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.

1. The reasons for the demolition and all alternatives to demolition that have been considered must be explained as part of this application.

2. If the property is to be redeveloped, approvals for the new development may be required prior to issuance of a demolition permit.

3. 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

<table>
<thead>
<tr>
<th>Project Address: 30 North Swan Street</th>
<th>Tax Identification #:</th>
<th>Year Built: 1920</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date of Acquisition: 5-22-17</td>
<td>Source: internet</td>
<td></td>
</tr>
<tr>
<td>Purpose of Acquisition: to demolish</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Current/Most Recent Use: apartment building</td>
<td>As-Built Use: apartment building</td>
<td>Current Assessed Value: $186,700</td>
</tr>
<tr>
<td>Total Square Footage: 3552</td>
<td>Type of Construction (e.g., wood, masonry, etc.): wood</td>
<td></td>
</tr>
</tbody>
</table>

Is the property currently vacant? Yes ☒ No ☐  If yes, state how long: 2 yrs ☒ and please answer the following questions:

1. Is it registered as a Vacant Building with Buildings & Regulatory Compliance, pursuant to Section 133-78.3? Yes ☐ No ☒
2. Is it the subject of City Court proceedings relative to its vacancy? Yes ☐ No ☒
3. Indicate the reason for vacancy: ☒ to prepare building for demolition

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

1. Type of Demolition: ☒ A portion of the building or structure ☐ Entire building or structure

2. Building or Structure to be Demolished (check all that apply):
   ☒ Principal Residential Structure ☐ Principal Non-Residential Structure ☐ Accessory Structure

3. Total square footage to be demolished: 3552 square feet

4. Construction and demolition debris to be diverted from landfill disposal, recycled or reused: 35 percent (of total debris) (Minimum 35 percent required)

5. 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: The building is a hazard to public health and safety. Demolition will eliminate a fire hazard.
   b. Project Description:
      The building has a blighting effect with no historical or architectural significance. Demolishing this building will improve the quality of life in the neighborhood. Demolition will promote further and continuing development on this improving North Swan Street corridor. The building will be removed and the foundation wall will be removed to two feet below existing grade. The concrete sub-floor will be broken up to allow for drainage. Controlled fill and 4"-6" minimum topsoil spread throughout the lot. Grass seed will planted and the site will be maintained.

6. Is the property being redeveloped? (If yes, complete the items below.) ☒ Yes ☐ No
   a. Current zone district: 
   b. Proposed use(s): ☒ future housing

   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?

Contingent on future funding

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: $ __________________ Source: ____________________________
   c. Cost to Rehabilitate: $ __________________ Source: ____________________________
   d. Alternatives to demolition considered (Attach additional sheets if necessary):

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### Part 4. Submittal Requirement Checklist

<table>
<thead>
<tr>
<th>Required Document</th>
<th>Hard Copies</th>
<th>Electronic Submission (.pdf) (Required Document Name)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Required for All Demolition Review Applications</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>✔ Master Development Application</td>
<td>2</td>
<td>01_Master_Application_Form</td>
</tr>
<tr>
<td>✔ Demolition Review Application Form</td>
<td>2</td>
<td>02_Demolition_Review_Form</td>
</tr>
<tr>
<td>✔ Color photographs of the property in context with surrounding properties, on printed paper</td>
<td>2</td>
<td>03_Photographs</td>
</tr>
<tr>
<td>✔ Site Redevelopment Plan or Restoration Plan (If no Site Redevelopment Plan)</td>
<td>6</td>
<td>04_Site_Plan</td>
</tr>
<tr>
<td>✔ Demolition Debris Diversion Plan</td>
<td>2</td>
<td>05_Demo_Debris_Diversion_Plan</td>
</tr>
<tr>
<td>☐ Application fee as established in the Albany Fee Schedule identified in the Appendix of the Albany Administrative Manual</td>
<td>1</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>B. Voluntary or Upon Request</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>☐ Environmental Assessment Form as required by SEQR</td>
<td>2</td>
<td>06_EAF</td>
</tr>
<tr>
<td>☐ Plans for protection or repair of adjacent buildings</td>
<td>2</td>
<td>07_Protection_Plan</td>
</tr>
<tr>
<td>☐ Engineer’s Report</td>
<td>2</td>
<td>08_Engineer’s Report</td>
</tr>
<tr>
<td>☐ Stabilization and/or repair cost estimate</td>
<td>2</td>
<td>09_Stabilization_Repair_Estimate</td>
</tr>
<tr>
<td>☐ State Historic Preservation Office Eligibility Determination</td>
<td>2</td>
<td>10_SHPO_Determination</td>
</tr>
<tr>
<td>☐ Elevations or renderings of proposed new construction</td>
<td>2</td>
<td>11_Elevations</td>
</tr>
<tr>
<td>☐ Building Department Condemnation Letter or Code report</td>
<td>2</td>
<td>12_BRC_Report</td>
</tr>
<tr>
<td>☐ Any additional information determined to be necessary by the Chief Planning Official</td>
<td>2</td>
<td>[###][Document_Name]</td>
</tr>
</tbody>
</table>
June 23, 2017

TED KOCH

RE: Service Removal for Building Demolition.

To Customer,

This letter is to confirm that, per your request, National Grid has confirmed electrical service and meter have been removed from 30 N SWAN ST ALBANY, NY. The work was processed on work order #24341791 and meter #’s 33873024 AND 31712046 were removed. If you have any questions or need further assistance, please feel free to contact me at 315-460-7637.

Sincerely,

Mary Landers
Customer Fulfillment

nationalgrid
**PERMIT INSPECTION REPORT**

**Address:** 30 North Swan Street  
**Date:** 7/15/17

**Permit #:** 17-152  
**Time:** PM

**Employee Name(s):** J. LaMountain  
**Photos Taken:** □ YES  □ NO

**Contractor's Name:** J. Burnett  
**Phone #:**

<table>
<thead>
<tr>
<th>WATER</th>
<th>SEWER</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ New Service</td>
<td>□ New Lateral</td>
</tr>
<tr>
<td>□ Service Repair</td>
<td>□ Sanitary Sewer</td>
</tr>
<tr>
<td>□ Termination</td>
<td>□ Lateral Repair  □ Storm Sewer</td>
</tr>
<tr>
<td>□ Fire Branch</td>
<td>□ Termination  □ Structure(s)</td>
</tr>
<tr>
<td>□ Fire Hydrant(s)</td>
<td></td>
</tr>
</tbody>
</table>

**Work Done:**  
- □ Full Service  
- □ Spot Repair  
- □ ½ Service - Main to Curb Stop  
- □ ½ Service - Curb Stop to Meter

<table>
<thead>
<tr>
<th>Service Size:</th>
<th>1.25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Length:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Tap Size:</th>
<th>1.25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Size:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Main Material:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Hand Tap</td>
<td>□ PVC 'wye'</td>
</tr>
<tr>
<td>□ Aqua Tap</td>
<td>□ Clay 'wye'</td>
</tr>
<tr>
<td>□ B100</td>
<td>□ Saddle</td>
</tr>
<tr>
<td>□ A3</td>
<td>□ Break-In</td>
</tr>
<tr>
<td>□ Wet Cut</td>
<td>□ Other:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Shut-Off Size:</th>
<th>□ C-Stop  □ Valve</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Fittings:</th>
<th></th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Other Materials:</th>
<th></th>
</tr>
</thead>
</table>

**Remarks:** Burnett terminated 1.25 water service to watermain. They also terminated 6" PVC sewer lateral 2 ft from main (don't want to undermine storm & watermain) and the 6" PVC storm lateral using a 6" PVC cap on each. Reinforced Bricks behind cap. All okay.

**Date Revised:** 7/15/2016
SERVICE REPORT

CLIENT
AhA- Swan St. Homes
Areas Serviced
30 North Swan St-Aldany- 12210 - Ted

DATE
IN 7/26 OUT 7/26

INSPECTION FOR INTERIOR OF ABOVE ADDRESS
REVEALED NO PESTS.

TKoCHEAIABANYHOUSING.ORG

MATERIALS USED | % | AMT USED | MATERIALS USED | % | AMT USED
--- | --- | --- | --- | --- | ---
Suspend Sc | | | OTHER PRODUCTS (LIST SEPARATELY) | |
Maxthor SC | | | | |
Demand CS | | | | |
Gencr | | | | |
Precor | | | | |
Prentox | | | | |
CB-80 | | | | |
Rediam | | | | |
Final Blox | | | | |
Glueboards | | | | |
Snap Traps | | | | |
Tempo | | | | |

DEGREE OF INFESTATION

INSECTS
- Zero
- Light
- Med
- Heavy

RODENTS
- Zero
- Light
- Med
- Heavy

STRUCTURAL, STORAGE & SANITATION REPORT

A. STRUCTURAL
Tolerance on doors and windows not to exceed 1/32" and 1/4" on vent openings. Open doors and windows must be screened. Drain covers must be in place. Holes, cracks and loose tiles must be repaired. Avoid use of wooden shelving.

- Doors
- Windows
- Vents
- Cracks
- Holes
- Walls
- Floors
- Drains
- Ceilings
- Shelving

B. STORAGE
Except when on cabinet shelves, all items must be stored at least 6" off the floor and away from walls. Avoid storage in cardboard boxes.

- Rooms
- Cabinets
- Shelving
- Hallways
- Over Watkins
- Other

C. SANITATION
Accumulations of grease, waste and moisture must be cleaned up. Excess vegetation and weeds must be removed around exterior. Garbage containers must be closed.

- Garbage
- Drains
- Store Room
- Floors
- Walls
- Equipment
- Lockers
- Restrooms
- Furniture
- Other

CUSTOMER

NEPC REPRESENTATIVE

White Copy-Customer, Canary Copy-Technician
REPORT OF PRE-DEMOLITION ASBESTOS INSPECTION

Performed For: Albany Housing Authority
200 South Pearl Street
Albany, New York

Location of Inspection: 30 North Swan Street
Albany, New York

Material or Area Inspected: Whole building, except roof

Asbestos Materials Tested: Roofing (assumed present and to contain asbestos)

Non-Asbestos Materials Tested: Drywall & compound, foundation parging, siding vapor barrier, linoleum & mastic, 12"x12" floor tile & mastic, self stick floor tie, flooring mastic, sink insulation, shower adhesive, shower caulk

Date(s) of Inspection: June 14, 2017

Project Number: 17-21111-A

Inspection By: Alpine Environmental Services, Inc.
438 New Karner Road
Albany, New York 12205
Phone (518) 250-4047

Inspector(s): Paul Van Zandt: NYSDOL Cert.#AH95-02581

Scope and Purpose

This report is intended to document the pre-demolition asbestos inspection of the building located at 30 North Swan Street in Albany, New York.
“Asbestos containing materials”, as defined by the United States Environmental Protection Agency (EPA), is any material containing greater than 1% by weight of asbestos. Friable samples (samples easily crushed/pulverized by hand pressure), were analyzed via Polarized Light Microscopy (PLM) and Non-Friable samples (samples not easily crushed/pulverized by hand pressure), were analyzed via Transmission Electron Microscopy (TEM) by EMSL Laboratory of New York, New York, a New York State Department of Health Approved Laboratory (ELAP #11506).

Description

The building was a two-story, two-family wood structure built on a slab. There was a block foundation. No block fill or foundation coating was observed. Walls were drywall throughout. Floors were covered with floor tile or linoleum. There was no access below the first floor slab so no crawlspace is suspected. Each apartment was heated by electric baseboard heaters in each room. There was a flat roof that was inaccessible at the time of inspection. No door or window caulk was observed.

Limitations

Quantities of asbestos materials are estimated only and should be field verified by the user. The roof was inaccessible at the time of inspection and is assumed to contain asbestos.

Results of Asbestos Inspection

Bulk samples were collected throughout the subject structure, as prescribed by US EPA ASHARA protocols for the number and types of samples. The following asbestos containing materials were found at the building located at 30 North Swan Street in Albany, NY.

<table>
<thead>
<tr>
<th>Location</th>
<th>ACM (Sample #s)</th>
<th>Quantity</th>
<th>Substrate</th>
<th>Friability</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof</td>
<td>Roofing (Assumed present and to contain asbestos)</td>
<td>2,400 sq. ft.</td>
<td>Wood</td>
<td>Non-Friable</td>
<td>Good</td>
</tr>
</tbody>
</table>

*Quantities are estimates only and should be field verified by the user.

The following materials were sampled and determined not to contain asbestos:

<table>
<thead>
<tr>
<th>Non-Asbestos Material</th>
<th>Locations</th>
<th>Sample #’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drywall Compound</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Floor Kitchen, 1&lt;sup&gt;st&lt;/sup&gt; Floor Side Corner Room, 2&lt;sup&gt;nd&lt;/sup&gt; Floor Kitchen, 2&lt;sup&gt;nd&lt;/sup&gt; Floor Rear Bedroom Behind Bathroom</td>
<td>1-01, 1-02, 1-03, 1-04</td>
</tr>
<tr>
<td>Drywall Foundation Parging</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Floor Room Behind Living Room, 2&lt;sup&gt;nd&lt;/sup&gt; Floor Kitchen Exterior Foundation</td>
<td>2-01, 2-02</td>
</tr>
<tr>
<td>Siding Vapor Barrier</td>
<td>Exterior under Siding</td>
<td>3-01, 3-02</td>
</tr>
<tr>
<td>Linoleum &amp; Mastic</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Floor Bathroom</td>
<td>4-01, 4-02</td>
</tr>
<tr>
<td>12&quot;x12&quot; Floor Tile</td>
<td>1&lt;sup&gt;st&lt;/sup&gt; Floor Kitchen Bottom Layer, 2&lt;sup&gt;nd&lt;/sup&gt; Floor Hall</td>
<td>5-01, 5-02</td>
</tr>
<tr>
<td></td>
<td>2&lt;sup&gt;nd&lt;/sup&gt; Floor Dining Area Bottom Layer, 2&lt;sup&gt;nd&lt;/sup&gt; Floor Water Heater Closet</td>
<td>6-01, 6-02, 9-01, 9-02</td>
</tr>
</tbody>
</table>

Page 2 of 4
438 New Karner Road ● Albany, New York 12205 ● Phone: (518) 250-4047
Non-Asbestos Material Cont’d

<table>
<thead>
<tr>
<th>Non-Asbestos Material</th>
<th>Locations</th>
<th>Sample #’s</th>
</tr>
</thead>
<tbody>
<tr>
<td>Self Stick Floor Tile</td>
<td>1st Floor Kitchen Middle Layer, 2nd Floor Dining Area (Top Layer), 2nd Floor Kitchen, 2nd Floor Rear Bedroom, 2nd Floor Stair Landing, 2nd Floor Stair Tread (Top Layer)</td>
<td>7-01, 7-02</td>
</tr>
<tr>
<td>Flooring Mastic</td>
<td>2nd Floor Kitchen, 2nd Floor Room Behind Bathroom</td>
<td>11-01 to 11-05</td>
</tr>
<tr>
<td>Floor Tile &amp; Mastic</td>
<td>2nd Floor Stair Tread Bottom Layer</td>
<td>8-01, 8-02</td>
</tr>
<tr>
<td>Sink Insulation</td>
<td>1st Floor Kitchen, 2nd Floor Kitchen</td>
<td>12-01, 12-02</td>
</tr>
<tr>
<td>Shower Adhesive</td>
<td>1st Floor Bathroom, 2nd Floor Bathroom</td>
<td>13-01, 13-02</td>
</tr>
<tr>
<td>Shower Caulk</td>
<td>1st Floor Bathroom, 2nd Floor Bathroom</td>
<td>14-01, 14-02</td>
</tr>
</tbody>
</table>

Conclusion & Recommendations

Any materials not sampled during this inspection should be considered suspect unless sampled and determined to be non-asbestos. All asbestos containing materials must be abated prior to the demolition/renovation of any of the structures unless performed under a variance issued by the NYS Department of Labor. Disturbance/Abatement of any asbestos containing materials, as well as necessary air monitoring, must be performed by a NYS DOL licensed contractor, in accordance with state and federal regulations (NYS DOL ICR 56 and US EPA 40 CFR).

If I can be of any further assistance to you on this, or any other matter, please do not hesitate to contact me (518) 250-4047, ext. 314.

Sincerely,
Alpine Environmental Services, Inc.

Paul Van Zandt
NYS Dept. of Labor Asbestos Inspector Certificate # AH95-02581

Enclosures: Samples Results, Chains of Custodies, Company License, Personal Certifications, Laboratory Certifications
Site Photos

30 North Swan Street

Albany, New York

Rear View of Property