



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: 197 Holmes Dale	Tax Identification #: 64.71-1-14	Year Built: <u>1945</u> Source: <u>Assessor Record</u>
Date of Acquisition: <u>9/15/2017</u>	Purpose of Acquisition:	
Current/Most Recent Use: Dwelling, SF Detached	As-Built Use: Dwelling, SF Detached	Current Assessed Value: \$ <u>249,000</u>
Total Square Footage: <u>±2800</u>	Type of Construction (e.g., wood, masonry, etc.): <u>Wood frame</u>	
Is the property currently vacant? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, state how long: _____ and please answer the following questions:</i>		
1. Is it registered as a Vacant Building with Buildings & Regulatory Compliance, pursuant to Section 133-78.3? <input type="checkbox"/> Yes <input type="checkbox"/> No		
2. Is it the subject of City Court proceedings relative to its vacancy? <input type="checkbox"/> Yes <input type="checkbox"/> No		
3. Indicate the reason for vacancy: _____		
Is the property eligible for listing on the New York State Register of Historic Places? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Has a determination of eligibility been sought? <input type="checkbox"/> Yes <input type="checkbox"/> 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: ±2800 square feet
- Construction and demolition debris to be diverted from landfill disposal, recycled or reused: 35% 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: Construct a new single family detached dwelling
 b. Project Description: Demolish existing structure and construct a new, two-story single family detached dwelling, in conformance with the USDO, sensitive to neighborhood context and designed to meet or exceed the latest energy codes.
- Is the property being redeveloped? (If yes, complete the items below.) Yes No
 a. Current zone district: R-1L
 b. Proposed use(s): Dwelling, Single-Family Detached
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?
 Upon completion of design and issuance of building permit, about 3-4 months.

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: \$ n/a Source: _____
- c. Cost to Rehabilitate: \$ 200,000 Source: Architect
- d. Alternatives to demolition considered (*Attach additional sheets if necessary.*):

Demolition and redevelopment is the most practical approach due to the limitations of the existing structure, including the shallow foundation, wet basement, lack of insulation, low ceiling heights, significant deferred maintenance on the building envelope and interior, as well as a layout compromised in function due to multiple additions of varying quality and questionable architecture. The structure is not historic, has no distinctive architecture, nor is it of high quality or similar to other houses on the block.

Part 4. Submittal Requirement Checklist

	Required Document	Hard Copies	Electronic Submission (.pdf) (Required Document Name)
A. Required for All Demolition Review Applications			
<input type="checkbox"/>	Master Development Application	2	01_Master_Application_Form
<input type="checkbox"/>	Demolition Review Application Form	2	02_Demolition_Review_Form
<input type="checkbox"/>	Color photographs of the property in context with surrounding properties, on printed paper	2	03_Photos
<input 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 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_Stabilization_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]