DRAWING SET ORGANIZATION

DRAWING NUMBERING SYSTEM



DRAWING DISCIPLINE DESIGNATORS

- | | |
|-----------------------------|------------------------------|
| G - GENERAL DRAWINGS | W - PROCESS DRAWINGS |
| V - SURVEY/MAPPING DRAWINGS | P - PLUMBING DRAWINGS |
| C - CIVIL DRAWINGS | M - MECHANICAL DRAWINGS |
| S - STRUCTURAL DRAWINGS | E - ELECTRICAL DRAWINGS |
| A - ARCHITECTURAL DRAWINGS | X - ABATEMENT DRAWINGS |
| | F - FIRE PROTECTION DRAWINGS |

DRAWING TYPE DESIGNATOR (3RD CHARACTER OF DWG. NO.)

- 0 GENERAL (SYMBOLS, LEGENDS, NOTES, ETC.) & DIAGRAMS
- 1 PLANS (HORIZONTAL VIEWS)
- 2 ELEVATIONS (VERTICAL VIEWS)
- 3 SECTIONS (SECTIONAL VIEWS)
- 4 LARGE SCALE PLANS, ELEVATIONS, & SECTIONS
- 5 DETAILS
- 6 SCHEDULES

DRAWING LIST

DRAWING NO.	DRAWING TITLE
G-001	COVER SHEET
A-101	ENTRANCE PLANS
A-501	ELEVATION, SECTIONS, & DETAILS

GENERAL NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, & SEQUENCE OF CONSTRUCTION; & ALL SAFETY AND SECURITY AT THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT WORK AT THE SITE & FIELD VERIFYING ALL DIMENSIONS & MEASUREMENTS. NOTIFY THE ARCHITECT/ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- THE OWNER IS RESPONSIBLE FOR LAND SURVEYS, TOPOGRAPHIC SURVEYS, BOUNDARY & PROPERTY SURVEYS. THE OWNER IS RESPONSIBLE FOR ZONING & PLANNING BOARD APPROVALS & PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE BUILDING PERMIT, ELECTRICAL INSPECTIONS, & ANY OTHER PERMITS/INSPECTIONS REQUIRED FOR THE PROJECT REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. ARCHITECT/ENGINEER WILL PROVIDE STAMPED SET OF CONSTRUCTION DOCUMENTS FOR CONTRACTOR TO SUBMIT FOR BUILDING PERMIT.
- RELINQUISH ANY CONSTRUCTION MATERIALS, EQUIPMENT, & FIXTURES REQUESTED BY OWNER.
- PROVIDE TEMPORARY SHORING OF ALL STRUCTURES PRIOR & DURING DEMOLITION, PROTECT REMAINING STRUCTURE FROM DAMAGE.
- MAINTAIN STRUCTURE IN WEATHERTIGHT CONDITION AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL SUB-CONTRACTORS, SUPPLIERS, & VENDORS; AS WELL AS DELIVERIES, OFF-LOADING, & HANDLING OF ALL MATERIALS & EQUIPMENT.
- "REMOVE" SHALL MEAN TO DEMOLISH, REMOVE, & PROPERLY DISPOSE OF DESIGNATED BUILDING COMPONENTS. (ALSO SEE 5 & 6 ABOVE)
- THE OWNER IS RESPONSIBLE FOR THE DISCOVERY & DISCLOSURE OF HAZARDOUS CONSTRUCTION MATERIALS/FINISHES AT THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER PROTECTION OR REMOVAL OF HAZARDOUS CONSTRUCTION MATERIALS/FINISHES DURING CONSTRUCTION, IN COMPLIANCE WITH ALL STATE & FEDERAL REGULATIONS. (i.e. ASBESTOS, LEAD PAINT/PIPING, PCB'S, ETC.)

ABBREVIATIONS:

ALUM.	ALUMINUM
BD.	BOARD
CONC.	CONCRETE
EA.	EACH
EXIST.	EXISTING
GALV.	GALVANIZED
O.C.	ON CENTER
PLYWD.	PLYWOOD
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
Typ.	TYPICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
WD.	WOOD

SPECIFICATIONS:

- EXTERIOR PAINT:
A. PRIME - EXTERIOR LATEX PRIMER/SEALER
B. INTERMEDIATE - EXTERIOR LATEX
C. TOP - EXTERIOR LATEX
- WOOD FRAMING: NO. 2 GRADE OR BETTER, S/P/F SPECIES, 19 PERCENT MAXIMUM MOISTURE CONTENT; PRESSURE TREATED
- PLYWOOD SHEATHING: STRUCTURAL 1 PLYWOOD; EXPOSURE DURABILITY 1; UNSANDED.
- FASTENERS: (HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE)
A. NAILS - COMMON NAILS WHERE NAILING IS SPECIFIED ON DRAWINGS. SINKER OR PNEUMATICALLY INSTALLED NAILS MAY BE SUBSTITUTED
B. WOOD SCREWS: ANSI B 18.6.1.
C. LAG SCREWS: ANSI B 18.2.1.
D. BOLTS: ASTM A 307 GRADE A WITH ASTM A 563 HEX NUTS. STAINLESS STEEL TYPE 306 WHERE INDICATED
- METAL CONNECTORS:
A. CONNECTORS SHALL BE FABRICATED USING HOT DIPPED PROCESS GALVANIZING ASTM A 525 G60.
B. CONNECTORS IN CONTACT WITH PRESSURE TREATED FRAMING SHALL MEET G185 GALVANIZING.
- COMPOSITE WOOD DECKING: RECLAIMED WOOD AND PLASTIC WITH INTEGRAL COLORING; FREE FROM TOXIC CHEMICALS AND PRESERVATIVES, NOMINALLY 5/4 X 5 INCHES X MAXIMUM PRACTICAL LENGTH.
- COLUMN COVER: MELTON CLASSICS INC. FRP CLASSIC FIBERGLASS COLUMN COVER OR EQUAL; TUSCAN ROUND #200FRP; 8" x 10'-0" (FIELD VERIFY)
- FELT PAPER: ASTM D 6757; 30LB.
ASPHALT-IMPREGNATED FIBERGLASS-REINFORCED ORGANIC FELT
- ASPHALT SHINGLES: ARCHITECTURAL TYPE, FIBERGLASS MAT BASE W/ CERAMIC COATED MINERAL GRANULES, MIN. 240LBS. LIMITED LIFETIME WARRANTY, ASTM D 3018 TYPE 1 - SELF-SEALING, UL CERTIFICATION OF ASTM D 3462, ASTM D 3161/UL979 90 MPH WIND RESISTANCE.

PROJECT TITLE:

CLINTON COUNTY
HISTORICAL MUSEUM

ENTRANCE REHABILITATION

98 OHIO AVE.
PLATTSBURGH, NEW YORK

DRAWING TITLE:

COVER SHEET

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)
1.	CANOPY REVISIONS	07/12/2016

DRAWN BY: P. DEYO	CHECKED BY:	DATE: 03/15/2016	PROJECT NO.: 4342
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DRAWING NO.

G-001

Note: It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, Architect, Landscape Architect, or Land Surveyor, to alter an item in any way, if an item bearing the stamp of a licensed professional is altered, the altering Engineer, Architect, Landscape Architect, or Land Surveyor shall stamp the document and include the notation "altered by" followed by their signature, the date of such alteration, and a specific description of the alteration.

ARCHITECT - ENGINEER - LAND SURVEYOR

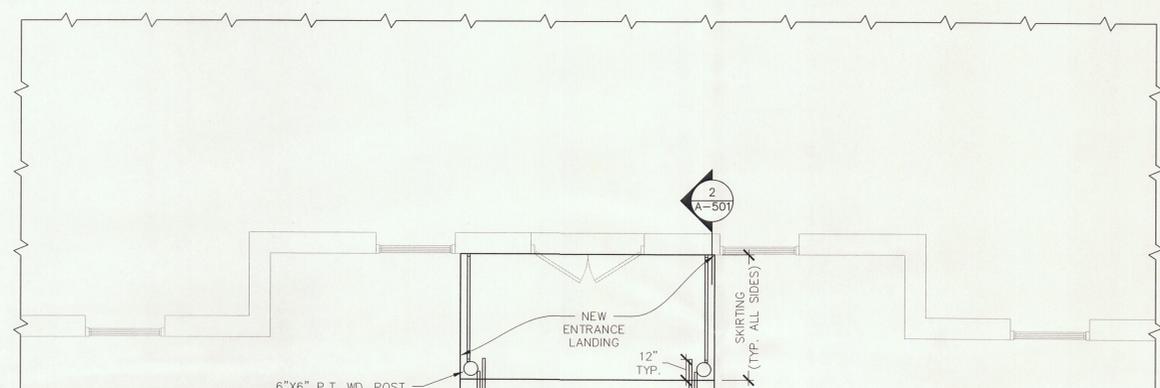
GENERAL NOTES:

- COORDINATE A TEMPORARY ENTRANCE/EXIT WITH THE OWNER.

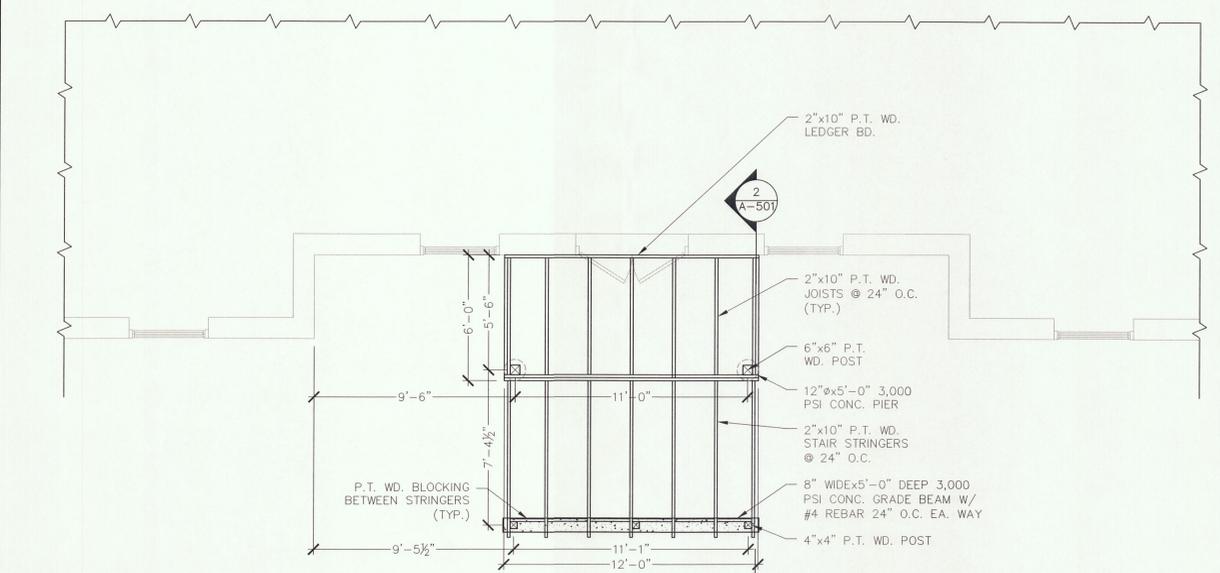
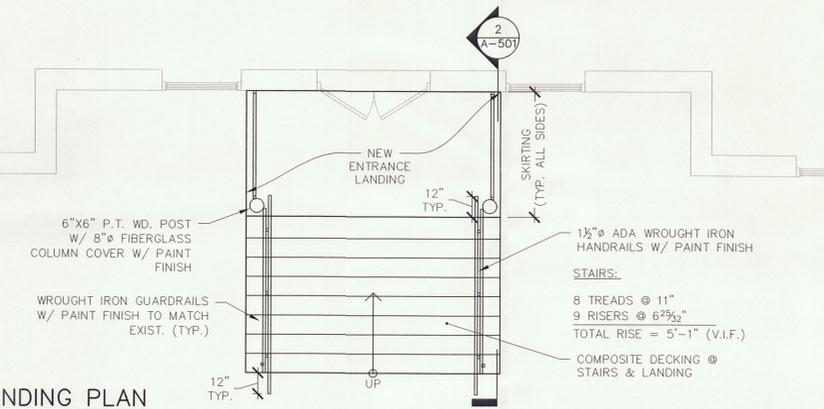
NOTES:

- REMOVE & DISPOSE OF EXISTING ENTRANCE STAIR & LANDING, INCLUDING ANY CONCRETE PIERS FOUND BELOW GRADE.
- REMOVE & DISPOSE OF ENTRANCE CANOPY, INCLUDING SUPPORT POSTS.
- REMOVE RAILINGS & SALVAGE FOR POSSIBLE REINSTALLATION.
- SAW CUT ENTRANCE SLAB & DOWELS AT CONNECTION TO BUILDING. FILL DOWEL HOLES WITH NON-SHRINK GROUT.

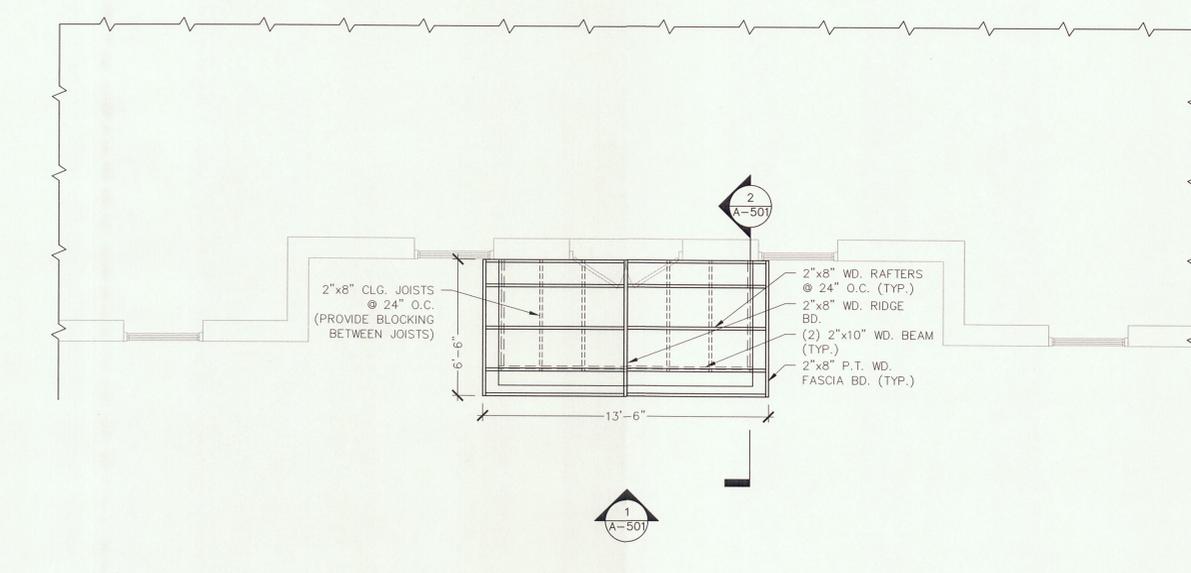
1 DEMOLITION PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



2 STAIR & LANDING PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



3 FOUNDATION & FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 NORTH



4 ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

PROJECT TITLE:

CLINTON COUNTY
 HISTORICAL MUSEUM

**ENTRANCE
 REHABILITATION**

98 OHIO AVE.
 PLATTSBURGH, NEW YORK

DRAWING TITLE:

ENTRANCE PLANS

REVISIONS

NO.	DESCRIPTION	DATE (MM/DD/YYYY)
1.	CANOPY REVISIONS	07/12/2016

DRAWN BY: P. DEYO	CHECKED BY:	DATE: 03/15/2016	PROJECT NO.:
			4342

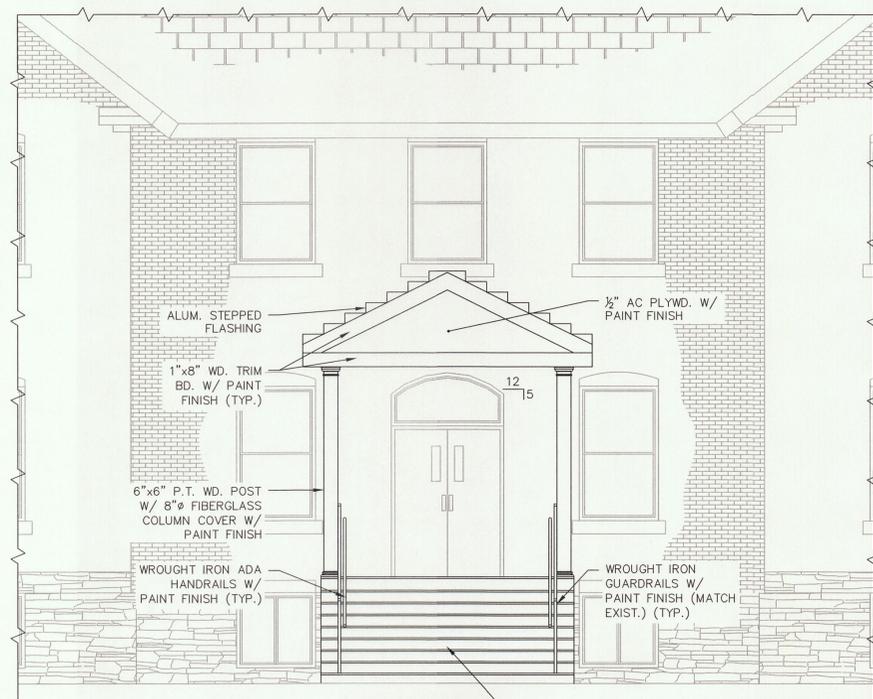
DRAWING NO.

A-101

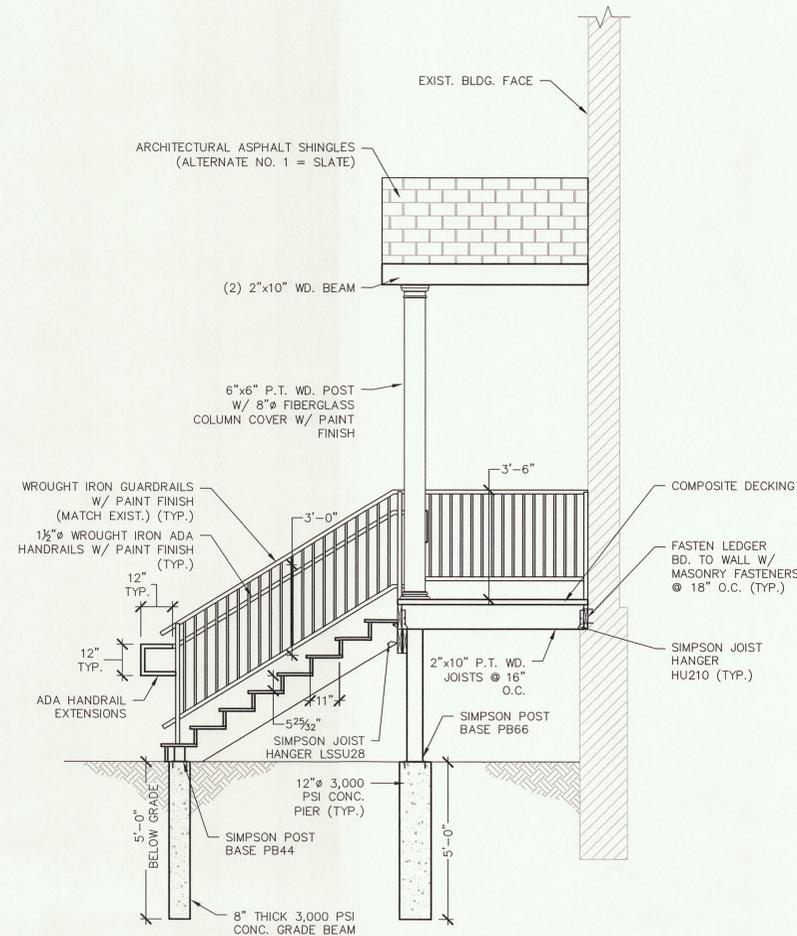
Plot Date: 10/17/2016 Plot Time: 9:50 AM File Path: P:\434342 CCHM - Entrance Rehabilitation\Drawings\2 Eng_Arch\6 Con Docs\5 A-100s.dwg

Note: It is a violation of law for any person, unless they are acting under the direction of a licensed Professional Engineer, Architect, Landscape Architect, or Land Surveyor, to alter an item in any way. If an item bearing the stamp of a licensed professional is altered, the altering Engineer, Architect, Landscape Architect, or Land Surveyor shall stamp the document and include the notation "altered by" followed by their signature, the date of such alteration, and a specific description of the alteration.

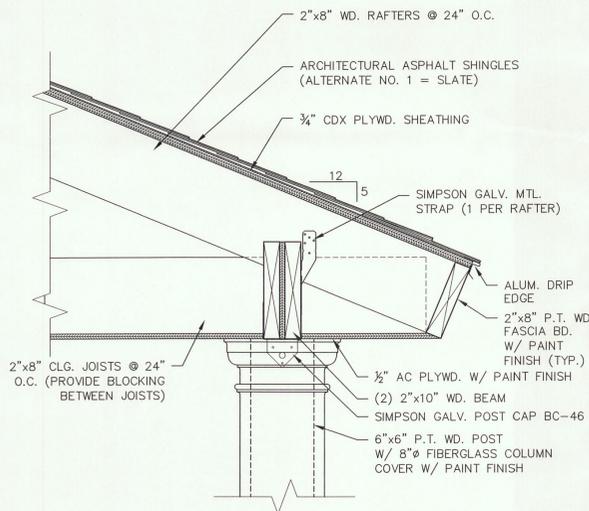
ARCHITECT - ENGINEER - LAND SURVEYOR



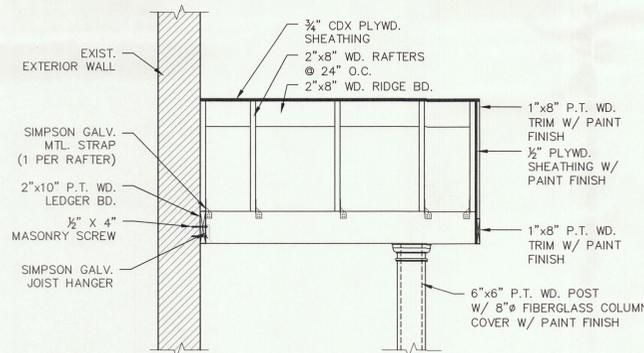
1 EXTERIOR ELEVATION
 A-501 SCALE: 1/4" = 1'-0"



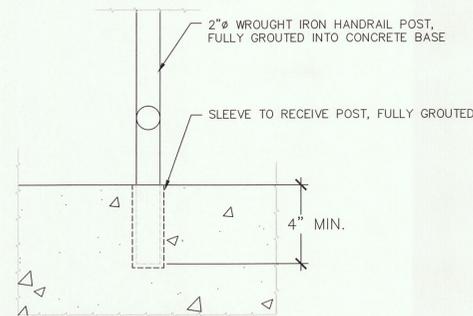
2 SECTION @ STAIR & LANDING
 A-501 SCALE: 3/8" = 1'-0"



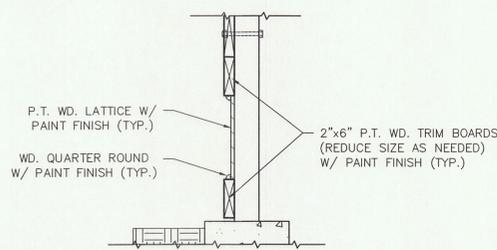
3 SECTION - CANOPY
 A-501 SCALE: 1-1/2" = 1'-0"



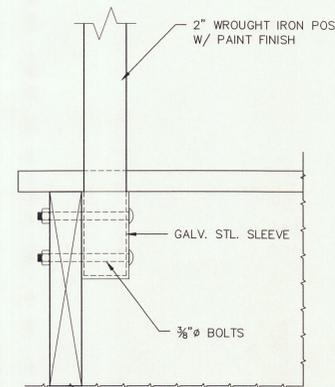
4 SECTION - CANOPY
 A-501 SCALE: 1/2" = 1'-0"



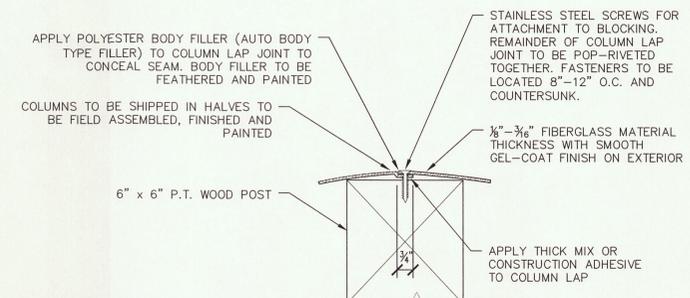
5 POST EMBEDMENT DETAIL
 A-501 SCALE: N.T.S.



6 TYPICAL SKIRTING DETAIL
 A-501 SCALE: 1" = 1'-0"



7 POST ANCHOR DETAIL
 A-501 SCALE: N.T.S.



8 COLUMN COVER DETAIL
 A-501 SCALE: 3" = 1'-0"

PROJECT TITLE:
**CLINTON COUNTY
 HISTORICAL MUSEUM**
**ENTRANCE
 REHABILITATION**
 98 OHIO AVE.
 PLATTSBURGH, NEW YORK

DRAWING TITLE:
**ELEVATION,
 SECTIONS, &
 DETAILS**

REVISIONS		
NO.	DESCRIPTION	DATE (MM/DD/YYYY)
1.	CANOPY REVISIONS	07/12/2016

DRAWN BY: P. DEYO	CHECKED BY:	DATE: 03/15/2016	PROJECT NO.: 4342
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DRAWING NO.
A-501