



Queensbury, NY

M5 New Permit Report From 12/01/2024 To 12/31/2024

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	11/30/2020	12/12/2024	RC-0735-2020	Commercial Principle Structure	Issued	Hayes & Hayes, LLC 297 Saratoga Rd South Glens Falls NY 12803 5187929142	309.10-1-97 / 15 Luzerne Rd		Hayes & Hayes, LLC	Rucinski Hall Architecture134 Dix Ave Glens Falls NY 12801 518-260-2888 ephall@rha-pc.com	16A & 16B, Bldg. 2 Two-family dwelling 3604 s.f.	\$3,111.20	\$500,000.00	3,604.00	12/31/2025	202	O		No Flags
Residential Construction	11/30/2020	12/12/2024	RC-0738-2020	Commercial Principle Structure	Issued	Hayes & Hayes, LLC 297 Saratoga Rd South Glens Falls NY 12803 5187929142	309.10-1-97 / 15 Luzerne Rd		Hayes & Hayes, LLC	Rucinski Hall Architecture134 Dix Ave Glens Falls NY 12801 518-260-2888 ephall@rha-pc.com	28A & 28B, Bldg. 5 Two-family dwelling 3604 s.f.	\$3,111.20	\$500,000.00	3,604.00	12/31/2026	119	O		No Flags
Accessory Structure	9/26/2022	12/13/2024	AST-0598-2022	Boathouse with or without sundeck	Issued	MIRADA II, LLC 16209 Stierre De Avila Tampa FL 33613	239.7-1-4 / 117 Assembly Pt. Rd		MIRADA II, LLC	No name found	Boathouse w/sundeck 2490 s.f.	\$275.00	\$75,000.00	2,490.00	10/18/2025	78	WR		No Flags
Residential Construction	9/30/2022	12/4/2024	RC-0607-2022	Residential Addition	Issued	Danny Williams 7 BLACKBERRY LN Queensbury NY 12804	289.18-1-32 / 7 Blackberry Ln		Williams & Williams Designers Inc.	Patrick Burke Construction936 Bay RD Queensbury NY 12804 518-222-9765 pburke9765@gmail.com	Add roof over existing deck to create screened porch 820 s.f.	\$440.00	\$20,000.00	820.00	10/24/2025	260	RR-3A		No Flags
Residential Construction	10/3/2022	12/2/2024	RC-0612-2022	Residential Principle Structure	Issued	John Hughes 1 Rockland DR Lake George NY 12845 5187924706	289.6-1-7.1 / 7 Mountainview Terrace		No name found	No name found	Single Family Dwelling 1690 s.f. John Hughes Trust Subdivision, lot 1	\$1,701.50	\$150,000.00	1,690.00	10/25/2025	337	RR-3A		No Flags
Accessory Structure	6/21/2023	12/2/2024	AST-0357-2023	Porch	Issued	HOWARD GREENHOLTZ SR 242 Aviation Rd Queensbury NY 12804	301.7-2-29 / 242 Aviation Rd		Elite Builders	Elite Builders922 Hadley Hill Rd Hadley NY 12835 weissbruce@rocketmail.com	3-season porch 168 s.f.	\$10,000.00		168.00	11/27/2025	31	MDR		No Flags
Residential Construction	7/20/2023	12/12/2024	RC-0447-2023	Residential Principle	Issued	HAYES CONSTRUCTION 297.13-1-40 / 15 Beacon			Rucinski Hall Architecture	Rucinski Hall Architecture134 Dix Ave Glens Falls NY 12801 518-260-2888	Single Family Dwelling 2033 s.f.	\$1,911.55	\$220,000.00	2,033.00	12/6/2025	21	MDR		No Flags



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				Structure		GROUP, LLC 297 Saratoga AVE South Glens Falls NY 12803	Hollow Way			ephall@rha-pc.com	Garage 529 s.f. Autumn Ridge, lot 2								
All	12/2/2024	12/3/2024	2024-0624	Commercial Septic	Issued	Par 27 LLC 1645 Ridge Rd Queensbury NY 12804	290.5-1-50.1 / 170 Sunnyside Rd		Ellsworth Excavating	Ellsworth Excavating 76 Ellsworth Lane Lake George NY 12845 digging@ellsworthexcavating.com	Commercial Septic Alteration	\$165.00	\$0.00		12/3/2025	30	MDR		No Flags
All	12/2/2024	12/3/2024	2024-0626	Demolition	Issued	RICHARD T GRAHAM 2 Old Forge Rd Queensbury NY 12804	302.13-1-18 / 2 Old Forge Rd			Michael Thomsen 34 Arbutus Drive Queensbury NY 12804 5183214394 thomsenmike217@gmail.com	Demolition of storage building	\$165.00	\$0.00		12/3/2025	27	MDR		No Flags
All	12/2/2024	12/5/2024	2024-0623	Residential Septic	Issued	JOAN L TRAVIS 35 Ferriss Dr Queensbury NY 12804	296.69-1-31 / 27 Queens Way		Hutchins Engineering PLLC	IBS Septic & Drain 2 Lower Warren ST Queensbury NY 12804 518-798-8194 eshiplej@ibsseptic.com	Residential Septic Alteration	\$85.00	\$0.00		12/5/2025	28	MDR		No Flags
All	12/2/2024	12/5/2024	2024-0622	Residential Septic	Issued	MICHAEL GRANEY 3 Farmington Pl Queensbury NY 12804	289.12-1-27 / 3 Farmington Pl		Hutchins Engineering PLLC	Matt's Landscaping 17 Michaels Drive Queensbury NY 12804 mattslandscapes0@gmail.com	Residential Septic Alteration	\$85.00	\$0.00		12/5/2025	28	MDR		No Flags
All	10/22/2024	12/5/2024	2024-0562	Residential Septic	Issued	DAVID & CHERYL WILKINS FAMILY REVOCABLE TR	279.17-2-13 / 116 Sunnyside North		Garry Robinson, PE	A.S. Havens Contracting 96 Harrison Avenue South Glens Falls NY 12803 5187968131 havens_andrew@yahoo.com	Septic Variance BOH Septic Alteration - tank only	\$250.00	\$0.00		12/5/2025	28	WR		No Flags
Building	11/6/2024	12/5/2024	2024-0582	Residential Alteration	Issued	DAVID M CARROLL III c/o Christine Baertschi Lake George NY 12845	227.17-1-5 / 21 Heron Hollow Rd		Flynn Design Studio	Trevor Flynn 78 Lake Desolation Road Middle Grove NY 12850 (518)964-2060 tflynn@flynnndesignstudio.com	Interior alterations (bedrooms, kitchen, baths) 2-car garage w/workshop & exercise room (future playroom above)	\$1,575.20	\$1,250,000.00	4,500.00	12/5/2025	17	WR		No Flags



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Building	8/8/2024	12/5/2024	2024-0413	Commercial Septic	Issued	518-361-2064 Harris Bay Yacht Club PO Box 139 Cleverdale NY 12820	240.-1-23.1 / 2712 State Route 9L		Bellamy Construction	Bellamy Construction6684 Amsterdam Rd Schenectady NY 12302 (518)214-4082 info@bellamys.com	Commercial Septic Disposal Harris Bay Yacht Club	\$275.00	\$0.00		12/5/2025	28	SPLIT	A	Flood Zone Flag
All	11/13/2024	12/6/2024	2024-0593	Residential Alteration	Issued	JOAN MARESCO 20 Sweetbriar Ln Queensbury NY 12804	301.6-2-42 / 20 Sweetbriar Ln		Home Improvement Gallery Inc	Home Improvement Gallery Inc10 Saratoga Ave South Glens Falls NY 12803 homeimprovementgallery@gmail.com	Rear porch alterations (headers and posts to re-stabilize)	\$220.00	\$15,000.00		12/6/2025	27	MDR		No Flags
All	10/1/2024	12/6/2024	2024-0519	Dock	Issued	STEVEN ROWE 33 Fairway Ave Delmar NY 12054	289.11-1-5 / 59 Barber Rd		The Dock Doctors	The Dock Doctors19 Little Otter Lane Ferrisburg VT 05456 info@thedockdoctors.com	8' x 40' dock	\$110.00	\$19,000.00	320.00	12/6/2025	27	No Zone	AE	Flood Zone Flag
All	12/2/2024	12/6/2024	2024-0625	Residential Septic	Issued	518-528-4394 LUCILE LUCAS 6 Onondaga Dr Queensbury NY 12804	239.8-1-40 / 19 Cayuga Dr		IBS Septic & Drain	IBS Septic & Drain2 Lower Warren ST Queensbury NY 12804 518-798-8194 eshipley@ibsseptic.com	Residential Septic Alteration -- tank only	\$85.00	\$0.00		12/6/2025	27	WR		No Flags
All	12/2/2024	12/9/2024	2024-0619	Property Transfer	Issued	Guy DIMemmo 14 Twin lakes Dr Colts Neck NJ 07722	289.6-1-32 / 32 Nacy Rd		IBS Septic & Drain	IBS Septic & Drain2 Lower Warren ST Queensbury NY 12804 518-798-8194 eshipley@ibsseptic.com	Property Transfer - pending sale	\$275.00	\$0.00			24	WR	AE	Flood Zone Flag
All	11/21/2024	12/13/2024	2024-0604	Commercial Alteration	Issued	Upper Glen Street Assoc., LLC c/o Nigro Retail Properties Albany NY 12211	302.6-1-25 / 751 Glen St		Arcadia Construction	Arcadia Construction18 Allen Street Leonminster MA 01453 978 728-4498	Interior alterations 30682 s.f. Ocean State Job Lot	\$365.00	\$397,507.00	30,682.00	12/13/2025	20	CI		No Flags
All	10/22/2024	12/9/2024	2024-0555	Detached garage	Issued	Cerrone Land Holdings LLC 1589 Route 9 Moreau NY 12828	301.18-2-1 / Sherman Ave		Cerrone Land Holdings LLC		HOA Utility Building The Village at Upper Sherman	\$200.00	\$20,000.00	288.00	12/9/2025	24	MDR		No Flags



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All	8/21/2024	12/10/2024	2024-0441	Septic Variance	Issued	JEFFREY A GREENHOUSE PO BOX 310 Cleverdale NY 12820	226.12-1-63 / 364 Cleverdale Rd		Environmental Design Partnership (EDP)	Crandall Excavating 63 Woodchuck Hill Rd Lake George NY 12845 5184704694 chriscrandalldigs@gmail.com	Septic Variance BOH 78, 2024 Septic Alteration	\$250.00	\$0.00			23	WR		No Flags
All	12/2/2024	12/11/2024	2024-0620	Demolition	Issued	DWIGHT ILSLEY 1049 State Route 149 Fort Ann NY 12827	266.4-1-4 / 1055 State Route 149			DWIGHT ILSLEY	Removal of residence only	\$165.00	\$0.00		12/11/2025	22	MDR		No Flags
Building	11/26/2024	12/11/2024	2024-0612	Shed	Issued	WILLIAM HAYES 24 North Rd Queensbury NY 12804	302.7-1-33 / 24 North Rd		Garden Time	Garden Time 652 Quaker Rd. Queensbury NY 12804	Pre-fab shed 12 x 20	\$85.00	\$12,000.00	240.00	12/11/2025	22	MDR		No Flags
All	8/22/2024	12/11/2024	2024-0448	Property Transfer	Issued	KENNETH J BURGESS JR 198 Morgan Hill Rd Hurley NY 12443 5183655317	239.20-1-15 / 2940 State Route 9L			KENNETH J BURGESS JR	Property transfer	\$275.00	\$0.00			17	WR		No Flags
Building	12/10/2024	12/11/2024	2024-0635	Residential Septic	Issued	KENNETH J BURGESS JR 198 Morgan Hill Rd Hurley NY 12443 5183655317	239.20-1-15 / 2940 State Route 9L		J. Worden Services, LLC	J. Worden Services, LLC 164 Morgan Hill Road Hurley NY 12443 (845)514-0087 jworden2634@gmail.com	Residential Septic Alterations NQWWDD	\$85.00	\$0.00		12/11/2025	22	WR		No Flags
All	12/4/2024	12/12/2024	2024-0628	Commercial Alteration	Issued	1471 ST RT 9 LLC 2452 Route 9, Suite 301 Malta NY 12020	288-1-58 / 1471 State Route 9		Dreamscapes Unlimited	Dreamscapes Unlimited 6 Meghan Court Saratoga Springs NY 12866 dreamscapes.1@live.com	Interior alterations for Subway Restaurant 1960 s.f. Suite 4	\$686.00	\$15,000.00	1,960.00	12/12/2025	21	No Zone		No Flags
All	11/22/2024	12/12/2024	2024-0608	Residential Alteration	Issued	George LaBoy 61 Sara-Jen Drive Queensbury NY	309.6-1-18 / 33 Alta Ave			Chad Agnes 107 Washington Avenue Rensselaer NY 12144	Interior alterations including drywall, remodel of kitchen & bathroom, re-roof	\$220.00	\$35,000.00	200.00	12/12/2025	21	No Zone		No Flags



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Building	11/5/2024	12/12/2024	2024-0578	Shed	Issued	12804 MACK A JONES 103 McCormack Dr Lake George NY 12845	288.16-1-52 / 103 McCormack Dr		Garden Time	Garden Time652 Quaker Rd. Queensbury NY 12804	Pre-fab shed 224 s.f.	\$85.00	\$23,781.00	224.00	12/12/2025	21	MDR		No Flags
Building	11/12/2024	12/12/2024	2024-0590	Residential Septic	Issued	LACEYVIEW LLC 20 Frizzell Ter Sparta NJ 07871	227.13-2-5 / 223 Cleverdale Rd		Stephen T. Dean, P.E., P.C.	Stone Installations4305 Route 50 Saratoga Springs NY 12866 5182326707 dean@stoneindustries.com	Residential Septic Alteration	\$85.00	\$0.00		12/12/2025	21	WR		No Flags
All	11/30/2024	12/12/2024	2024-0617	Residential Principle Structure	Issued	PATTEN PROPERTY MANAGEMENT LLC 20 Ridgewood Ct Queensbury NY 12804 518-796-4654	289.11-1-23 / 96 Hall Road		Rucinski Hall Architecture	Rucinski Hall Architecture134 Dix Ave Glens Falls NY 12801 518-260-2888 ephall@rha-pc.com	New residence w/full basement and gas fp (LR) 3924 s.f. 2-car attached garage Floodplain certification	\$1,845.30	\$300,000.00	3,924.00	12/12/2025	21	WR	AE	Flood Zone Flag
All	12/12/2024	12/13/2024	2024-0639	Residential Septic	Issued	Wallace Allerdice III 150 Excelsior Avenue Saratoga Springs NY 12866 (518)854-4934	226.12-1-47 / 345 Cleverdale Rd		WJ Morris Excavating	WJ Morris Excavating210 Old Gick Rd Lake George NY 12866 (518)587-2110 wjmorrisexcavating@nycap.rr.com	Residential Septic Alterations	\$85.00	\$0.00		12/13/2025	20	WR		No Flags
All	5/9/2024	12/16/2024	2024-0226	Residential Septic	Issued	Kristine Gallo 10 Antler Road Lake George NY 12845	240.9-1-2 / 10 Antler Rd		Environmental Design Partnership (EDP)	Crandall Excavating63 Woodchuck Hill Rd Lake George NY 12845 5184704694 chriscrandalldigs@gmail.com	Residential Septic Variance BOH 63, 2024 Septic alteration	\$250.00	\$0.00		12/16/2025	17	No Zone		No Flags
All	12/10/2024	12/16/2024	2024-0634	Solar Panel	Issued	DAVID HALL 33 Hidden Hills Dr Queensbury NY 12804	302.17-2-41 / 33 Hidden Hills Dr		PlugPV LLC	PlugPV LLC630 7th Avenue Troy NY 12182 8388391500 permits@plugpv.com	Roof mounted solar array 12.32 kW DC	\$85.00	\$16,016.00		12/16/2025	17	No Zone		No Flags
All	10/31/2024	12/17/2024	2024-0566	Residential Alteration	Issued	ELIZABETH T ABKIN OPRT 240.9-1-3 / 6 Antler Rd			Flynn Design Studios LLC	Prime Construction Saratoga77 Railroad Place Saratoga Springs NY	2nd floor dormer addition with	\$360.00	\$287,880.00	58.00	12/17/2025	16	WR		No Flags



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						229 Mountainside Rd Needham NJ 07945				12866 315-761-9807 zachary.laboy@pcsaratoga.com	open deck over sunroom								
All	12/6/2024	12/17/2024	2024-0631	Other	Issued	Town of Queensbury 742 Bay Road Queensbury NY 12804	/		Town of Queensbury	Tom Kubricky Company Inc. (TKC)1166 State Rte 9 Gansevoort NY 12831 tkc_engineering@roadrunner.com	Tee Hill Bridge - floodplain permit	\$0.00			12/17/2025	16	No Zone		No Flags
All	12/11/2024	12/17/2024	2024-0638	Certificate of Occupancy	Issued	731 GLEN STREET LLC New Way Lunch Manlius NY 13104	302.6-1-17 / 731 Glen St		731 GLEN STREET LLC	731 GLEN STREET LLC	Certificate of Occupancy Delicacy Deli	\$165.00	\$0.00		12/17/2025	17	CI		No Flags
All	12/3/2024	12/18/2024	2024-0627	Dock	Issued	10 DUNHAM'S BAY ROAD LLC 4 Primrose Cir Saratoga Springs NY 12866	239.20-1-4 / 10 Dunhams Bay		RA White Construction Inc	RA White Construction IncPO Box 106 Ticonderoga NY 12883 (518)585-7808 rick@rawhiteconstruction.com	Replace existing crib dock with steel pile dock	\$110.00	\$50,000.00		12/18/2025	15	WR		No Flags
Building	12/12/2024	12/18/2024	2024-0640	Detached garage	Issued	TERRY BROWN 402 Luzerne Rd. Queensbury NY 12804	308.11-1-38.2 / 402 Luzerne Rd			TERRY BROWN	Detached garage 240 s.f. post construction/re-location	\$260.00	\$240.00	240.00	12/18/2025	10	MDR		No Flags
All	11/20/2024	12/18/2024	2024-0600	Commercial Principle Structure	Issued	518-7914985 TOWBAR LLC 483 Quaker Rd Queensbury NY 12804	303.6-1-4 / 473 Quaker Rd		V & H Construction Inc	V & H Construction IncPO Box 126 Fort Edward NY 12828 5187461530	New commercial building 25228 s.f. Garvey KIA Gallery	\$8,829.80	\$7,000,000.00	25,228.00	12/18/2025	3	CI	B	Flood Zone Flag
All	12/18/2024	12/18/2024	2024-0649	Property Transfer	Issued	Thomas McGuire 26 Partridge Ct Miller Place NY 11764	239.7-1-41 / 50 Knox Rd		Davies and Davies Real Estate	Hometown Sewer Service267 State Route 28 Warrensburg NY 12885 5186232453 naylorwells@yahoo.com	Property transfer Pending sale	\$275.00	\$0.00			6	WR		No Flags



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Building	12/16/2024	12/20/2024	2024-0643	Residential Septic	Issued	MARY WILLIAMS 509 Glen Street Queensbury NY 12804	301.8-1-87 / 14 Heinrich St		Williams & Williams Designers Inc.	Patrick Burke Construction 936 Bay RD Queensbury NY 12804 518-222-9765 pburke9765@gmail.com	Residential Septic Alteration	\$85.00	\$0.00		12/20/2025	0	MDR		No Flags
Building	2/2/2024	12/26/2024	2024-0062	Residential Addition	Issued	Megan McMahon 2 Mohawk Trail Queensbury NY 12804	301.13-1-55 / 2 Mohawk Trl			GARY HUGHES 15 PINEWOOD HOLLOW RD Queensbury NY 12804 518-744-6966 houseplansbygwh@yahoo.com	Finished basement with oven post-construction	\$275.00	\$75,000.00	300.00	12/26/2025	7	MDR		No Flags
All	5/15/2024	12/26/2024	2024-0236	Septic Variance	Issued	9 CHESTNUT RD GLEN LAKE LLC Attn: Rosemary Fallacaro, Mgr. Hudson Falls NY 12839	289.13-1-9 / 9 Chestnut Rd		Ellsworth & Son Excavating	Ellsworth & Son Excavating 10302 State Route 149 Fort Ann NY 12827 518-361-1993 danna@ellsworthexcavating.com	Residential Septic Variance BOH 50, 2024 Septic Alteration	\$250.00	\$0.00			7	WR	AE	Flood Zone Flag
All	12/26/2024	12/27/2024	2024-0655	Residential Septic	Issued	ROBERT A BROWN 8 Moorwood Dr Queensbury NY 12804	295.15-1-41 / 8 Moorwood Dr		IBS Septic & Drain	IBS Septic & Drain 2 Lower Warren ST Queensbury NY 12804 518-798-8194 eshiple@ibsseptic.com	Residential Septic Alteration	\$85.00	\$0.00		12/27/2025	3	MDR		No Flags
All	12/6/2024	12/27/2024	2024-0630	Residential Principle Structure	Issued	Revival Designer Homes LLC 144 Wildwood Pl Queensbury NY 12804	289.12-1-9.13 / 7 Leonard Ln		Cerrone Builders	Cerrone Builders 1589 Saratoga Road Fort Edward NY 12828 5184807750 cerronebuildersinc@gmail.com	Single family dwelling 1300 s.f. 2-car garage 400 s.f. Patrick Burke, lot 2	\$1,655.00	\$400,000.00	1,300.00	12/27/2025	3	No Zone		No Flags
All	12/30/2024	12/31/2024	2024-0657	Residential Septic	Issued	DEANNA ROBERTS 43 Cottage Hill Rd Queensbury NY 12804	301.12-3-21 / 43 Cottage Hill Rd		IBS Septic & Drain	IBS Septic & Drain 2 Lower Warren ST Queensbury NY 12804 518-798-8194 eshiple@ibsseptic.com	Residential Septic Alteration	\$85.00	\$0.00		12/31/2025	2	NR		No Flags
Total:												\$31,041.75	\$11,391,424.00	83,873.00					