



City of Albany  
 Department of Planning and Development  
 200 Henry Johnson Boulevard  
 Albany, New York 12210

FOR STAFF USE ONLY	
Date Submitted:	Fee Paid:
Date Complete:	Staff:
Project #:	DR #:

# Demolition Review Application Form

## Part 1. Application Notes

A Demolition Review is required prior to receiving any building permit that involves the total or partial demolition of a structure or building except those structures located within the Historic Resources Overlay District or as listed in Section 375-5(E)(17)(a) of the USDO.

- The reasons for the demolition and all alternatives to demolition that have been considered must be explained as part of this application.
- If the property is to be redeveloped, approvals for the new development may be required prior to issuance of a demolition permit.
- The applicant must verify whether or not the property is eligible for listing on the State Register of Historic Places and whether a determination of eligibility has been requested.

*Note: A pre-application meeting is available upon request prior to submitting this application.*

## Part 2. Property Information

Project Address: 962 Madison Avenue	Tax Identification #: 64.68-2-8.2	Year Built: 1920 Source: appraisal
Date of Acquisition: 06/13/2012	Purpose of Acquisition: strategic acquisition within the College's footprint.	
Current/Most Recent Use: residence	As-Built Use: residence	Current Assessed Value: \$ 153,700
Total Square Footage: 3396	Type of Construction (e.g., wood, masonry, etc.): wood	

Is the property currently vacant?  Yes  No *If yes, state how long: June 2012 and please answer the following questions:*

- Is it registered as a Vacant Building with Buildings & Regulatory Compliance, pursuant to Section 133-78.3?  Yes  No
- Is it the subject of City Court proceedings relative to its vacancy?  Yes  No
- Indicate the reason for vacancy: At the time of purchase, the College had structural concerns about the

Is the property eligible for listing on the New York State Register of Historic Places?  Yes  No

Has a determination of eligibility been sought?  Yes  No

## Part 3. Project Information

- Type of Demolition:  A portion of the building or structure  Entire building or structure
- Building or Structure to be Demolished (check all that apply):  
 Principal Residential Structure  Principal Non-Residential Structure  Accessory Structure
- Total square footage to be demolished: 3396 square feet
- Construction and demolition debris to be diverted from landfill disposal, recycled or reused: 50 percent (of total debris)  
*(Minimum 35 percent required)*
- Proposed Project Description (Provide a written description of the demolition request and state the reason for demolition. Attach additional sheets if necessary.):  
 a. What is the reason for demolition: Despite efforts to properly maintain it, the building has been identified as unsafe by the State of New York  
 b. Project Description:  
 At the time of purchase, the College had structural concerns about the property but it was a strategic acquisition within the campus footprint. The building was therefore left vacant and secured by normal means. Because demolishing the building was most likely, the College maintained the exterior but did not make significant investments to rehabilitate the property.
- Is the property being redeveloped? (If yes, complete the items below.)  Yes  No  
 a. Current zone district: \_\_\_\_\_  
 b. Proposed use(s): \_\_\_\_\_  
 Refer to the Permitted Use Table in Section 375-3(B)  Check here to confirm that the uses proposed are permitted in the zone district.  
 d. Have the approvals necessary for redevelopment been obtained?  Yes  No

e. What is the timeframe between demolition and redevelopment?

8. Answer the questions below and indicate what alternatives to demolition were considered and why the alternative(s) cannot be pursued.

- a. Has a Structural Engineer's Report been completed?  Yes  No
- b. Cost to Stabilize: \$ unknown Source: \_\_\_\_\_
- c. Cost to Rehabilitate: \$ unknown Source \_\_\_\_\_
- d. Alternatives to demolition considered (*Attach additional sheets if necessary.*):

The building will continue to deteriorate without significant investment. It is believed that this building is beyond remediation.

**Part 4. Submittal Requirement Checklist**

	Required Document	Hard Copies	Electronic Submission (.pdf) (Required Document Name)
<b>A. Required for All Demolition Review Applications</b>			
<input checked="" type="checkbox"/>	Master Development Application	2	01_Master_Application_Form
<input checked="" type="checkbox"/>	Demolition Review Application Form	2	02_Demolition_Review_Form
<input checked="" type="checkbox"/>	Color photographs of the property in context with surrounding properties, on printed paper	2	03_Photos
<input checked="" type="checkbox"/>	Site Redevelopment Plan or Restoration Plan ( <i>if no Site Redevelopment Plan</i> )	6	04_Site_Plan
<input type="checkbox"/>	Demolition Debris Diversion Plan	2	05_Demo_Debris_Diversion_Plan
<input checked="" type="checkbox"/>	Application fee as established in the Albany Fee Schedule identified in the Appendix of the Albany Administrative Manual	1	N/A
<b>B. Voluntary or Upon Request</b>			
<input type="checkbox"/>	Environmental Assessment Form as required by SEQR	2	06_EAF
<input type="checkbox"/>	Plans for protection or repair of adjacent buildings	2	07_Protection_Plan
<input type="checkbox"/>	Engineer's Report	2	08_Engineer's_Report
<input type="checkbox"/>	Stabilization and/or repair cost estimate	2	09_Stablization_Repair_Estimate
<input type="checkbox"/>	State Historic Preservation Office Eligibility Determination	2	10_SHPO_Determination
<input type="checkbox"/>	Elevations or renderings of proposed new construction	2	11_Elevations
<input type="checkbox"/>	Building Department Condemnation Letter or Code report	2	12_BRC_Report
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	2	[##_][Document_Name]

## Demolition Review Application

The College of Saint Rose

962 Madison Avenue

962 Madison Avenue, constructed around 1920, was purchased by the College in June 2012. At the time of purchase, the College had structural concerns about the property but it was a strategic acquisition within the campus footprint. The building was therefore left vacant and secured by normal means. Because demolishing the building was most likely, the College maintained the exterior but did not make significant investments to rehabilitate the property.

Potential future use is undetermined at this time as the College's Master Plan is currently under review. If demolition is approved, it will be sodded as green space immediately following demolition and maintained as such until further development plans are identified. Any and all development will be consistent with applicable zoning requirements, the City's Comprehensive Plan, neighborhood or District Plans, the Unified Sustainable Development Ordinance, and/or City or regional planning objectives.

The structure has no significant historical, architectural, aesthetic or cultural value in its present or restored condition and therefore the loss of the building would not be detrimental to the historical or architectural heritage of the City. However, the College has met with the Historical Albany Foundation leadership and will provide access to the building if warranted and safe to do so. The building itself adds no distinguishable value to the character of the neighborhood, the streetscape or its environs and is adjacent to other college owned property to the west. The Pine Hills Neighborhood Association leadership, neighboring property owners, Wes Jakovic to the east and the Church of Saint Vincent De Paul to the south, have been informed of the College's plans to demolish this building and have no objection.

Despite efforts to properly maintain it, the building has been identified as unsafe by the State of New York Office of Fire Prevention and Control and the Albany Fire Department. The building will continue to deteriorate without significant investment. It is believed that this building is beyond remediation.



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(518) 438-0195 / [pinehillsna@gmail.com](mailto:pinehillsna@gmail.com) / [www.pinehillsna.org](http://www.pinehillsna.org)

June 12, 2017

Debra Lee Polley, Vice President for Finance and Administration  
The College of Saint Rose  
432 Western Avenue  
Albany, NY 12203-1490

Dear Debra,

Thank you for meeting with Pine Hills Neighborhood Association to discuss the status of properties owned by The College of Saint Rose about which the NYS Office of Fire Prevention and Control (OFPC) expressed serious concerns. Our understanding is that three of the buildings will be demolished, while two will be stabilized and repaired for future use (see below for details). Based on our conversation, Pine Hills Neighborhood Association does not oppose these actions.

Our understanding is that the properties involved and the College's plans for each are as follows:

- 202 Partridge St - The College will make repairs to secure and stabilize this property, until a plan can be developed for its use.
- 879 Madison Ave - The College will make repairs to the roof and stabilize this property, until a plan can be developed for its use. The College will also look into some landscaping behind the parking lot facing Hamilton St.
- 192 Partridge St - The College purchased this property recently and put a new roof on it, but it was declared structurally unsound. The College will demolish it, though Historic Albany Foundation will be allowed to salvage parts from it beforehand.
- 194 Partridge St - The College has owned this property for some time, however an unknown leak in the pipes caused severe mold and this property will be demolished.
- 962 Madison Ave - The College purchased this property in 2012 knowing that it is structurally unsound. The College will demolish it.

We understand that the Albany Fire Department (AFD) agrees with these plans, and both the AFD and OFPC agree that the three properties facing demolition are too dangerous and the disrepair is too great to allow them to remain standing. After demolition, The College will seed the properties with grass, possibly some landscaping, and none will be used for parking.

The College is considering a Master Plan Review to consider uses for its properties in the summer of 2018. Pine Hills Neighborhood Association will be notified if and when a planning process is scheduled.

Thank you again for including Pine Hills Neighborhood Association in this discussion. As always, we look forward to working with you on any further plans that The College of Saint Rose undertakes.

Sincerely,

A handwritten signature in cursive script that reads "Virginia Hammer".

Virginia Hammer  
President