



CITY OF JOHNSTOWN

Code Enforcement Office
244 North Perry Street
Johnstown, New York 12095
(518) 736-4076

- OFFICE USE ONLY -	
Approved: _____ / _____ / _____	Receipt # _____
Permit #: _____, 20____	Fee Paid: _____
Signature: _____	

ADDRESS

BUILDING / DEMOLITION PERMIT APPLICATION

NAME

Applicant shall notify this Office of any changes in the information contained in the application during the period for which the permit is in effect. **A permit will be issued when: a) application has been determined to be complete, b) fee has been paid and 3) when proposed work is determined to conform to the requirements of the Uniform Code.** The authority conferred by such a permit may be limited by conditions.

Permit may be suspended or revoked if it's determined that work is not proceeding in conformance with the Uniform Code, with any conditions attached to such permit, or if there has been misrepresentation or falsification of a material fact in connection with the application for permit.

Demolition Permit will expire **six (6) months** from date of issuance / Building permit will expire **one (1) year** from the date of issuance or upon issuance of a Certificate of Occupancy (other than a temporary Certificate of Occupancy), whichever comes first. Permit may, upon written request, be renewed for successive one-year periods provided that a) permit has not been revoked or suspended at the time the application for renewal has been made; b) relevant information in the application is up to date; and c) renewal fee is paid (half cost of original permit).

TYPE

Additional terms of permit can be found on Schedule of Permit Fees.

APPLICANT INFORMATION			
Name / Company Breakthrough Equity Group LLC		Phone: 845-244-1854	
Contact Person Tiernan Laue		Email tiernan.m.laue@gmail.com	
Address 4 Mountain View Avenue, Rosendale	State NY	Zip 12472	

PROPERTY OWNER INFORMATION, IF DIFFERENT THAN APPLICANT			
Name B&L Family Development LLC		Phone (570) 856 - 5312	
Address 7184 Lafayette Rd Middle Grove	State NY	Zip 12850	

SUBCONTRACTOR INFORMATION (attach additional sheets if necessary)	
Name of Company	Phone

PROJECT INFORMATION		
Location	Renewal Application: YES <input type="checkbox"/> NO <input type="checkbox"/>	
Estimated Cost of Project:	Work will begin: _____ / _____ / _____	for a period of _____ day(s) _____ week(s)

DEMOLITION GENERAL COMMENTS
Environmental Survey – _____
Asbestos Abatement w/ Way Bill – _____
Where is Debris going? – _____

Business / Lot Plan

Manufactured (Mobile) Home Dealership

Below is the description of my business, as well as my plans for the lease of the vacant lot located at **605 S Comrie Ave, Johnstown**.

I want to make sure I stay in full compliance at all times with city codes, ordinances, permitting requirements, etc.

Business Background

I am a full time Manufactured (Mobile) Home Dealer & Manufactured Home Community Owner / Operator.

My company is **Breakthrough Equity Group LLC** (*Soon to be re-branded with DBA for marketing purposes*), which is a NYS licensed:

- Manufactured Home Retailer (Dealer)
- Manufactured Home Mechanic (Certified to conduct all repairs)
- Manufactured Home Installer

Certification Documents will be attached with my application.

I am also an active member of the **New York Housing Association**.

I also currently own and operate two **MHCs (Mobile Home Communities)**.

Personal Background

I was born and raised in the Hudson Valley, specifically **Ulster County**, but currently am living in **Hudson, NY**.

However, I have done a lot of business in the **Capital Region, Fulton County & Montgomery County** areas.

My father has lived in **Gloversville** for the past 12 years.

I love the area, and would be thrilled to bring my business operations to **Johnstown**.

Manufactured (Mobile) Home Dealership Plan

With a primary focus on **affordable, used inventory**.

I have found great success and fulfillment by providing affordable housing options to hard working, deserving people all across NYS.

Many individuals cannot afford the \$100,000+ price tag of new homes these days (*Prices of new manufactured homes have doubled since Covid*).

By occupying a more affordable price point, it opens up the doors to homeownership for many.

Something desperately needed in New York, and the country as a whole.

Operational Plan

The idea would be —

Transport my inventory of mobile homes to the lot, for:

- Storage
- Refurbishing when necessary (*after permits are obtained*)
- Resale

I primarily work with **Roger Goodhue of PDI Transport** for transport of the units.

He is extremely reputable, and already familiar with this lot location.

Inventory Types

I usually have a lot of **singlewide inventory** but also deal with **doublewides**.

Standard sizes and Manufactures I sell include but are not limited to:

Sizes	Manufacturers
14x60 24x40	Champion
14x70 24x50	Shult
14x80 24x60	Titan
16x70 28x50	Burlington
16x80 28x60	Redman
	Skyline
	Poloron

New Inventory

I also am a **Titan Homes dealer** for brand new inventory.

The factory is located in **Sangerfield, NY** (South of Utica).

Although my primary focus is good, affordable **pre-owned inventory** for the above state reasons.

Thank you for your consideration!

Site Plan | 605 S Comrie Ave Johnsto

White line represents perimeter of leased lot

174-18-4-0

174-18-4-7-0

likely represents capacity of the lot. homes avoid full capacity when Homes on the lot are usual

Parking

86 ft.

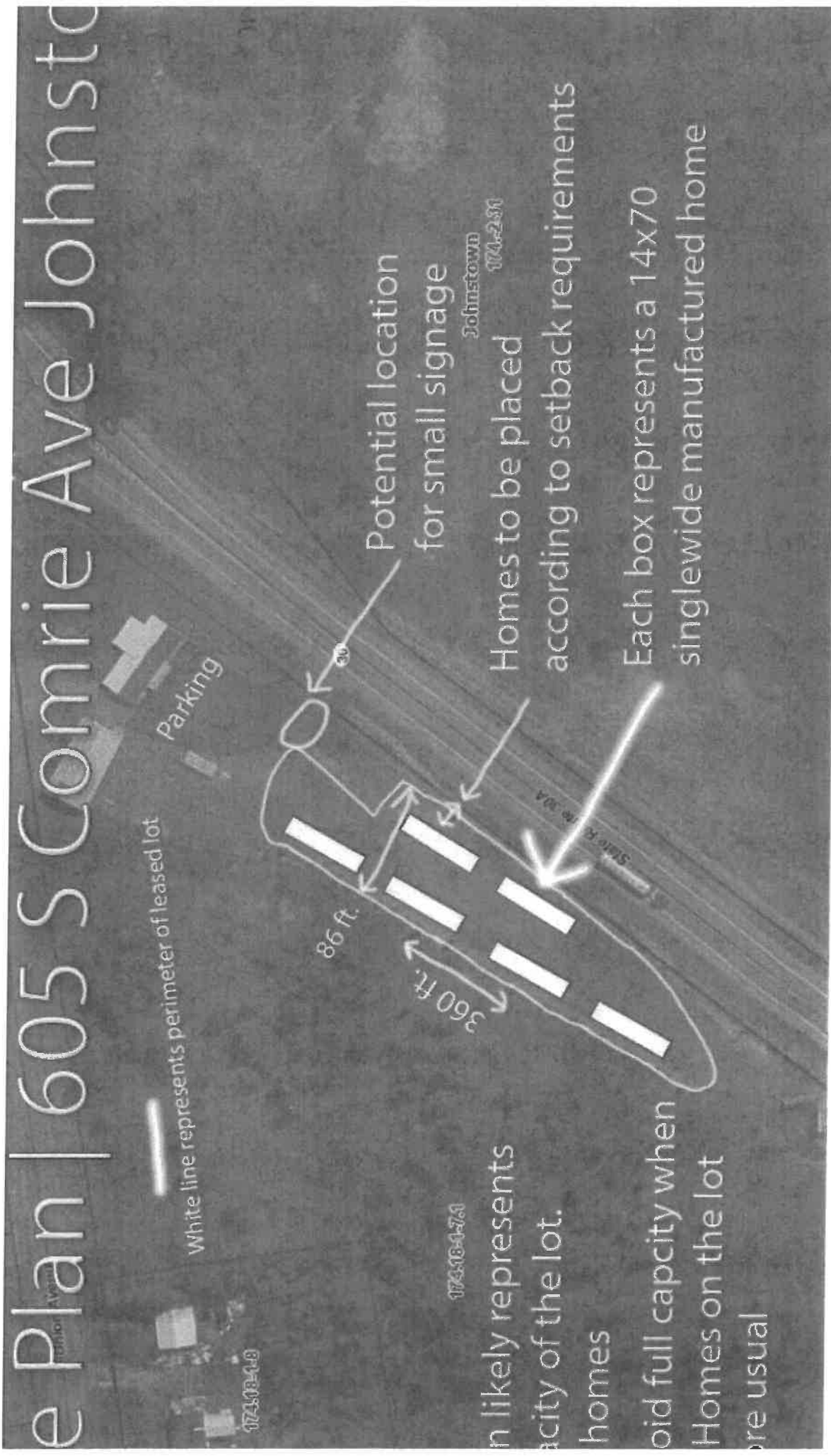
360 ft.

Potential location for small signage

Johnstown 174-2-3-0

Homes to be placed according to setback requirements

Each box represents a 14x70 singlewide manufactured home



e Plan | 605 S Comrie Ave Johnsto

White line represents perimeter of leased lot

Parking

86 ft.

360 ft.

Potential location for small signage

Homes to be placed according to setback requirements

This represents 24x40 doublewide manufactured home

174-18-17-1

Johnstown
174-2-2-01

n represents
ewide
ide homes

State Route 10A

174-18-17-1

