

**VILLAGE OF BALLSTON SPA, NY**  
**HISTORIC DISTRICT COMMISSION**  
**MAY 26, 2022, 12:30 PM**

Members of the Historic District Commission, Carrie Chapman, John Cromie, Keith Lewis and Gary Stephenson met at 103 East High Street, "The Beehive," with Josue Flores,, John and Gail Boyles, owners of the building to review the exterior drawings submitted with an Application for a Building Permit relating to 103 East High Street by Josue Flores, which was unsigned and undated, but denied by the building inspector on September 15, 2021 and must be granted a variance. The application process was recently revived, and the matter referred to the Commission on May 23, from the Building Department.

After discussion, the language of the enabling local law indicates the Commission is to act on all applications. There is no differentiation between pending applications and applications denied. Such a reading will allow an applicant to appear before the Zoning Board on denial by the Building Inspector as well as an adverse Commission decision.

The Commission reviewed Drawing A-9 and was favorably impressed that the drawings showed damaged portions of the building's street facing façade will be repaired to match the original structure. The drawings should specify double hung, one-over-one sash, even though applicant indicates replacement windows will be of that style. Upper porches are to be screened and not enclosed by windows. Although the plans indicate shutters will remain, the Commission strongly recommends they be removed as they are not in keeping with the Craftsman Style and were added at a later date. Replacement exterior doors are to reflect the Craftsman Style, not the current 1960s or 70s Colonial.

The members of the commission unanimously agreed Drawing A-9 accompanying the application has their approval with the above modifications. It was also noted the replacement of porch and stairs in the rear ell of the building is out of the public's sight and not in the Commission's jurisdiction.

John Cromie, Chair

# *Village of Ballston Spa*

66 FRONT STREET

*Ballston Spa, NY 12020*

*518-885-5711*

September 15, 2021

To: Josue Flores  
JNF Construction & Design LLC  
62 Milton Avenue  
Ballston Spa, NY 12020

Re: Application for Construction/ Renovations at 103 East High Street, Ballston Spa, NY 12020.

Tax ID: 216.33 - 2- 28

Dear Mr. Flores:

Attached please find your application for construction/ renovations at 103 East High Street in the Village of Ballston Spa. Your application is being returned as a result of being denied for the following reasons:

On or about November 10, 2014 the building at 103 East High Street in the Village of Ballston Spa was partially destroyed by fire and subsequently left abandoned and unused as a multiple family dwelling.

Prior to that date it was occupied as a Multiple Family Dwelling in the R1 District/ Historic overlay as a pre-existing non-conforming use.

Therefore, the following sections of the Codes 205-56, 205- 64, 205-65 apply to continuance of non-conforming use.

- **205-56 Applicability:** The provisions of this Article shall apply to all nonconforming uses or bulk legally existing on the effective date of this chapter and to uses or bulk that become nonconforming by reason of any amendment thereof and to buildings or other structures housing such uses.

- **205-64 Abandonment:** When a nonconforming use has been discontinued or abandoned for a period in excess of one year, it shall not therefore be reestablished, and the future use shall be in conformity with the provisions of this chapter.
- **205-65 Removal of nonconforming use:** If any building in which any nonconforming use is conducted is terminated for a period of more than one year, the subsequent use of the land on which such building was located, and the subsequent use of any building erected thereon shall conform with the regulations of the district.

If you choose to go forward with the submitted project you must apply to the Zoning Board of Appeals to seek relief from these requirements.

This project will also require a site plan review by the Planning Board as well as a review by the Historic District Commission.

Please return the completed applications along with the required fees to the Building Department Clerk to be submitted to the appropriate Boards.

Sincerely,



Dave LaFountain

Email: [buildinginspector@villageofballstonspa.org](mailto:buildinginspector@villageofballstonspa.org)

Cc: Anna Stanko, Rory O'Connor, John Cromie



ALL CONSTRUCTION TO BE IN COMPLIANCE WITH "NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE" AND "VILLAGE OF BALLSTON SPA ZONING ORDINANCE"

1. GENERAL INFORMATION

PDD/ Subdivision Name: \_\_\_\_\_  
Tax Map No: 216.33-2-28 Historic District:  Yes  No Ownership:  Private  Public

2. APPLICANT

Name Josue Flores Position Owner Organization JNF Construction & Design LLC  
Address 62 Milton Ave. City Ballston Spa State NY Zip Code 12020  
Telephone (518) 598-4397 Ext. \_\_\_\_\_

3. PROPERTY OWNER

Name Josue N. Flores/John Boyle Position \_\_\_\_\_ Organization \_\_\_\_\_  
Address 30 Knollwood Dr. City Ballston Lake State NY Zip Code 12019  
Telephone (518) 598-4397 Ext. \_\_\_\_\_ Liability Carrier: Knox Insurance Policy # Art-5132999 02

4. PROPOSED CONSTRUCTION LOCATION

Street Number 103 ~~EST~~ Street Name: East High St. Ballston Spa NY 12020  
Apt. Number: \_\_\_\_\_ Zoning District: \_\_\_\_\_

5. USE

Existing Use Apartment Building 8 units Proposed Use Apartment Building 4 units.

6. TYPE OF WORK

New  Addition  Change of Tenant  Other Renovation  
Brief Description of proposed work: change to 4 units, 2 bedrooms each, all new framing for units partitions, new electrical, plumbing, HVAC, all new insulation, roof and finishes.

7. PROPOSED BUILDING

Height 22'-0" Actual Stories 2 Total Size: 5,900 square feet Style \_\_\_\_\_  
Type of Frame Wood Type of Foundation Existing Number of Rooms (excl. bathrooms) 8 Number of Bathrooms 4 Full 3, 4 half B.  
Number of Bedrooms 8 Primary Heat System Force Air Type of Fuel Abt. Gas Number of Fireplaces 0 Number of Wood Stoves 0  
Sprinklers  Yes  No Central Air Conditioning  Yes  No Garage:  Attached - No. of Cars 0  Detached - No. of Cars 0

8. ARCHITECT / ENGINEER

Name Edward Rovetto Position owner Organization Rovetto Design Group  
Address 62 Milton Ave. City Ballston Spa State NY Zip Code 12020  
Telephone (518) 229-8712 Ext. \_\_\_\_\_ Professional License No. \_\_\_\_\_ State \_\_\_\_\_

9. CONTRACTOR

Name Josue Flores Position owner Organization JNF Construction & Design  
Address 62 Milton Ave City Ballston Spa State NY Zip Code 12020  
Telephone (518) 598-4397 Ext. \_\_\_\_\_ Liability Carrier: Knox Insurance Policy No. ART-5132999 02

10. NAMES, ADDRESSES AND TELEPHONE NUMBERS OF ALL SUBCONTRACTORS:

11. COST AND FEES

Estimated Project Cost \$ \_\_\_\_\_ Building Permit Fee \$ \_\_\_\_\_

12. PROVIDED WITH THIS APPLICATION

Two (2) Complete Sets of Plans  Plot Plan  Energy Audit  Materials List  Electrical Layout  Plumbing Layout

13. AFFIDAVIT

I swear to the best of my knowledge and belief the statements contained in this application, together with the plans and specifications submitted, are a true and complete statement of all proposed work to be done on the described premises and that all provisions of the BUILDING CODE, the ZONING ORDINANCE, and all other laws pertaining to the proposed work shall be complied with, whether specified or not, and that such work is authorized by the owner.

Signature \_\_\_\_\_ DATE \_\_\_\_\_  
(Owner or Owner's Agent)

BELOW THIS LINE TO BE COMPLETED BY THE BUILDING DEPARTMENT

ACTION ON APPLICATION

Permit Granted Date: \_\_\_\_\_ Signed \_\_\_\_\_  
Permit Denied Date: 10/15/21 Signed Duff

Reason for Denial: \_\_\_\_\_  
Variance/ Special Permit Granted By: \_\_\_\_\_ Date: \_\_\_\_\_  
Certificate of Occupancy Granted By: \_\_\_\_\_ Date: \_\_\_\_\_  
Certificate of Compliance Granted By: \_\_\_\_\_ Date: \_\_\_\_\_