

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: <u>1061 Washington Ave</u>	Tax Identification #: <u>64.26-1-3</u>	Year Built: <u>1928</u> Source: <u>CRS Tax Data</u>
Date of Acquisition: <u>Contingent upon approvals.</u>	Purpose of Acquisition: <u>Redevelopment - Convenience store with self service gasoline.</u>	
Current/Most Recent Use: <u>2 Family Rental</u>	As-Built Use: <u>Multi Family</u>	Current Assessed Value: <u>\$258,763</u>
Total Square Footage: <u>2,926</u>	Type of Construction (e.g., wood, masonry, etc.): <u>Wood</u>	

Is the property currently vacant? Yes No *If yes, state how long: _____ 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: _____

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

Has a determination of eligibility been sought? Not listed on NYS Register. 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: 2,926 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: Redevelopment - Typical Stewart's Shops Convenience store (3,996 sf) with self service gasoline.
 b. Project Description:

The ultimate construction of a typical Stewart's Shops convenience store (3,996 sf) with self service gasoline.
- Is the property being redeveloped? (If yes, complete the items below.) Yes No
 - Current zone district: MU-NC
 - Proposed use(s): Convenience Store With Self Service Gasoline.
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.
 - Have the approvals necessary for redevelopment been obtained? Yes No
 - What is the timeframe between demolition and redevelopment? Immediately.

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: n/a
- c. Cost to Rehabilitate: \$ _____ Source: n/a
- d. Alternatives to demolition considered (*Attach additional sheets if necessary.*):
Yes - however, not Feasible. 2 story structure.

Part 4. Submittal Requirement Checklist

	Required Document	Hard Copies	Electronic Copies	Electronic Submission (.pdf) (Required Document Name)
A. Required for All Demolition Review Applications				
<input type="checkbox"/>	Master Application	0	1	Master Application
<input type="checkbox"/>	Demolition Review Application	0	1	DR
<input type="checkbox"/>	Color photographs of the property in context with surrounding properties	1	1	Photos
<input type="checkbox"/>	Site Redevelopment Plan or Restoration Plan (<i>if no Site Redevelopment Plan</i>)	2	1	Site Plan [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Demolition Debris Diversion Plan	0	1	Debris Diversion Plan
<input type="checkbox"/>	Short or Full Environmental Assessment Form as required by SEQR	0	1	Short or Full EAF
<input type="checkbox"/>	Application fee as established in the Albany Fee Schedule – Payable to <i>The City of Albany Treasurer</i> In Conjunction with a Development Plan Review Application - \$75 Independent of a Development Plan Review Application - \$150			
B. Voluntary or Upon Request				
<input type="checkbox"/>	Plans for protection or repair of adjacent buildings	1	1	Protection Plan
<input type="checkbox"/>	Engineer's Report	1	1	Engineer's Report
<input type="checkbox"/>	Stabilization and/or repair cost estimate	1	1	Stabilization Repair Estimate
<input type="checkbox"/>	State Historic Preservation Office Eligibility Determination	1	1	SHPO Determination
<input type="checkbox"/>	Elevation(s) or renderings of proposed new construction, drawn to scale	1	1	Elevations [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Building Department Condemnation Letter or Code Report	0	1	BRC Report
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	1	1	[Document Name]

Electronic document submissions shall be sent via email to planningboard@albanyny.gov, USB Flash Drive, or by another medium approved by the City of Albany Planning Staff. CD and DVD submissions are not accepted.