



# Queensbury, NY

M5 New Permit Report  
From 05/01/2024 To 05/31/2024

Department	Application Date	Permit Date	Permit Number	Permit Type	Permit Status	Parcel Owner	Work Printkey / Address	Use Group	Company	Contractor	Work Description	Fee Total	Cost of Construction	Sq Footage	Expiration Date	Days Inactive	Parcel Zone	Flood Zone	Flags
Residential Construction	4/26/2021	5/30/2024	RC-0269-2021	Manufactured Home	Issued	Dan Hunt 36 Brickoven RD Queensbury NY 12804 518-361-2931	308.15-1-58 / 3 Pinello Rd			No name found	New Manufactured Home 960 s.f. Grooms MHP, lot 3	\$350.00	\$35,000.00	960.00	1/16/2025	168	No Zone		No Flags
Residential Construction	8/16/2023	5/1/2024	RC-0509-2023	Residential Alteration	Issued	55 Richardson Street LLC 1025C Maple St Hudson Falls NY 12839	309.15-1-64.1 / 55 RICHARDSON ST		Full Coverage Contracting	Full Coverage Contracting1 Catalo Dr Waterford NY 12188 fcc.inc@icloud.com	Interior & exterior renovations -- 1st floor only, laundry & sun rooms demo to studs, replace sheetrock; upgrade electrical & HVAC; new kitchen window; repair/replace basement masonry steps	\$220.00	\$52,300.00	300.00	5/1/2025	20	No Zone		No Flags
Accessory Structure	8/17/2023	5/22/2024	AST-0513-2023	Dock	Issued	Robert Stephens 128 SUNNYSIDE RD NORTH Queensbury NY 12804	279.17-2-7 / 128 Sunnyside North			No name found	Replace old dock with new aluminum straight dock	\$110.00	\$2,000.00		5/22/2025	12	No Zone		No Flags
Septic Alteration	1/3/2024	5/2/2024	SEP-0003-2024	Residential Septic	Issued	William Black 28 Birch Hill Rd Box 17 Lebanon NY 12125 5183766462	227.13-2-16 / 13 Fielding Ln		Environmental Design Partnership (EDP)	No name found	Septic Variance BOH 21, 2024 Septic Alteration	\$165.00	\$0.00	0.00	5/2/2025	4	No Zone		No Flags
All	4/25/2024	5/1/2024	2024-0193	Boathouse with or without sundeck	Issued	TIMOTHY HIGGINS 24 Fifth Ave Saratoga Springs NY 12866	239.8-1-19 / 7 Boathouse Rd. Ext.		Lake George Docks LLC	Lake George Docks LLC57 Chapman ST Ballston Spa NY 12020 5182609878 morganbuilds@hotmail.com	Boathouse with sundeck 608 s.f.	\$165.00	\$65,000.00	608.00	5/1/2025	33	No Zone		No Flags
All	4/26/2024	5/1/2024	2024-0197	Boathouse with or	Issued	Rockhurst LLC	239.12-2-35.1 /		HG Dickinson Fine Home	HG Dickinson Fine Home Building818 Trysdale Hill Road Lake George NY 12845	E-shaped dock w/open-sided	\$165.00	\$150,000.00	1,116.00	5/1/2025	33	No Zone		No Flags



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				without sundeck		1712 Route 9 Suite 103 Clifton Park NY 12065	10 POLK DR		Building	h.garthdi@hotmail.com	boathouse 1116 s.f. LGPC Permit #: DWM23-000096								
Building	3/27/2024	5/1/2024	2024-0148	Residential Addition	Issued	Sean Craine 247 Butler Pond Road Queensbury NY 12804	295.-1-5 / 247 Butler Pond Rd			SEAN Craine	Screened in porch addition (post construction)	\$275.00	\$18,000.00	210.00	5/1/2025	33	No Zone		No Flags
All	4/10/2024	5/1/2024	2024-0170	Porch	Issued	Nathan Brekke 21 McDonald Dr Queensbury NY 12804	308.18-2-65 / 21 MCDONALD DR			David Hutchinson98 Hudson Falls NY 12839 creationstudios9@yahoo.com	Screened porch on south side of home 245 s.f.	\$275.00	\$25,000.00	245.00	5/1/2025	33	No Zone		No Flags
All	4/11/2024	5/2/2024	2024-0171	Residential Addition	Issued	GEORGE ARMSTRONG 3 Morgan Dr Queensbury NY 12804	301.17-1-40 / 3 Morgan Dr		Honey-Do Man LLC	Honey-Do Man LLC442 CORINTH RD Queensbury NY 12804 honey-doman@hotmail.com	Roof over existing deck 208 s.f.	\$275.00	\$15,200.00	208.00	5/2/2025	18	No Zone		No Flags
All	4/15/2024	5/2/2024	2024-0181	Pool - Residential	Issued	5187410243 DWIGHT BENEDICT 13 HONEY HOLLOW RD Queensbury NY 12804	308.18-1-22 / 13 HONEY HOLLOW RD		Cypress Pools, Ltd.	Cypress Pools, Ltd.115 Wade RD Latham NY 12110 5187835232 cary@cypresspoolsandspas.com	In ground heated pool 14' x 35'	\$150.00	\$65,000.00		5/2/2025	32	No Zone		No Flags
All	4/11/2024	5/2/2024	2024-0176	Commercial Alteration	Issued	MCDONALD'S REAL ESTATE CO P.O.Box 4510 Queensbury NY 12804	309.13-1-74 / 192 CORINTH RD		Core States	Hunt Companies Inc515A County Route 45 Argyle NY 12809 518-638-8061	New drive-thru window, renovation of customer service area and interior seating	\$760.90	\$300,000.00	2,174.00	5/2/2025	12	No Zone		No Flags
Building	5/2/2024	5/2/2024	2024-0211	Residential Septic	Issued	BRADLEY FORCIER 8 Walker Ln Queensbury NY 12804	296.11-1-29 / 8 Walker Ln		Schoder Rivers Associates (SRA Engineers)	Shawn McKenna562 West RD Fort Ann NY 12827	Residential Septic Alteration	\$85.00	\$0.00		5/2/2025	32	No Zone		No Flags



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Building	3/19/2024	5/3/2024	2024-0132	Residential Septic	Issued	5187963203 Evelyn Jaeger 3584 Batavia-Elba Townline Rd Oakfield NY 14125	226.19-1-81 / 230 Lake Pkwy		Schoder Rivers Associates (SRA Engineers)	Bentley Property Maintenance/Excavation151 West Mountain Road Queensbury NY 12804 bentleykona@gmail.com	Residential Septic Alteration	\$85.00	\$0.00		5/3/2025	31	No Zone		No Flags
All	4/30/2024	5/6/2024	2024-0206	Certificate of Occupancy	Issued	Native Development Associates LLC 8 Blue Lupine Lane Wilton NY 12831	308.20-1-9.21 / 24 Native Dr		Native Development Associates LLC	NATIVE DEVELOPMENT. ASSOC, LLC	NEPSI Certificate of Occupancy Only	\$206.25	\$165.00		5/6/2025	28	No Zone		No Flags
Building	4/25/2024	5/6/2024	2024-0189	Pool - Residential	Issued	Mark P Scellen 3 Garrison Rd Queesbury NY 12804	302.11-1-64 / 3 Garrison Rd		Pools Plus	Pools Plus45 MAIN ST Queensbury NY 12804 (518) 793-2929 mypoolsplus@yahoo.com	In-Ground Pool (Unheated) 14' x 28'	\$150.00	\$30,000.00		5/6/2025	28	No Zone		No Flags
All	4/8/2024	5/6/2024	2024-0162	Deck	Issued	518-796-7959 Martha Banta 395 Riverside Drive Unit 3F New York NY 10025	290.5-1-26 / 9 SNUG HARBOR LN		Countryside Construction	Countryside Construction21 Second Street Gansevoort NY 12831 countrysideconstruction2021@gmail.com	Floating deck 232 s.f.	\$140.00	\$25,000.00	232.75	5/6/2025	25	No Zone		No Flags
All	4/12/2024	5/7/2024	2024-0174	Residential Addition	Issued	Kimberly Brenneisen 278 Aviation Rd Queensbury NY 12804	301.7-2-21 / 278 AVIATION RD			KIMBERLY BRENNISEIN	Living room addition off back of house 520 s.f.	\$275.00	\$19,800.00	520.00	5/7/2025	27	No Zone		No Flags
All	5/2/2024	5/7/2024	2024-0213	Roof-mount Solar Panel	Issued	5187926399 ALFRED DUBOIS 95 Sunnyside East Queensbury NY 12804 5189323583	279.19-1-1 / 95 Sunnyside East			ALFRED DUBOIS	Roof-mounted solar panels 11 kW DC	\$85.00	\$10,000.00		5/7/2025	27	No Zone	A	Flood Zone Flag



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All	4/26/2024	5/7/2024	2024-0194	Residential Alteration	Issued	John Arnold 20 Orchard Drive Queensbury NY 12804	301.14-1-88 / 2 Quail Run		Matt's Landscaping	Matt's Landscaping 17 Michaels Drive Queensbury NY 12804 mattslandscapes0@gmail.com	Addition of master bedroom suite (inc bathroom) Interior alterations (drywall, insulation, drywall)	\$741.75	\$200,000.00	1,318.00	5/7/2025	27	No Zone		No Flags
All	4/30/2024	5/8/2024	2024-0204	Demolition	Issued	THOMAS BABCOCK 7 Greenfield Ct Clifton Park NY 12065	289.13-1-12 / 15 CHESTNUT RD		Showcase C & E LLC	Showcase C & E LLC 96 Main Street North Creek NY 12853 (518)744-1758 mattordway@yahoo.com	Demolition of detached garage	\$165.00	\$0.00		5/8/2025	26	No Zone	AE	Flood Zone Flag
All	4/29/2024	5/8/2024	2024-0198	Manufactured Home	Issued	Forest Park MHC LLC 31200 Northwestern Hwy Farmington Hills MI 48334	308.14-1-52 / 183 Pitcher Rd		Forest Park MHC LLC	Dan Hunt 36 Brickoven RD Queensbury NY 12804 518-361-2931 dirtywhiteboy970@yahoo.com	8 Gregwood Circle New manufactured home 1216 s.f.	\$304.00	\$50,000.00	1,216.00	5/8/2025	26	MDR	A	Flood Zone Flag
All	4/29/2024	5/8/2024	2024-0200	Manufactured Home	Issued	Forest Park MHC LLC 31200 Northwestern Hwy Farmington Hills MI 48334	308.14-1-52 / 183 Pitcher Rd		Forest Park MHC LLC	Dan Hunt 36 Brickoven RD Queensbury NY 12804 518-361-2931 dirtywhiteboy970@yahoo.com	10 Timber Lane New Manufactured Home 1216 s.f.	\$304.00	\$50,000.00	1,216.00	5/8/2025	19	MDR	A	Flood Zone Flag
All	4/29/2024	5/8/2024	2024-0201	Manufactured Home	Issued	Forest Park MHC LLC 31200 Northwestern Hwy Farmington Hills MI 48334	308.14-1-52 / 183 Pitcher Rd		Forest Park MHC LLC	Dan Hunt 36 Brickoven RD Queensbury NY 12804 518-361-2931 dirtywhiteboy970@yahoo.com	88 Briwood Circle New Manufactured Home 1216 s.f.	\$304.00	\$50,000.00	1,216.00	5/8/2025	26	MDR	A	Flood Zone Flag
All	4/29/2024	5/8/2024	2024-0199	Manufactured Home	Issued	Forest Park MHC LLC 31200 Northwestern Hwy Farmington Hills MI 48334	308.14-1-52 / 183 Pitcher Rd		Forest Park MHC LLC	Dan Hunt 36 Brickoven RD Queensbury NY 12804 518-361-2931 dirtywhiteboy970@yahoo.com	11 Briwood Circle New Manufactured Home 1216 s.f.	\$304.00	\$50,000.00	1,216.00	5/8/2025	26	MDR	A	Flood Zone Flag



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All	5/10/2024	5/13/2024	2024-0227	Property Transfer	Issued	RUSSELL BODENHORN 6 North 4th St New Hyde Park NY 11040	226.19-1-33 / 6 PINE TREE LN			RUSSELL BODENHORN	Deed transfer	\$275.00	\$0.00			21	No Zone		No Flags
All	4/25/2024	5/15/2024	2024-0191	Residential Principle Structure	Issued	McGuire Properties LLC 73 Hicks Road Queensbury NY 12804	296.12-1-23.21 / BayBerry Dr		McGuire Properties LLC	Rucinski Hall Architecture134 Dix Ave Glens Falls NY 12801 518-260-2888 ephall@rha-pc.com	Single family dwelling w/finished basement, gas fireplace 2574 s.f. 2-car garage 611 s.f.	\$2,254.75	\$200,000.00	2,574.00	5/15/2025	0	No Zone		No Flags
All	5/16/2024	5/17/2024	2024-0239	Residential Septic	Issued	ANTHONY J POULOS 12 Pleasant Ln Queensbury NY 12804	302.17-3-17 / 12 Pleasant Ln		IBS Septic & Drain	IBS Septic & Drain2 Lower Warren ST Queensbury NY 12804 518-798-8194 eshiplej@bsseptic.com	Residential Septic Alteration (maintaining existing tank)	\$85.00	\$0.00		5/17/2025	17	No Zone		No Flags
All	5/1/2024	5/17/2024	2024-0212	Residential Alteration	Issued	RITA MINER 383 Corinth Rd Queensbury NY 12804 5187451481	308.16-2-15 / 383 Corinth Rd		Unlimited Construction	Unlimited Construction27 Saratoga AVE Waterford NY 12188 unlimitedconstructlc@gmail.com	Interior alterations	\$220.00	\$18,035.00	800.00	5/17/2025	17	No Zone		No Flags
All	5/7/2024	5/17/2024	2024-0221	Commercial Alteration	Issued	1606 FIRST AVENUE, LLC 73 Rockburn Pass West Milford NJ 07480	302.8-2-62 / 324 QUAKER RD			1606 FIRST AVENUE, LLC	Creating opening between Suite 7 and Suite 8, non-load bearing wall. New space created will be for dine-in/take-out food service area.	\$250.00	\$1,000.00	80.00	5/17/2025	5	No Zone		No Flags
All	5/7/2024	5/17/2024	2024-0222	Commercial Alteration	Issued	1606 FIRST AVENUE, LLC 73 Rockburn Pass West Milford NJ 07480	302.8-2-62 / 324 QUAKER RD			1606 FIRST AVENUE, LLC	Closing separation between Suites 6 & 7.	\$259.75	\$1,200.00	239.00	5/17/2025	5	No Zone		No Flags
All	5/1/2024	5/20/2024	2024-0205	Detached garage	Issued	JENNIFER K IVANOV	297.10-1-40 / 55 Wincoma Dr		Trademark Builders & Remodeling	Trademark Builders & Remodeling LLC205 South Street Glens Falls NY 12801 mbouch205@yahoo.com	Detached garage 784 s.f.	\$274.40	\$85,000.00		5/20/2025	14	No Zone		No Flags



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All	5/13/2024	5/21/2024	2024-0230	Cell Tower	Issued	55 Wincoma Dr Queensbury NY 12804 203-856-4529	303.15-1-37 / 227 DIX AVE		LLC											
All	5/13/2024	5/21/2024	2024-0230	Cell Tower	Issued	Everest Infrastructure 2 Allegheny Center Nova Tower 2 Suite 1002 Pittsburgh PA 15212 (412)489-0347	303.15-1-37 / 227 DIX AVE		Costich Engineering	Jacobs Telecommunications Inc2 Ash Street Suite 3000 Conshohocken PA 19428 (610)238-1000 walter.j.strait@jacobs.com	Cell tower modifications	\$165.00	\$150,000.00	250.00	5/21/2025	13	No Zone		No Flags	
All	5/24/2024	5/24/2024	2024-0254	Property Transfer	Issued	LEEANNE A SPRAGUE 7 Big Bay Rd Queensbury NY 12804	316.17-1-34 / 7 Big Bay Rd		IBS Septic & Drain	IBS Septic & Drain2 Lower Warren ST Queensbury NY 12804 518-798-8194 eshiple@ibsseptic.com	Deed transfer	\$275.00	\$0.00			10	No Zone		No Flags	
All	5/24/2024	5/28/2024	2024-0253	Residential Septic	Issued	TAMMY PHAIR 365 Reynolds Rd Moreau NY 12828	301.7-2-24 / 260 AVIATION RD			Scott Rowland757 West Mountain Road Queensbury NY 12804	Residential Septic Alteration	\$85.00	\$0.00			5/28/2025	6	No Zone		No Flags
All	5/24/2024	5/28/2024	2024-0256	Property Transfer	Issued	SUSAN POPOWSKI P.O.Box 206 Northfield VT 05663	289.9-1-81 / 324 Glen Lake Rd		IBS Septic & Drain	IBS Septic & Drain2 Lower Warren ST Queensbury NY 12804 518-798-8194 eshiple@ibsseptic.com	Property Transfer -- deed transfer	\$275.00	\$0.00			6	No Zone	AE	Flood Zone Flag	
All	5/15/2024	5/28/2024	2024-0248	Fireworks	Issued	8022726417 GLENS FALLS COUNTRY CLUB INC 211 Round Pond Rd Queensbury NY 12804	296.6-1-12 / 211 ROUND POND RD		Santore's World Famous Fireworks LLC	Santore's World Famous Fireworks LLCPO Box 687 Stillwater NY 12170	Fireworks display for wedding 6/15/2024 at approximately 1700	\$165.00	\$0.00			6	No Zone		No Flags	
All	5/8/2024	5/28/2024	2024-0223	Commercial Septic	Issued	Shelly Park, LLC 7796 Lakeshore	289.9-1-80 / 330 GLEN LAKE RD		Shelly Park, LLC		Commercial Septic Alteration	\$165.00	\$0.00			5/28/2025	6	WR	AE	Flood Zone Flag



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All	4/30/2024	5/28/2024	2024-0207	Residential Principle Structure	Issued	Dr Silver Bay NY 12874 Jeffrey Mann P.O.Box 4071 Queensbury NY 12804	265.-1-23.11 / 1551 Bay Rd		Ellsworth & Son Excavating	Ellsworth & Son Excavating10302 State Route 149 Fort Ann NY 12827 danna@ellsworthexcavating.com	Single family dwelling w/2 gas fireplaces 3167 s.f. 2-car garage 1171 s.f. Jeffrey and Joanne Mann Subdivision, Lot 5	\$3,211.45	\$0.00	3,167.00	5/28/2025	6	No Zone		No Flags
All	5/28/2024	5/29/2024	2024-0259	Roof-mount Solar Panel	Issued	CRAIG TAYLOR 6 Mockingbird Ln Queensbury NY 12804	315.6-2-43 / 6 Mockingbird Ln		Plug PV LLC	Plug PV LLC875 Broadway ST Albany NY 12207 permits@plugpv.com	Roof mounted solar array 12.6 kW DC	\$85.00	\$16,380.00		5/29/2025	5	No Zone		No Flags
All	5/30/2024	5/30/2024	2024-0263	Other	Issued	THE SHOPE- SWAN TRUST 441 Lockhart Mtn. Rd Unit 41 Lake George NY 12845	252.48-1-27 / 41 Top Of The World			THE SHOPE- SWAN TRUST	Check condition of deck at 41 TOW		\$0.00		5/30/2025	0	No Zone		No Flags
All	5/13/2024	5/30/2024	2024-0229	Commercial Alteration	Issued	HWP DEVELOPMENT, LLC PO Box 543185 Dallas TX 75354	295.8-1-5 / 89 Six Flags Dr		Rozell Construction	Rozell Construction129 Park Road Queensbury NY 12804 5187932865	Interior renovations of former Mohican Ballroom to restaurant/bar	\$3,520.30	\$1,500,000.00	10,058.00	5/30/2025	0	No Zone	AE	Flood Zone Flag
All	5/29/2024	5/30/2024	2024-0266	Residential Septic	Issued	NICHOLAS J LAMANDO 95 Tee Hill Rd Queensbury NY 12804	289.7-1-2.2 / 95 Tee Hill Rd		Ellsworth & Son Excavating	Ellsworth & Son Excavating10302 State Route 149 Fort Ann NY 12827 danna@ellsworthexcavating.com	Residential Septic Alteration	\$85.00	\$0.00		5/30/2025	4	No Zone		No Flags
All	5/3/2024	5/31/2024	2024-0214	Commercial Principle Structure	Issued	CARLINO MANAGEMENT LLC 59 Westbury Way Queensbury NY 12804	309.9-2-4 / 170 LUZERNE RD		CARLINO MANAGEMENT LLC	Dale Baldwin621 Buttermilk Falls Road Fort Ann NY 12827	Self Storage Building 2	\$1,125.00	\$100,000.00	4,500.00	5/31/2025	3	CLI		No Flags



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All	5/3/2024	5/31/2024	2024-0215	Commercial Principle Structure	Issued	518-796-4820 CARLINO MANAGEMENT LLC 59 Westbury Way Queensbury NY 12804	309 9-2-4 / 170 LUZERNE RD		CARLINO MANAGEMENT LLC	Dale Baldwin621 Buttermilk Falls Road Fort Ann NY 12827	Self Storage Bldg 1	\$1,125.00	\$100,000.00	4,500.00	5/31/2025	3	CLI		No Flags
All	5/14/2024	5/31/2024	2024-0235	Deck	Issued	SUSAN M ROMAN 110 Montray Rd Queensbury NY 12804	296.13-1-48 / 110 Montray Rd			SUSAN M ROMAN	Deck around existing above ground pool 192 s.f.	\$140.00	\$3,500.00	192.00	5/31/2025	3	No Zone		No Flags
Total:	45					518-888-6170						\$20,100.55	\$3,387,580.00	39,115.75					