

VILLAGE OF BALLSTON SPA

66 Front St
Ballston Spa, NY 12020
Ph: (518)885-5711 Fax: (518)885-0512

APPLICATION FOR:
APPEAL TO THE ZONING BOARD FOR AN
INTERPRETATION, USE VARIANCE, AREA VARIANCE AND/OR VARIANCE EXTENSION

APPLICANT(S) OWNER(S) (if not applicant) ATTORNEY/AGENT
Name Josue Flores John Boyle Stef Ferradino
Address 62 Milton Ave 63 Putnam St., Suite 202
Ballston Spa NY 12020 Saratoga Springs, NY 12866
Phone 518-260-1229
Email josue@jnfconstructiondesign.com stef@ferradinofirm.com

\*An applicant must be the property owner, lessee, or one with an option to lease or purchase the property in question.

Applicant's interest in the premises: [X] Owner [ ] Lessee [ ] Under option to lease of purchase

PROPERTY INFORMATION

- 1. Property Address/Location: 103 East High Street Tax Parcel No: 216.33-2-28
2. Date acquired by current owner: August 12, 2021
3. Zoning District when purchased: R1 District/Historic Overlay Non Conforming use - Pre Existing non conforming use
4. Present use of property: Vacant and inhabitable
5. Current Zoning District: R1/Historic Overlay
6. Has a previous ZBA application/appeal been filed for this property?
a. Yes (when? , for what? )
b. [X] No
7. Is property located within (check all that apply):
[X] Historic District
[ ] Architectural Review District
[ ] within 500' of a State Park, city boundary, or county/state highway?

8. Brief description of proposed action:  
\_\_\_\_\_Originally a 8 unit apartment building. We are proposing to turning into a 4 unit upscale apartments
9. Is there a written violation for this parcel that is not the subject of this application? \_\_\_ Yes X No
10. Has the work, use or occupancy to which this appeal relates already begun? \_\_\_ Yes X No
11. Identify the type of appeal you are requesting (*check all that apply*):
- \_\_\_\_\_ INTERPRETATION (p.2)
  - \_\_\_\_\_ VARIANCE EXTENSION (p.2)
  - X \_ USE VARIANCE (pp.3-6)
  - \_\_\_\_\_ AREA VARIANCE (pp. 6-7)

FEES: Make checks payable to the "VILLAGE OF BALLSTON SPA". Fees are cumulative and required for each request below:

_____ Interpretation	\$500
_____ <u>X</u> Use variance	\$200
_____ Area variance	
- Residential use/property:	\$100
- Non-residential use/property:	\$300
_____ Extensions:	\$150

**INTERPRETATION – PLEASE ANSWER THE FOLLOWING** (add additional information as necessary):

1. Identify the section(s) of the Zoning Ordinance for which you are seeking an interpretation:  
Section(s)
2. How do you request that this section be interpreted?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. If interpretation is denied, do you wish to request alternative zoning relief? \_\_\_ Yes \_\_\_ No
4. If the answer to #3 is "yes", what alternative do you request? \_\_\_ Use Variance \_\_\_ Area Variance

**EXTENSION OF A VARIANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary):**

1. Date original variance was granted: \_\_\_\_\_

2. Type of variance granted? \_\_\_\_ Use \_\_\_\_ Area

3. Date original variance expired: \_\_\_\_\_

4. Explain why the extension is necessary. Why wasn't the original timeframe sufficient:

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When requesting an extension of time for an existing variance, the applicant must prove that the circumstances upon which the original variance was granted have not changed. Specifically demonstrate that there have been no significant changes on the site, in the neighborhood, or within the circumstances upon which the original variance was granted:

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**USE VARIANCE-PLEASE ANSWER THE FOLLOWING (add additional information as necessary):**

Please see attached narrative for all responses to the below inquiries.

For the Zoning Board to grant a request for a use variance, an applicant must prove that the zoning regulations create an unnecessary hardship in relation to that property. In seeking a use variance, New York State law requires an applicant to prove all four of the following "tests".

1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:

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A. Submit the following financial evidence relating to this property (attach additional evidence as needed):

1. Date of purchase: 8/12/2021 Purchase amount: \$ 205,000.00

2. Indicate dates and costs of any improvements made to property after purchase:

<u>Date</u>	<u>Improvement</u>	<u>Cost</u>
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See attached narrative

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Annual maintenance expense: For all below, see attached narrative

4. Annual taxes:

5. Annual income generated from property: \$0. The property is unable to be used for any purpose and is not generating any income.

6. City assessed value: \$ 170,000

7. Appraised Value: \$ NOT APPRAISED Appraiser: \_\_\_\_\_ Date: \_\_\_\_\_  
Appraisal Assumptions: \_\_\_\_\_

B. Has property been listed for sale with the Multiple Listing Service (MLS)?

Yes If "yes", for how long?

No The property has been offered for sale privately, but the sale fell through following due diligence at the cost to reconstruct or demolish.

1. Original listing date(s): \_\_\_\_\_ Original listing price: \$ \_\_\_\_\_

If listing price was reduced, describe when and to what extent:

\_\_\_\_\_  
\_\_\_\_\_

2. Has the property been advertised in the newspapers or other publications?  Yes  No

If yes, describe frequency and name of publications:

\_\_\_\_\_  
\_\_\_\_\_

3. Has the property had a "For Sale" sign posted on it?  Yes  No

If yes, list dates when sign was posted:

\_\_\_\_\_  
\_\_\_\_\_

Revised 11/2020 How many times has the property been shown and with what results?

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2. That the financial hardship relating to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:

See attached narrative responses.

3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:

See attached narrative responses.

4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:

See attached narrative responses.

**AREA VARIANCE-PLEASE ANSWER THE FOLLOWING** (add additional information as necessary):

The applicant requests relief from the following Zoning Ordinance article(s) \_\_\_\_\_

<u>Dimensional Requirements</u>	<u>From</u>	<u>To</u>
<b>ZONING REQUIREMENTS</b>		
ZONING	RI SINGLE FAMILY	NON CONFORMING
LOT SIZE	10,00	CONFORMS = 15,000
MIN LOT WIDTH	80'	CONFORMS - MIN 100'
MAX BLDG AREA COVERAGE	20%	NON CONFORMING = 39%
MAX BUILDING HEIGHT	2.5/36'	CONFORMS = 23'
SET BACKS		
FRONT	25'	CONFORMS 37'-11"
SIDE	12'	CONFORMS 21'-6"
SIDE	12'	NON CONFORMING 7'-6"
REAR	25'	CONFORMS 16'-5"

Other:

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To grant an area variance, the ZBA must balance the benefits to the applicant and the health, safety, and welfare of the neighborhood and community, taking into consideration the following:

1. Whether the benefit sought by the applicant can be achieved by other feasible means. Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible.  

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2. Whether granting the variance will produce an undesirable change in the character of the neighborhood or a detriment to nearby properties. Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:
3. Whether the variance is substantial. The requested variance is not substantial for the following reasons:
4. Whether the variance will have adverse physical or environmental effects on neighborhood or district. The requested variance will not have an adverse physical or environmental effect on the neighborhood or district for the following reasons:  

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5. Whether the alleged difficulty was self-created (although this does not necessarily preclude the granting of an area variance). Explain whether the alleged difficulty was or was not self-created:

**DISCLOSURE**

Does any Village of Ballston Spa officer, employee, or family member thereof have a financial interest (as defined by General Municipal Law Section 809) in this application?  No  Yes If "yes", a statement disclosing the name, residence and nature and extent of this interest must be filed with this application.

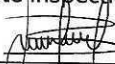
**APPLICANT CERTIFICATION**

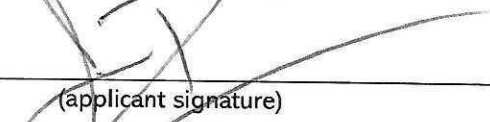
I/We, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

Revised 11/2020

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/We further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.


Furthermore, I/we hereby authorize the members of the Zoning Board of Appeals and designated Village of Ballston Spa staff to enter the property associated with this application for purposes of conducting any necessary site inspections relating to this appeal.

  
\_\_\_\_\_  
(applicant signature) Date: 7/17/23

  
\_\_\_\_\_  
(applicant signature) Date: 7/17/23

If applicant is not the currently the owner of the property, the current owner must also sign.

Owner Signature:  \_\_\_\_\_ Date: 7/17/23

Owner Signature:  \_\_\_\_\_ Date: 7/17/23

**103 EAST HIGH STREET  
USE VARIANCE NARRATIVE**

The Applicants purchased 103 East High Street (the "Property") in August of 2021 with the intended use of restoring the building to accommodate 4 upscale apartments having two bedrooms and 2 ½ baths each. The Property is zoned R-1 and is the last parcel on East High Street to be included in the Historic Overlay District. As the Board is aware, this property has been derelict and a blight on this important part of the village. In 2014, a fire damaged portions of this +/- 9,000 sf structure. From the outset, the Applicants sought to decrease the density of the site from 8 units to 4. The Applicants discussed their proposal with both the former owner and the village building inspector and were led to believe that the use they were proposing was allowable.

- 1. That the applicant cannot realize a reasonable financial return on initial investment for any currently permitted use on the property. "Dollars & cents" proof must be submitted as evidence. The property in question cannot yield a reasonable return for the following reasons:**

This Property was originally an 8-unit apartment building, and it was purchased with intent to restore it to its previous use. Based upon discussions with the village and historical society, it was clear that there was a desire for 4 units in order to decrease the density on the site. As will be demonstrated in this application, the property is not financially viable for any other use in the zone. A summary of the other uses allowed as of right or as specially permitted uses is below, along with a brief description of the impediments to development on that site for the use.

<b>R-1 Permitted Uses</b>	<b>Rationale</b>
One Family Dwelling	Cost to convert to single family significantly exceeds what the market can bear and the prices for surrounding properties, which will result in an unsaleable property.
Cemetery	Insufficient lot size for this use
Church	Insufficient off-street parking for use and insufficient area within the lot to construct a parking lot
Funeral Home/Undertaker	Insufficient on and off-street parking for use
Hospital or Health Care Facility	Insufficient lot size, building size and on and off-street parking for use
Nursing or Convalescent Home	Insufficient lot size, building size and on and off-street parking for use
Offices	Insufficient lot size, building size, configuration and on and off-street parking for use
Public, private or parochial school	Insufficient lot size, building size and on and off-street parking for use
Nursery School	Insufficient lot size, building size and on and off-street parking for use. Site does not provide for safety and ease of drop off and pick up of children.



Public Park or Playground	Insufficient land area for proposed use. Would not be financially viable following the demolition. Inability to get return on investment for public purpose and located within a block of an existing large public playground/park.
Club or lodge, social, recreational or fraternal	Insufficient space for off street parking

The property was purchased in 2021 for \$205,000.00 and an additional \$77,800 has been invested since the acquisition for a total of \$282,800 invested to date. The annual expenses related to the care and upkeep of the property include the below costs. In addition, the cost of demolition is estimated as approximately \$60,000, raising the total investment to \$342,800 if the property needs to be demolished and rebuilt as a single-family home. This is far in excess of the market value of vacant lots in the village, rendering this site as unusable because there would be no return on investment. The lot is .34 acres and the land is assessed at \$37,200. The variance is necessary because there are no allowable uses for this structure.

Since acquisition, Property expenses include the following:

Expenses	Amount	
2021- present Annual Taxes	\$5900 x 2 years	\$11,800
Lawn Care	\$6000	\$6000
Site Development Plans	\$15,000	\$15,000
Annual Maintenance	\$5000 x 2 years	\$10,000
Mortgage Payments	\$1300/month x 2 years	\$31,200
Insurance	\$1900/year x 2	\$3800
	<b>Investment since purchase</b>	<b>\$77,800</b>

As part of the deal for the purchase of the property, the seller agreed to hold a mortgage to the property. The property is assessed by the village at \$170,000. Prior to acquisition, the Property had been vacant and then damaged by the fire. To the Applicant's best knowledge, no purchase offers were made that were sufficient to cause sale until the present Applicants purchased the property. Since the present owners purchased, the Property was offered for sale, but the only willing purchaser withdrew the purchaser offer following inspection of the premises and consideration of the costs and time associated with renovation of the Property.

- 2. That the financial hardship relation to this property is unique and does not apply to a substantial portion of the neighborhood. Difficulties shared with numerous other properties in the same neighborhood or district would not satisfy this requirement. This previously identified financial hardship is unique for the following reasons:**

The uniqueness of the Property is the basis for the financial hardship relating to the site. The Property was previously an 8-unit apartment building and the existing structure itself has appealing architecture which is

worth preserving as the site is developed. The majority of the adjacent properties are single family homes, which are within the allowable uses within the RR-1 district. The financial hardship is several pronged:

1. The Property is nonconforming within the zone as it was configured for 8 units. At 9000 sf, the building is much too large to be used as a single family residence, but too small to accommodate other allowable uses and the necessary parking each would require on site, as articulated above.
2. The Property has been vacant and derelict/neglected for numerous years, unlike those in the immediate vicinity. The damage to the Property increases the cost for reconstruction.
3. A fire caused significant damage to the Property but did not do enough damage to create a total loss.
4. The Property is too valuable to demolish but costly to rehabilitate.
5. The cost to demolish the structure and rebuild a single family would not result in any return on investment. The only way to recapture some of the initial outlay of funds is to develop the property as proposed for 4 or more units. Four units is the minimum required to allow financial feasibility of the investment.

Based on all of the above, the cost to convert the Property into an allowable use is too significant and the Applicants would be unable to obtain a reasonable return on their investment, let alone find a buyer for a structure of this size in the village.

- 3. That the variance, if granted, will not alter the essential character of the neighborhood. Changes that will alter the character of a neighborhood or district would be at odds with the purpose of the Zoning Ordinance. The requested variance will not alter the character of the neighborhood for the following reasons:**

The variance will not alter the character of the neighborhood. The upscale apartments contemplated in this application will be a benefit to the neighborhood, replacing the dangerous, unsightly structure that presently sits on the site. Immediately across Eastern Avenue from this Property is the Village Greens Apartments, which have 18 units. While the neighborhood contains a significant amount of single-family homes, it also houses offices, a funeral home and is in close proximity to the village's business district. The addition of these units will fit seamlessly into the neighborhood and will have a positive impact on the street and surrounding properties.

- 4. That the alleged hardship has not been self-created. An applicant (whether the property owner or one acting on behalf of the property owner) cannot claim "unnecessary hardship" if that hardship was created by the applicant, or if the applicant acquired the property knowing (or was in a position to know) the conditions for which the applicant is seeking relief. The hardship has not been self-created for the following reasons:**

This hardship has not been self-created. The Applicant actively sought advice from the village, the village historical society and the previous owner pertaining to the proposed use for 8 apartment buildings. The village presently has the property class categorized as "411- apartment" and listed as Commercial. The village and historical society reviewed the plans for the property, made a recommendation that the number

of units be decreased from 8 to 4 and requested modifications to the plans to reflect 4 units for additional review. At no time was the issue of use raised by the village, who was in the best position to provide this information. In fact, the Applicant provided the village with an asbestos survey per their request so that they could move forward with a Demolition permit. Additionally, the Applicant made numerous changes to the development plans and drawings based upon the village's request. Based on the discussions, the Applicant proceeded with the development of the plans to rehabilitate the site.

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

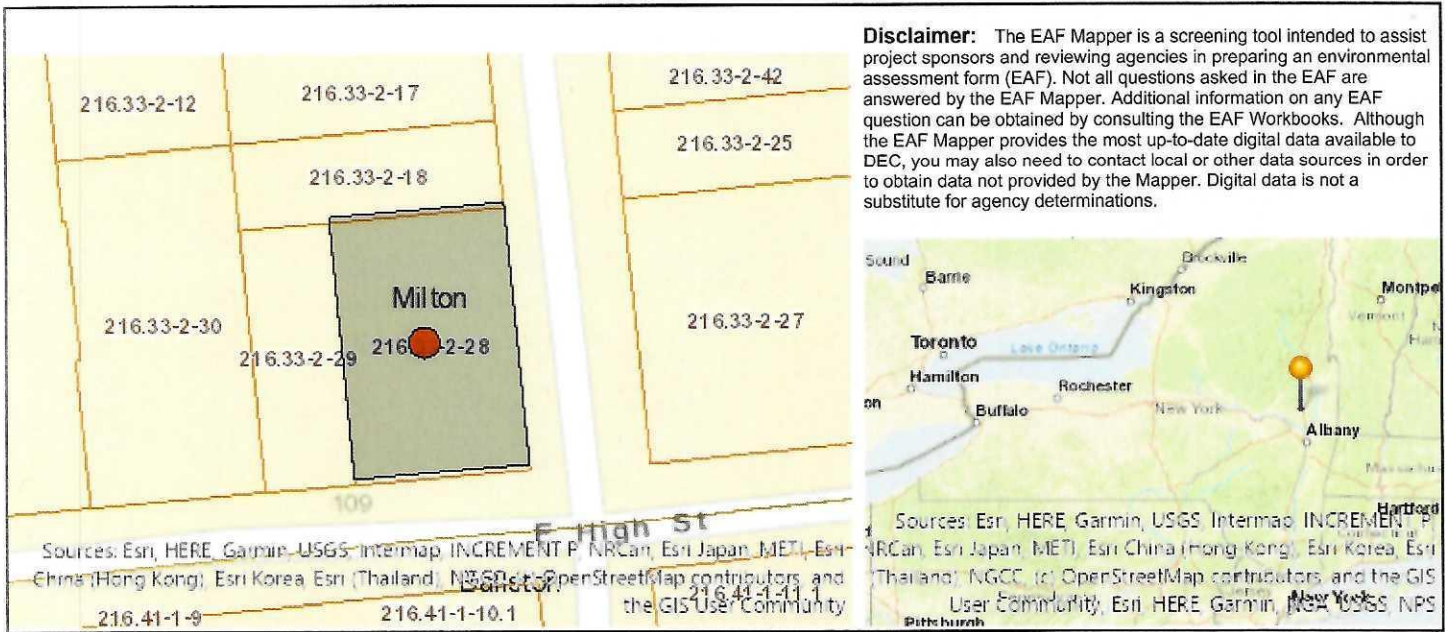
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Josue Flores and John Boyle			
Name of Action or Project: Use variance 103 East High			
Project Location (describe, and attach a location map): 103 East High Street			
Brief Description of Proposed Action: Use variance to convert an 8 unit apartment building into 4 upscale apartments.			
Name of Applicant or Sponsor: Josue Flores and John Boyle (attorney Stephanie Ferradino)		Telephone: 518-260-1229	
		E-Mail: stef@ferradinofirm.com	
Address: 62 Milton Avenue			
City/PO: Ballston Spa		State: NY	Zip Code: 12020
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .34 acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .34 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	

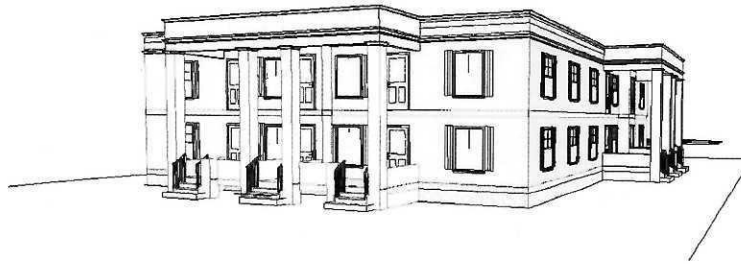




**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

REVITALIZATION AND RENOVATIONS TO  
**103 EAST HIGH STREET**  
 BALLSTON SPA NY



**PROJECT DESCRIPTION**

RENOVATE AND RESTORE PROPERTY THAT HAD BEEN INVOLVED IN A FIRE AND HAS BEEN SITTING EMPTY FOR A NUMBER OF YEARS. THE RENOVATION WILL INCLUDE A COMPLETE INTERIOR GUT DOWN TO THE EXISTING WALL STUDS, REDESIGN AND CONVERT FROM FIRE /IOUS & APT LAYOUT TO 4 2 BEDROOM LUXURY APARTMENTS. IN ADDITION THE BUILDING WILL RECEIVE NEW ROOF, NEW INSULATION, NEW WINDOW, THE FACADE AND SHUTTERS WILL BE RESTORED ALONG WITH ANY AREAS DAMAGED BY THE FIRE.



SITE LOCATION

**CODE SUMMARY**

EXISTING USE STORY  
 CONSTRUCTION FROM 0 DATE 10 4 DATE  
 OCCUPANCY R-2  
 CONSTRUCTION TYPE TYPE IIB  
 BUILDING AREA PER FLOOR

**CODE SECTION**

**ADDITIONAL CODE REFERENCES**

**REMARKS**

CODE SECTION	ADDITIONAL CODE REFERENCES	REMARKS
FIRE PARTITION REQUIRED BETWEEN DWELLING UNITS	202.2 10A	1 HR REQUIRED
AIR DRAUGHT RESISTIVE REQUIRED	202.3 11	1 HR REQUIRED
SMALLER NOT REQUIRED	202.4 603.2A	EXEMPTION FOR EXISTING
ALIGHT 100 AREA	TABLE 606.2 K1 -TYPE V	COMPLIES WITH HEIGHT AND AREA REQUIREMENTS
SMALLER REQUIREMENT EXEMPTION	TABLE 606.3 REUSE EXEMPTIONS 11	EXISTING BUILDING IS SMALLER IN REQUIRED
FIRE RESISTANT RATING OF BUILDING ELEMENTS	TABLE 607	NO BUILDING ELEMENTS REQUIRE RATING
ELECTRICAL WIRE RATING REQUIREMENTS	TABLE 602	NONE REQUIRED THESE OPERATIONAL REQUIREMENTS FROM USE OR CONSTRUCTION
ROOF CONSTRUCTION AND PROTECT 10A	106.1.3	FIRE RATED FLOORING FOR 4 HR 500 SQFT AT JUNCTIONS OF PARKING



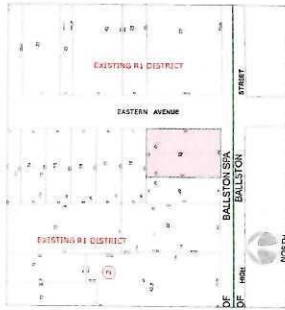
PERMIT SET

REVISIONS	BY: ESR	DATE: JUNE 24 2014	DATE: AS NOTED
REVITALIZATION FOR <b>103 EAST HIGH ST APARTMENTS</b> 103 EAST HIGH STREET BALLSTON SPA NY			
			
Drawn	AO		

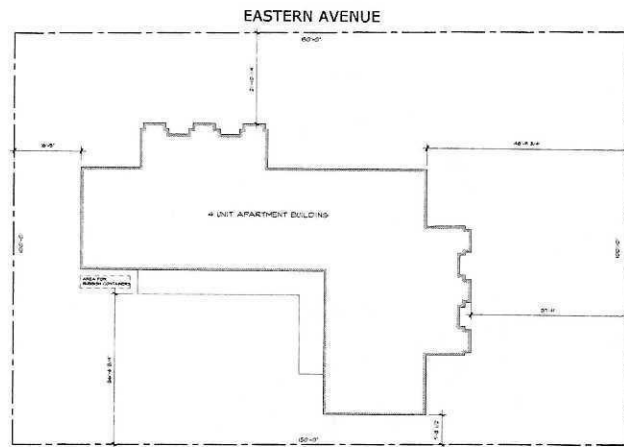




SITE LOCATION



SITE LOCATION MAP  
NTS 1/4"=1'-0"



EAST HIGH STREET

SITE PLAN  
3/8" = 1'-0"

ZONING REQUIREMENTS

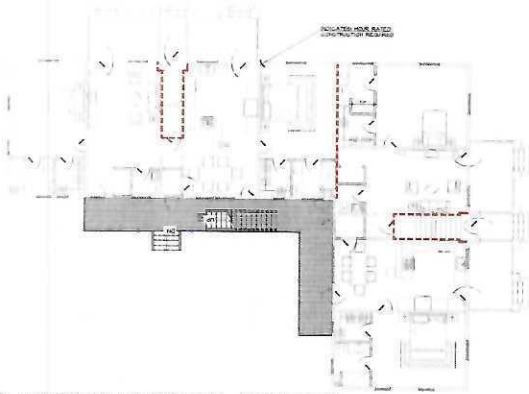
ZONING	R1 SINGLE FAMILY	NON CONFORMING
LOT SIZE	10,000	CONFORMS = 19,000
MIN LOT WIDTH	30'	CONFORMS = MAX 100'
MAX BLDG AREA COVERAGE	20%	NON CONFORMING = 34%
MAX BUILDING HEIGHT	2.5/36	CONFORMS = 23'
SET BACKS		
FRONT	25'	CONFORMS 37'-1"
SIDE	15'	CONFORMS 21'-6"
SIDE	25'	NON CONFORMING 7'-6"
REAR	25'	CONFORMS 16'-5"

PARKING REQUIREMENTS 2 OFF STREET PARKING FOR EACH DWELLING UNIT

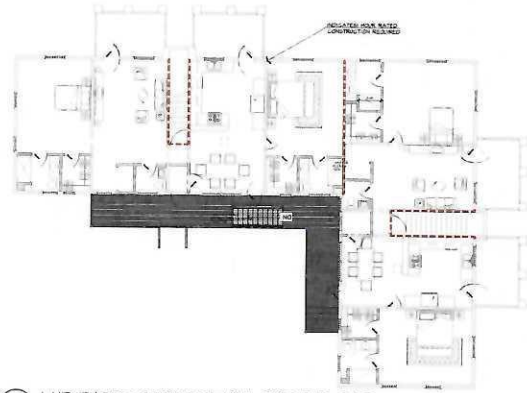
REVISIONS	BY: ESK
DATE: JUNE 24, 2014	SCALE: AS NOTED
103 EAST HIGH ST APARTMENTS 100 EAST HIGH STREET BALLSTON SPA, NY	
PROJECT:	S1



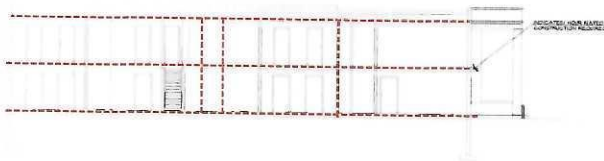
PERMIT SET



1 HR RATED CONSTRUCTION- 1ST F FLOOR  
10' x 1'-0"



1 HR RATED CONSTRUCTION- 2ND F FLOOR  
10' x 1'-0"



1 HR RATED CONSTRUCTION- HORIZONTAL  
10' x 1'-0"



PERMIT SET

PROJECT: 103 EAST HIGH ST APARTMENTS 103 EAST HIGH STREET PALM BEACH, FL 33480	REVISIONS: DRAWN: PALSUP PLAN	BY: CAR DATE: JUNE 24 2014 SCALE: AS NOTED
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LS1



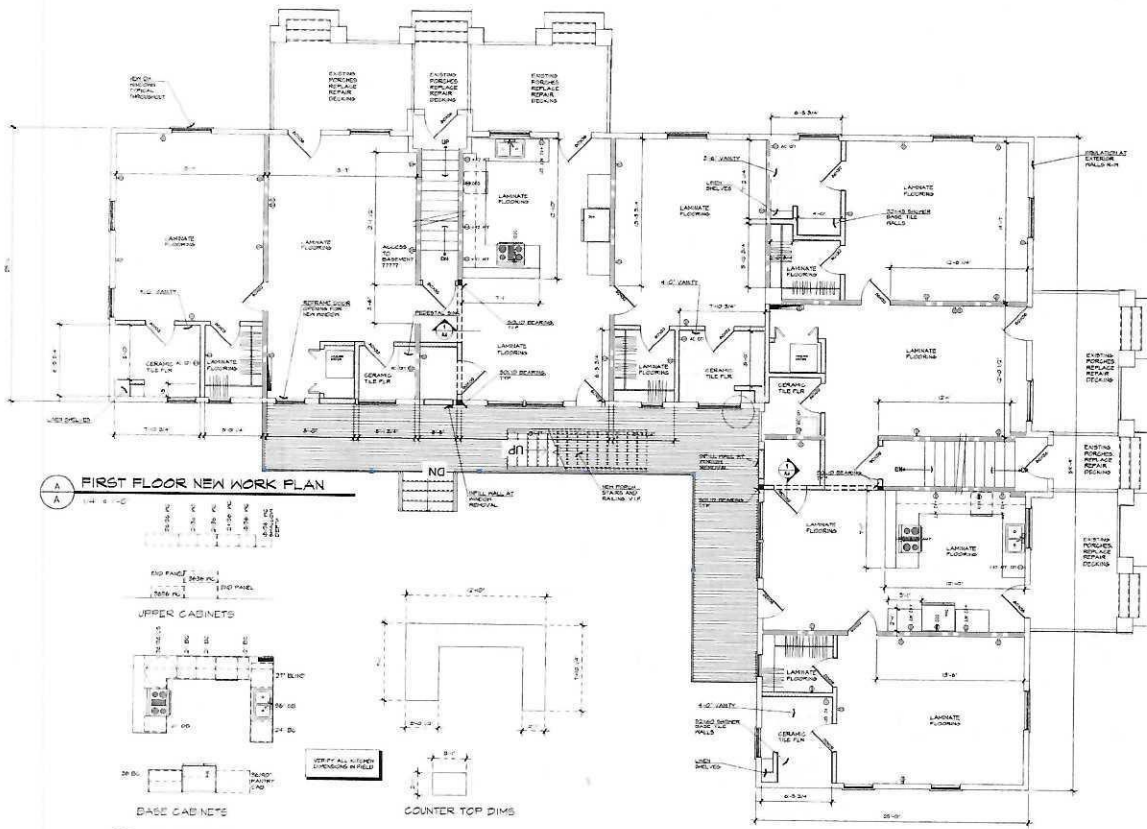


**SECOND FLOOR REMOVALS PLAN**  
(1/4" = 1'-0")



**PERMIT SET**

License: Exp. No.: <b>A2</b>	 100 N. 10th St. Buffalo, NY 14203 Tel: 716.876.8800 Fax: 716.876.8801 www.rovetto.com	ALTERATION FOR: <b>103 EAST HIGH ST APARTMENTS</b> 103 EAST HIGH STREET BUFFALO, NY	REVISIONS Drawing: <b>FINISH PLAN</b>	By: <b>ESK</b> Date: <b>JUN 24 2014</b> Scale: <b>AS NOTED</b>
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**FIRST FLOOR NEW WORK PLAN**  
1/4" = 1'-0"

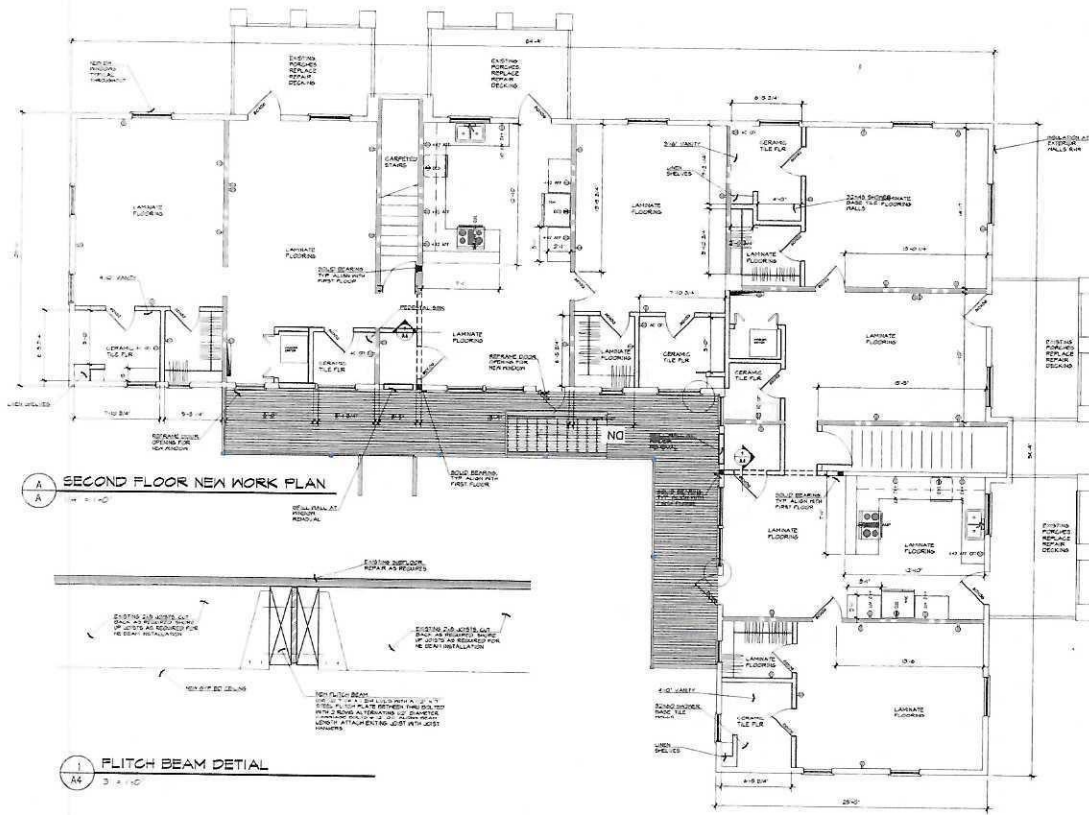
**SCHEMATIC KITCHEN LAYOUT**  
1/4" = 1'-0"

- LEGEND**
- EXISTING WALL
  - EXISTING PARTITION TO REMAIN
  - EXISTING PARTITION TO BE REMOVED
  - NEW PARTITION (2x4 10' OC WOOD PARTITION)
  - EXISTING DOOR
- INTERIOR DOORS**
- HORIZONTAL LOCK DOOR (3 PANEL RECESSED DOOR)
- EXTERIOR DOORS**
- INSIDE SWING DOOR
- EXTERIOR WINDOWS**
- DOUBLE HUNG DOUBLE GLASS WINDOW (1/2" FACTOR OF 20)
- INSULATION REQUIREMENT**
- EXTERIOR WALL R-5
  - CEILING/ROOF R-20
  - BASMENT WALL R-10 (INTERIOR SIDE)

REVISIONS	BY	DATE	
1	EAC	JAN 24, 2014	Scale: AS NOTED
ALTERNATION FOR <b>103 EAST HIGH ST APARTMENTS</b> 100 EAST HIGH STREET BOSTON, MA 02111			
Project No.: <b>A3</b>			

**PERMIT SET**

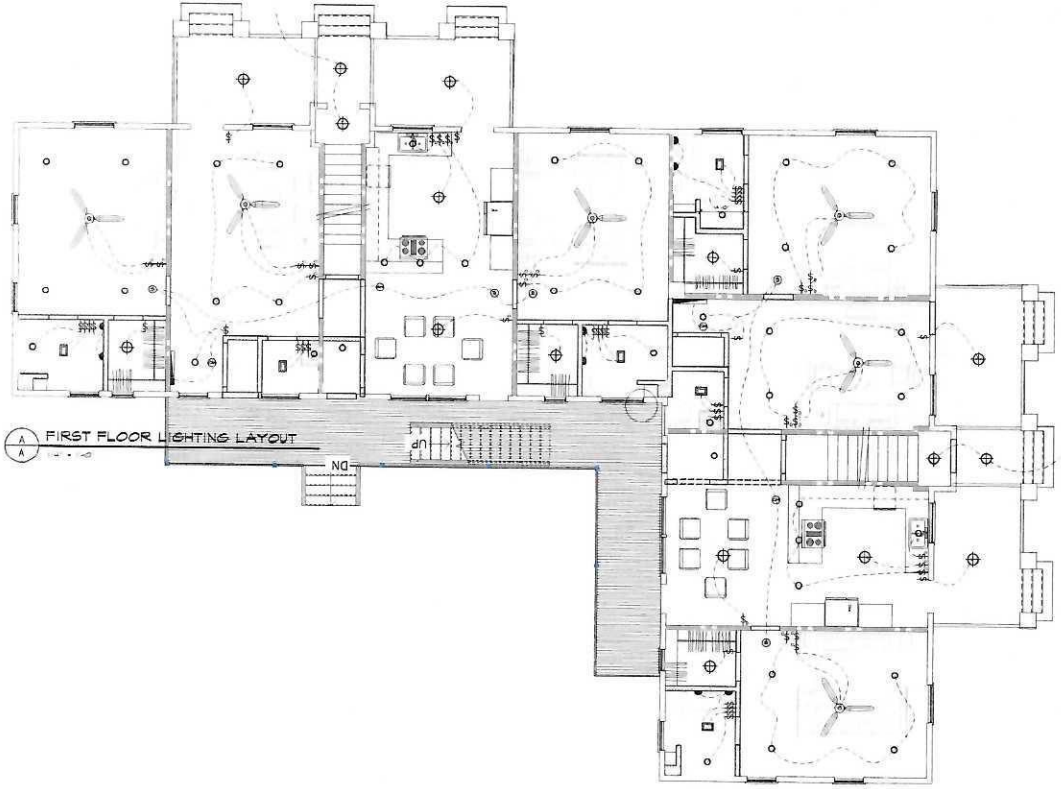




- LEGEND**
- REMOVE EXISTING
  - RELOCATE EXISTING PARTITION TO FINISH
  - RELOCATE EXISTING PARTITION TO BE REPAIRED
  - RELOCATE NEW PARTITION (24" MIN. WOOD PART FIN.)
  - RELOCATE EXISTING 24" BARKED PARTITION
- INTERIOR DOORS**
- REMOVE EXISTING DOOR & FRAME, REINSTALL DOOR
- EXTERIOR DOORS**
- REMOVE EXISTING DOOR & FRAME, REINSTALL DOOR
- EXTERIOR WINDOWS**
- REMOVE EXISTING WINDOW & FRAME, REINSTALL WINDOW
- INSULATION REQUIREMENT**
- EXTERIOR WALL R-13
  - EXTERIOR FLOOR R-5
  - EXTERIOR ROOF R-19 (INTERIOR SIDE)

DATE	BY	REVISED	
JUN 24, 2014	EAP		
PROJECT NAME			PROJECT PLAN
ALTERNATION FOR <b>103 EAST HIGH ST APARTMENTS</b> 103 EAST HIGH STREET BALLISTON SPA, NY			
<b>rovetto</b> <small>ARCHITECTS</small>			
SCALE	DRAWING NO.	A4	
AS SHOWN	1		

**PERMIT SET**



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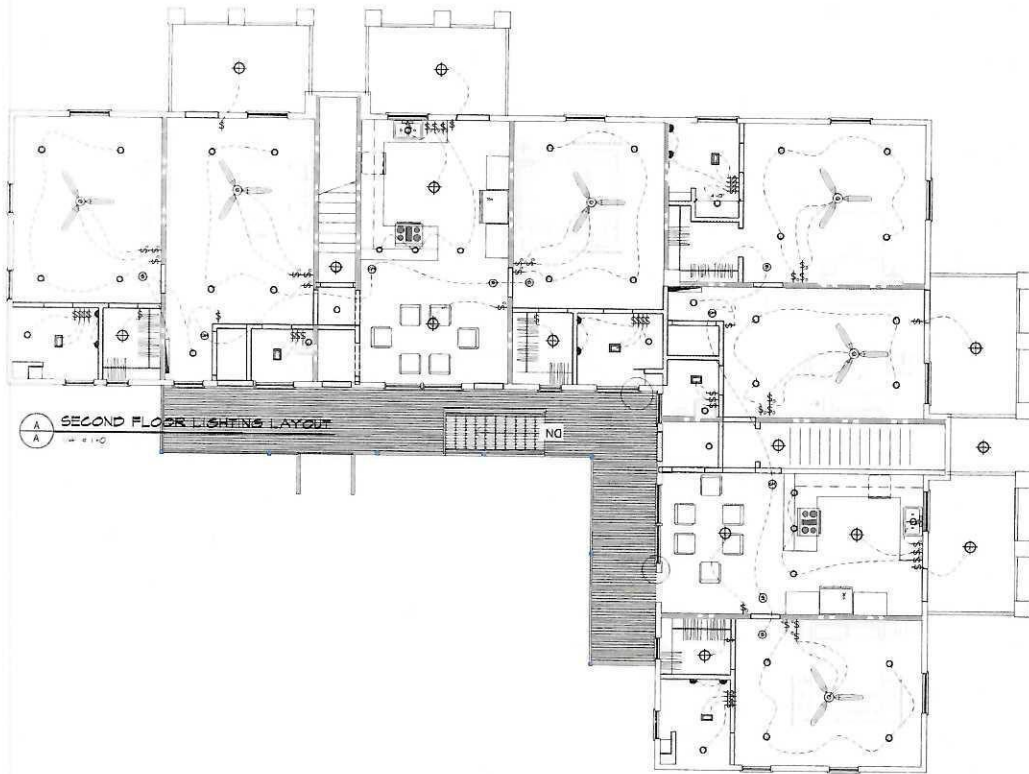
FIRST FLOOR LIGHTING LAYOUT

ND



PERMIT SET

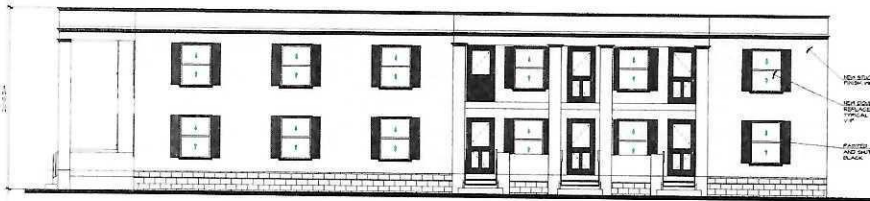
BOARD City, No.:	A5	 <b>rovetto</b> DESIGN GROUP <small>ARCHITECTURE INTERIORS ENGINEERING</small>	ALLOCATION FOR <b>103 EAST HIGH ST APARTMENTS</b> 103 EAST HIGH STREET BALLETON, NY		REVISIONS	BY: EAC DATE: JUNE 24, 2014 SCALE: AS NOTED
			DRAWING: FLOOR PLAN	REVISIONS	DRAWING: FLOOR PLAN	



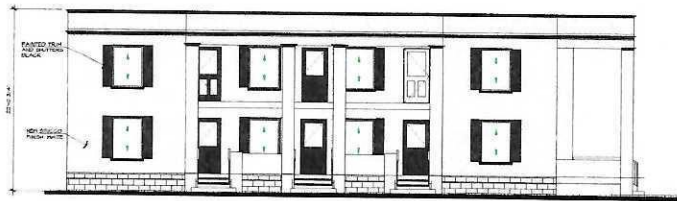
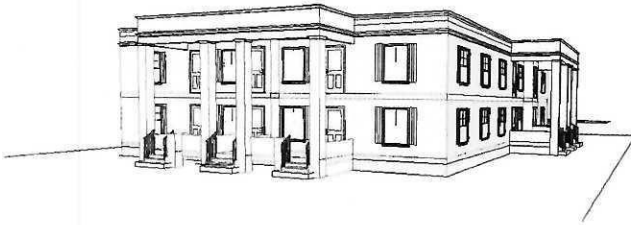
PERMIT SET

ATTENTION FOR: <b>103 EAST HIGH ST APARTMENTS</b> 103 EAST HIGH STREET BALLENTON SPAINY	REVISIONS	BY: EJA DATE: JUNE 24, 2014 SCALE: AS NOTED
	DRAWING:	FLOOR PLAN
	SHEET NO.:	<b>A6</b>

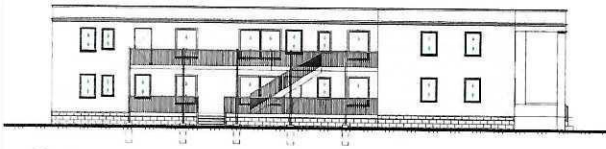




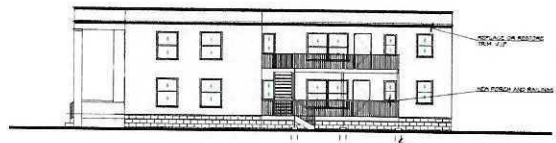
**EASTERN AYE ELEVATION**  
3/8" = 1'-0"



**EAST HIGH STREET ELEVATION**  
3/16" = 1'-0"



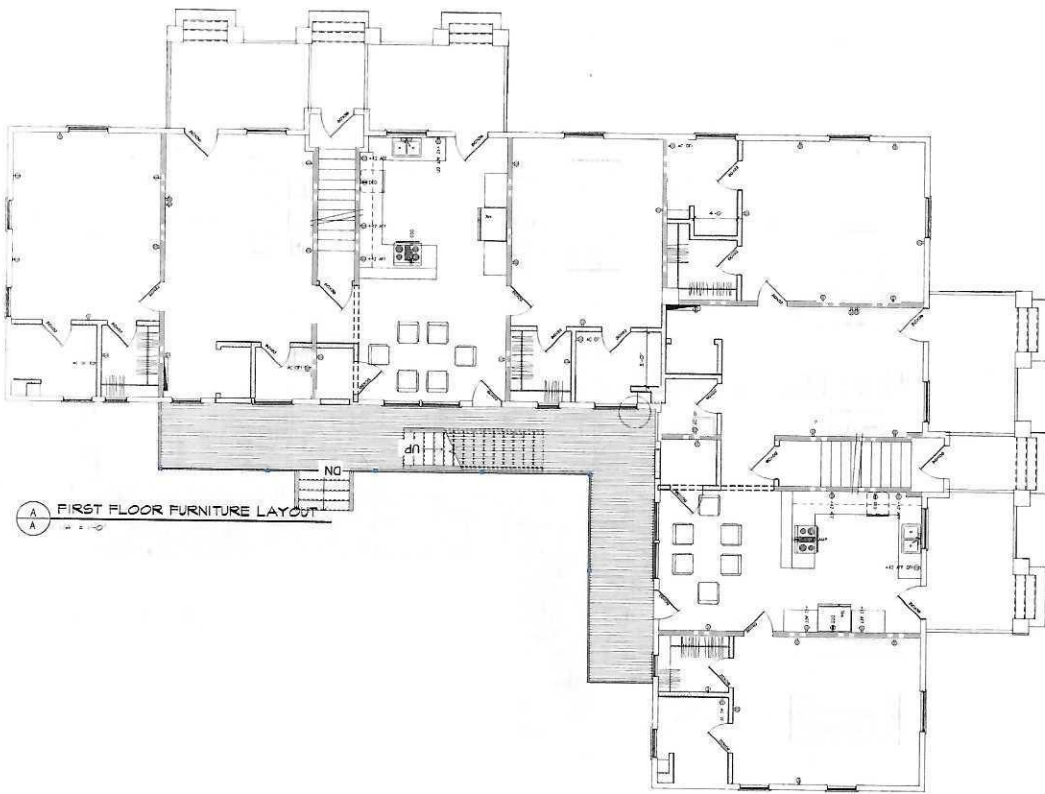
**REAR ELEVATION**  
1/8" = 1'-0"



**REAR ELEVATION**  
1/8" = 1'-0"



REVISIONS	By: ESK	Date: JUN 24 2014	Scale: AS NOTED
	Drawn: PLS	PROJECT PLAN	
ALTERATION FOR <b>103 EAST HIGH ST APARTMENTS</b> 103 EAST HIGH STREET BALLSTON SPA, VA			
PROJECT			
PROJECT NO.	A7		



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A
**FIRST FLOOR FURNITURE LAYOUT**

**PERMIT SET**



Project <b>A8</b>	<b>rovetto</b> <small>ARCHITECTS</small> <small>100 EAST HIGH STREET</small> <small>BALLETON PARK NY</small>	ALTERNATION FOR <b>103 EAST HIGH ST APARTMENTS</b> <small>100 EAST HIGH STREET</small> <small>BALLETON PARK NY</small>	REVISIONS DRAWING: <b>FURNITURE PLAN</b>	By: <b>ESK</b> Date: <b>JUNE 24 2014</b> Scale: <b>AS NOTED</b>
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