

# SilversteinLaw

PC.

STEVEN M. SILVERSTEIN\*

LAUREN L. SCHREIBER  
EDWARD J. QUILICE\*

JEFFREY A. BERNFELD†  
GREGG A. COFFEY  
ELIZABETH A. HASS  
MARK D. LEFKOWITZ\*  
LEONARD J. SKLEROV  
OF COUNSEL

ATTORNEYS AT LAW  
254 SOUTH MAIN STREET  
SUITE 210  
NEW CITY, NEW YORK 10956

TELEPHONE: 845.638.9400  
FACSIMILE: 845.638.9090

silversteinlawpc.com

NEW JERSEY OFFICE:  
210 SUMMIT AVENUE  
MONTVALE, NEW JERSEY 07645

\*ALSO ADMITTED IN NJ

†ADMITTED IN MA ONLY

August 3, 2018

## VIA EMAIL

City of Albany  
Department of Planning & Development  
200 Henry Johnson Boulevard  
Albany, NY 12210  
Att: Bradley Glass, Deputy Director

Re: Proposed Development of 80 North Allen Street, Albany New York  
Development Review Case File 00059

Dear Brad:

As you know this firm represents the applicants in the referenced file. In accordance with my recent discussions with you, I have enclosed an estimate prepared by Legere Restorations of the cost of the work needed to accomplish the proposed development of the referenced property.

Although you acknowledged that the applicant's financial ability to carry out its plans should not be a factor in the disposition of its application, the Board has expressed some concerns as to our clients' financial resources. In light of that, you suggested that the applicants might provide a loan pre-approval letter from their lender to allay those concerns.

The applicants appreciate the Board's concerns. They have met with and reviewed their finances and the project with NJ Lenders Corp. Based on that review, they have received preliminary feedback that they will qualify for a loan sufficient to complete the project. I have spoken with the loan officer and been similarly advised. That said, however, the loan officer also indicated that it would take time and expense for the applicants to obtain a letter of intent, which is this lender's equivalent of a preapproval letter.

In light of the enclosed estimate and the additional information provided above, on behalf of the applicants, we respectfully request that the Board move forward and approve their application.

Very truly yours,

  
Steven M. Silverstein

Enc.  
SMS/eq

Cc: Joan Jenkins  
Andrew Jenkins  
Ginna Jenkins



Legere  
1462 Erie Blvd.  
Schenectady, NY 12305  
518-399-1179  
info@legere.ws

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Client: Jinna Jenkins  
Property: 80 North Allen St  
Albany, NY 12203  
Billing: 2 Summit Ave.  
New City, NY 10956

Cellular: (347) 805-6978

Operator: TERRI

Estimator: Martin Davis  
Company: Legere  
Business: 1462 Erie Blvd.  
Schenectady, NY 12305

Business: (518) 399-1179  
E-mail: martin@legere.ws

Date Entered: 6/7/2018  
Date Job Began:

Date Job Contracted:  
Date Job Completed:

Price List: NYAL7R\_JUN18  
Labor Efficiency: Remodel  
Estimate: 3812-JENKINS\_JINNA



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3812-JENKINS\_JINNA

**Permits/ Management fees**

DESCRIPTION	QNTY
52. Building Permit	1.00 EA
53. Plumbing Permit	1.00 EA
54. Hvac Permit	1.00 EA
55. Electrical Permit	1.00 EA
56. Residential Supervision / Project Management - per hour	120.00 HR

**Basement Work**

DESCRIPTION	QNTY
1. Mason - Brick / Stone - per hour for fill in and foundation repairs	40.00 HR
2. Excavation & floor work	1.00 EA
3. Carpenter - General Frammer - per hour	32.00 HR
4. General Laborer - per hour	32.00 HR
5. Materials	1.00 EA

**Demolition**

DESCRIPTION	QNTY
6. General Demolition - per hour	480.00 HR
7. Dumpster load - Approx. 30 yards, 5-7 tons of debris	8.00 EA
8. Carpenter - General Frammer - per hour for stabilization	40.00 HR
9. General Laborer - per hour assist carpenter	40.00 HR
10. Materials	1.00 EA

**Stabilization**

DESCRIPTION	QNTY
11. General Laborer - per hour	0.00 HR
12. Carpenter - General Frammer - per hour for stabilization	40.00 HR
13. Materials	1.00 EA

**Roof Replacement**

DESCRIPTION	QNTY
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**CONTINUED - Roof Replacement**

<b>DESCRIPTION</b>	<b>QNTY</b>
14. Remove Tear off, haul and dispose of comp. shingles - Laminated	41.00 SQ
15. Laminated - comp. shingle rfg. - w/ felt	41.00 SQ
16. Ice & water barrier	1,080.00 SF
17. Drip edge	320.00 LF

**Siding/Soffit Repairs**

<b>DESCRIPTION</b>	<b>QNTY</b>
18. Siding Installer - per hour	40.00 HR
19. Materials	1.00 EA
20. Boom lift - 50'-60' reach	5.00 DA

**Framing/Carpentry**

<b>DESCRIPTION</b>	<b>QNTY</b>
21. Materials	1.00 EA
22. Carpenter - General Framer - per hour for stabilization	120.00 HR
23. General Laborer - per hour	240.00 HR

**Windows and Doors**

<b>DESCRIPTION</b>	<b>QNTY</b>
24. Vinyl window - double hung,	57.00 EA
25. Exterior door - fiberglass - insulated - flush or panel style	14.00 EA
26. Window & Door Installer - per hour	48.00 HR
27. General Laborer - per hour	48.00 HR
28. Materials for installation	1.00 EA
60. Vinyl window for basement	15.00 EA

**Mechanicals**

<b>DESCRIPTION</b>	<b>QNTY</b>
29. Rough in plumbing - per fixture	61.00 EA
30. Plumbing Demolition - per hour	60.00 HR
31. Fiberglass tub & shower combination - Standard grade	9.00 EA

**CONTINUED - Mechanicals**

<b>DESCRIPTION</b>	<b>QNTY</b>
33. Tub/shower faucet - Standard grade	9.00 EA
34. Heat, Vent, & Air Conditioning (Bid Item)	6.00 EA
35. Wire - average residence - copper wiring	5,500.00 SF
36. Electrical service entrance	1.00 EA
57. Electrical Finish, Fixtures per unit	6.00 EA

**Insulation/Drywall**

<b>DESCRIPTION</b>	<b>QNTY</b>
37. Insulation closed cell/open cell combination	1.00 EA
38. 1/2" drywall - hung, taped, floated, ready for paint	21,000.00 SF

**Prime and Paint Walls and Ceilings**

<b>DESCRIPTION</b>	<b>QNTY</b>
39. Seal/prime then paint the surface area (2 coats) - 2 colors	21,000.00 SF
40. Painter - per hour	240.00 HR

**Interior Trim/Kitchen Cabinets/Tops**

<b>DESCRIPTION</b>	<b>QNTY</b>
41. Materials, interior trim and doors	6.00 EA
42. Cabinetry (Bid Item)	6.00 EA
43. Countertop - solid surface	6.00 EA
44. Vanity w/ top	15.00 LF
45. Toilet	16.00 EA
46. Sink faucet - Kitchen	6.00 EA
47. Kitchen Sink - single basin - Standard grade	6.00 EA
48. Sink faucet - Bathroom	16.00 EA
58. Finish Carpenter - per hour	6.00 UN
59. Bath fixtures per unit	6.00 EA

**Appliances**

<b>DESCRIPTION</b>	<b>QNTY</b>
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**CONTINUED - Appliances**

<b>DESCRIPTION</b>	<b>QNTY</b>
49. Appliances per apt	6.00 EA

**Decks/Porch**

<b>DESCRIPTION</b>	<b>QNTY</b>
50. Pressure Treated Deck	6.00 EA
51. Front Porch Work	1.00 EA

**Finish Flooring**

<b>DESCRIPTION</b>	<b>QNTY</b>
61. Floor Covering - Wood/Vinyl/Tile Bid item	5,500.00 EA

Grand Total

798,805.88

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Martin Davis