

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

Project Address: 12 Leonard St.	Tax Identification #: 76.72-4-34	Year Built: <u>unknown</u> Source: <u>Zillow</u>
Date of Acquisition: <u>3/5/2020</u>	Purpose of Acquisition: <u>Redevelopment</u>	
Current/Most Recent Use: <u>Garage</u>	As-Built Use: <u>Garage</u>	Current Assessed Value: \$ <u> </u>
Total Square Footage: <u>1,100</u>	Type of Construction (e.g., wood, masonry, etc.): <u>Masonry</u>	
Is the property currently vacant? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>If yes, state how long: <u>3 months</u> 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 checked="" 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: <u>Tenant moved</u>		
Is the property eligible for listing on the New York State Register of Historic Places?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has a determination of eligibility been sought?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: 1,100 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: Redevelopment
 b. Project Description:
See project plan submission.
6. Is the property being redeveloped? (*If yes, complete the items below.*) Yes No
 - a. Current zone district: R-T *** Application for zoning map amendment in progress to change to MU-CI
 - b. Proposed use(s): *** Application for zoning map amendment in progress to change to MU-CI
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? Dependent upon approvals

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.*):

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 checked="" type="checkbox"/>	Master Application	0	1	Master Application
<input checked="" type="checkbox"/>	Demolition Review Application	0	1	DR
<input checked="" type="checkbox"/>	Color photographs of the property in context with surrounding properties	1	1	Photos
<input checked="" type="checkbox"/>	Site Redevelopment Plan or Restoration Plan (<i>if no Site Redevelopment Plan</i>)	2	1	Site Plan [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Demolition Debris Diversion Plan	0	1	Debris Diversion Plan
<input checked="" type="checkbox"/>	Short or Full Environmental Assessment Form as required by SEQR	0	1	Short or Full EAF
<input checked="" 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 checked="" 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.

Demolition Debris Diversion Plan The 76 Housing Project

Property Description

The properties acquired by South End Development LLC in the Krank Park-Cherry Hill neighborhood of the south end of Albany are all free standing, one to three family homes, constructed at the turn of the 20th century. These buildings are of wood frame construction with crawlspace or full height masonry block foundations and maximum two stories in height. Each building is clad in either aluminum or vinyl siding and some properties contain original, turn of the century trim work. Most properties are heated with baseboard or cast-iron hot water radiators. The total livable area of the properties is between 650 and 2,500sf, each. Two of the properties contain accessory garages built of masonry concrete units atop a poured concrete slab.

Project Description

South End Development LLC seeks to revitalize two blocks of the South End of Albany by replacing the current, rundown residences and vacant lots with a self-sustaining and environmentally conscious housing complex. The intent of this complex is to offer comfortable and affordable housing to city residents without burdening the city with excess energy, water, and waste disposal demands. Permitting and approval of this structure to the City of Albany is currently underway and architect and engineering plans are being created to meet the project goals.

Debris Diversion Plans

All masonry and concrete including MCUs, bricks, stonework, and poured concrete will be removed during demolition and either sold to be repurposed in its original form or crushed to be used as fill and stone. This is estimated to account for 10% of the total site demolition material.

The components of the hot water and heating systems for each property will be disassembled and recycled or repurposed during demolition. These systems include boilers, furnaces, copper piping, baseboard heaters, and cast-iron radiators. This is estimated to account for 8% of the total demolition debris.

All appliances including refrigerators, stoves and ovens, clothes washers and dryers, air conditioning units, and dishwashers will be hauled to a scrap yard for repurposing or reclaiming. The sum of these items is estimated to be 6% of the total site demolition material.

All aluminum or cast-iron siding, trim, flashing, railings, and other fixtures will be sold to a scrap yard to be recycled. These items are estimated to account for 6% of the total site demolition debris.

All remaining finished woodwork including hardwood flooring, decorative interior trim, original turn of the century exterior trim, railings and banisters, and miscellaneous items will be removed and sold to be reclaimed. The estimated total of these items is 5% of the total demolition debris.

The sum of all demolition materials to be diverted from the landfill is estimated to be 35%.