



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		
<p>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.</p> <ol style="list-style-type: none"> 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. <p><i>Note: A pre-application meeting is available upon request prior to submitting this application.</i></p>		
Part 2. Property Information		
Project Address: 194 Partridge Street	Tax Identification #: 64.68-1-16	Year Built: 1900 Source: city parcel locator
Date of Acquisition: 05/30/2012	Purpose of Acquisition: strategic acquisition within the College's footprint originally intended for <input checked="" type="checkbox"/>	
Current/Most Recent Use: residence	As-Built Use: residence	Current Assessed Value: \$ 120,600
Total Square Footage: 2548	Type of Construction (e.g., wood, masonry, etc.): wood	
<p>Is the property currently vacant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, state how long: May 2012 and please answer the following questions:</i></p> <ol style="list-style-type: none"> Is it registered as a Vacant Building with Buildings & Regulatory Compliance, pursuant to Section 133-78.3? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Is it the subject of City Court proceedings relative to its vacancy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Indicate the reason for vacancy: <u>planned project placed on hold</u> 		
<p>Is the property eligible for listing on the New York State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Has a determination of eligibility been sought? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
Part 3. Project Information		
<p>1. Type of Demolition: <input type="checkbox"/> A portion of the building or structure <input checked="" type="checkbox"/> Entire building or structure</p>		
<p>2. Building or Structure to be Demolished (check all that apply):</p> <p><input checked="" type="checkbox"/> Principal Residential Structure <input type="checkbox"/> Principal Non-Residential Structure <input type="checkbox"/> Accessory Structure</p>		
<p>3. Total square footage to be demolished: 2548 square feet</p>		
<p>4. Construction and demolition debris to be diverted from landfill disposal, recycled or reused: 50 percent (of total debris) (Minimum 35 percent required)</p>		
<p>5. Proposed Project Description (Provide a written description of the demolition request and state the reason for demolition. Attach additional sheets if necessary.):</p> <p>a. What is the reason for demolition: <u>Despite efforts to properly maintain it, the building has been identified as unsafe by the State of New York</u></p> <p>b. Project Description:</p> <p>At the time of purchase, the property was noted to be in average condition but more importantly was within the footprint intended for future student housing development. The building was therefore left vacant and secured by normal means. Because plans called for demolishing the building, the College maintained the exterior but did not make significant investments to rehabilitate the property.</p>		
<p>6. Is the property being redeveloped? (If yes, complete the items below.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>a. Current zone district: _____</p> <p>b. Proposed use(s): _____</p> <p>Refer to the Permitted Use Table in Section 375-3(B) <input type="checkbox"/> Check here to confirm that the uses proposed are permitted in the zone district.</p> <p>d. Have the approvals necessary for redevelopment been obtained? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		

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)
A. Required for All Demolition Review Applications			
<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. Voluntary or Upon Request			
<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

194 Partridge Street

194 Partridge Street, constructed around 1900, was purchased by the College in May 2012. At the time of purchase, the property was noted to be in fair condition but more importantly was within the footprint intended for future student housing development. The building was therefore left vacant and secured by normal means. Because plans called for demolishing the building, 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 north, south and west. The College also met with leadership from the Pine Hills Neighborhood Association who noted no objection to the demolition.

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.