

VILLAGE OF SOUTH GLENS FALLS
BUILDING and ZONING DEPARTMENT

46 Saratoga Avenue
South Glens Falls, N.Y. 12803

TO BE COMPLETED BY BLDG. DEPT.

APPLICATION FOR
BUILDING AND ZONING PERMIT

PERMIT No. _____
PERMIT ISSUED _____ 19____
PERMIT EXPIRES _____ 19____
ZONING DESIGNATION _____
VARIANCE No. _____
SITE PLAN REVIEW No. _____
Approved by: _____

A PERMIT MUST BE OBTAINED BEFORE BEGINNING CONSTRUCTION. ANSWER ALL OF THE FOLLOWING.

The undersigned hereby applies for a Building Permit to do the following work which will be done in accordance with the description, plans and specifications submitted, and such special conditions as may be indicated on the Permit.

The owner of this property is: _____
P.O. Address _____ Tel. _____
Property Location: _____ Street number or building lot number _____ Tax Map No. _____ / _____
Subdivision name (if applicable) _____

THE PERSON RESPONSIBLE FOR SUPERVISION OF WORK AS RECORDS BUILDING CODES IS:

Name	P.O. Address	Tel. No.
Name of builder _____	Address _____	Tel. _____
Name of plumber _____	Address _____	Tel. _____
Name of mason _____	Address _____	Tel. _____

NATURE OF PROPOSED WORK:

____ Construction of a new building

____ Addition to a building

____ Alteration to a building

____ (no change to exterior dimensions)

____ Other work (describe) _____

A PLOT PLAN MUST BE PREPARED AND SUBMITTED, drawn reasonably to scale and attached hereto, showing clearly and distinctly all buildings, whether existing or proposed and indicate all set-back dimensions from property lines. Give street and number or lot number and indicate whether interior or corner lot. Show location of water supply and location and configuration of septic disposal area.

FOR DEMOLITION PERMIT, STATE SIZE AND LOCATION OF STRUCTURES AFFECTED. _____

COMPLETED INFORMATION REQUIRED BELOW

Size of property _____ ft. x _____ ft.
Existing building(s) Size _____ ft. x _____ ft.

Existing building(s) Use _____

Proposed building, distance from property line
Front yard _____ ft. Rear yard _____ ft.
Side yards _____ ft. and _____ ft.
If on corner, setback from side street _____ ft.

PROPOSED BUILDING AND USE:

Size of new structure _____ ft. x _____ ft.
Living area _____ sq. ft. Each story _____ sq. ft.
Foundation-pier/slab/crawl/partial/full
(circle one)
No. of stories (habitable space) _____ ft.
Height (grade to ridge) _____
If residential, No. of families _____
No. of rooms (excluding baths) _____
No. of bedrooms _____
No. of bathrooms _____
Primary heating system _____
Type of fuel _____
No. of fireplaces to be installed _____
Will a wood stove be installed? _____
Central Air conditioning? _____

OCCUPANCY INFORMATION

PRIMARY BUILDING —
____ One family dwelling
____ Two family dwelling
____ Multiple dwelling / Number of units _____
____ Permanent occupancy
____ Transient occupancy
____ Business
____ Industrial
____ other _____
If addition, what will use be? _____

BUILDING STYLE, PRIMARY STRUCTURE

Ranch _____	Contemporary _____	Log cabin _____
Raised ranch _____	Mansion _____	Duplex _____
Split level _____	Old style _____	Bungalow _____

ACCESSORY BUILDING -

____ Detached garage/one car/two car/ _____ car
____ Attached garage/one car/two car/ _____ car

BUILDING PERMIT APPLICATION CONTINUED -

BUILDING SPECIFICATIONS:

Type of construction, wood frame, masonry, etc. _____
Will any second-hand or ungraded lumber be used? If so, for what? _____

Foundation wall material _____ Thickness _____

Depth of foundation below grade (to bottom of footing) _____

Will there be a cellar? _____ Heated or unheated? _____ Floor sq. footage _____ sq ft.

Will there be a basement? _____ Will any portion be used as living space? _____

If so, what portion? _____ sq ft. - Type of use? _____

Type of roof - sloped/flar/shed/other _____ Material of roof _____

Size, wood studs _____ "x" _____ spacing _____ "o.c. length _____ ft.

Joists (floor beams) 1st. floor _____ "x" _____ spacing _____ "o.c. span _____ ft.

Joists (floor beams) 2nd. floor _____ "x" _____ spacing _____ "o.c. span _____ ft.

Overlays (ceiling beams) _____ "x" _____ spacing _____ "o.c. span _____ ft.

Roof rafters _____ "x" _____ spacing _____ "o.c. span _____ ft.

Roof trusses (pre-engineered) spacing _____ "o.c. span _____ ft.

Exterior wall finish _____ Of what material? _____

Interior wall finish _____

If a garage is to be attached, describe materials to be used for FIRE SEPARATION: _____

Is there to be an opening between garage and dwelling? _____ If so will a Fire-rated door, enclosure, and self-closing device be provided? _____

Will flue-lined chimney be installed? _____ Height above roof _____ ft. _____ in.

Depth of chimney foundation below grade _____ ft.

Depth of fireplace hearth _____ ft. _____ in.

Water supply - Municipal or private well _____

SEPTIC SYSTEM - Distance from ANY private well (including adjoining properties) _____ ft.

Village of South Glens Falls

Town of Moreau

County of Saratoga

AFFIDAVIT

STATE OF NEW YORK

I swear that 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.

SWORN TO BEFORE ME THIS _____ Signature _____

_____ day of _____ 19 _____ Owner, owner's agent, architect, contractor

Notary Public

SPECIAL CONDITIONS OF THE PERMIT:

§ 153-9

ZONING

§ 153-10

federal regulations. Replacement tanks must meet the aforementioned requirements.

- (i) Automotive gasoline stations; car washes.
- (j) Open storage of road salt.
- (k) Storage of hazardous materials, except in sealed or unopened containers for resale or in containers normal for household use.

- (4) APD Use Restrictions in C-1 and C-2 Zones. Properties zoned C-1 and C-2 within the Aquifer Protection District are hereby severed to the use restrictions as set forth in § 153-9l.

§ 153-10. Schedule II: Area, Lot, Yard and Height Regulations.³ [Amended 1-12-1977 by L.L. No. 2-1977; 10-19-1984 by L.L. No. 12-1984,⁴ 6-1-1988 by L.L. No. 1-1988; 7-18-1990 by L.L. No. 2-1990; 10-28-1992 by L.L. No. 1-1992; 12-17-1997 by L.L. No. 4-1997; 9-1-1999 by L.L. No. 2-1999]

The following area, lot, yard and height regulations shall apply:

Regulation	District:						
	R-1	R-2	C-1	C-2	M-1	FC-1	ARC-1
Minimum lot area (square feet)	13,500	13,500	4,000	4,000	21,780	43,560	3 acres
Without public water and sewage facilities (square feet)	20,000	—	—	—	—	—	—
Without public sewage facilities (square feet)	15,000	—	—	—	—	—	—
Minimum yards							
Front yard (feet)	25	25	8	12	8	80	25
Rear yard (feet)	25	25	5	12	5	50	25

³ Editor's Note: See also the summary of these provisions appearing in schedule format at the end of this chapter.

⁴ Editor's Note: Section 2 of this local law provided that: "The location and boundaries of said M-1 Districts are hereby established as shown on the Zoning Map of the Village of South Glens Falls, as it shall be adopted and amended by the village, and the Official Zoning Map shall be the one designated as such on file in the Village Clerk's office. Said map or maps shall be on file in the office of the Village Clerk and, along with all notations, references and designations shown thereon, shall be considered a part of this chapter as if the map and all notations, references and designations were fully set forth herein.

§ 153-10

SOUTH GLENS FALLS CODE

§ 153-11

Regulation	District		R-1	R-2	C-1	C-2	M-1	RC-1	ARC-1
Side yard									
One (feet)	10	10	—	—	—	—	—	10	
Combined (feet)	20	20	10	24	10	—	20		
Minimum lot width (feet)	90	90	40	50	100	150	—		
With clustering (feet)	—	—	—	—	—	—	90		
Without clustering	—	—	—	—	—	—	—	200	
Minimum lot depth (feet)	150	150	100	150	200	—	150		
Maximum building coverage (percent)	40%	40%	60%	60%	30%	—	40%		
Maximum height									
Stories	2½	2½	3	1	3	—	2½		
Feet	30	30	35	18	80	—	30		

ARTICLE V
Supplementary Dimensional Regulations

§ 153-11. Lot regulations.

- A. Lot frontage. The minimum lot frontage of any lot shall be measured along the minimum building setback line as required for the district in which it is located.
- B. Corner lots. At all street intersections, no obstruction to vision which is a hazard to vehicular movement and which exceeds 30 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 30 feet distant from their points of intersection.
- C. Required area or space cannot be reduced. The area or dimension of any lot, yard, parking area or other space shall not be reduced to less than the minimum required by this chapter; and, if already less than the minimum required by this chapter, said area or dimension may be continued and shall not be further reduced.

LAWS OF NEW YORK, 1998
CHAPTER 439

The general municipal law is amended by adding a new section 125 to read as follows:

125. ISSUANCE OF BUILDING PERMITS. NO CITY, TOWN OR VILLAGE SHALL ISSUE A BUILDING PERMIT WITHOUT OBTAINING FROM THE PERMIT APPLICANT EITHER:

1. PROOF DULY SUBSCRIBED THAT WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE ISSUED BY AN INSURANCE CARRIER IN A FORM SATISFACTORY TO THE CHAIR OF THE WORKERS' COMPENSATION BOARD AS PROVIDED FOR IN SECTION FIFTY-SEVEN OF THE WORKERS' COMPENSATION LAW IS EFFECTIVE; OR

2. AN AFFIDAVIT THAT SUCH PERMIT APPLICANT HAS NOT ENGAGED AN EMPLOYER OR ANY EMPLOYEES AS THOSE TERMS ARE DEFINED IN SECTION TWO OF THE WORKERS' COMPENSATION LAW TO PERFORM WORK RELATING TO SUCH BUILDING PERMIT.

Implementing Section 125 of the General Municipal Law

1. General Contractors and Business Owners

For businesses listed as the general contractors on building permits, proof that they are in compliance with Section 57 of the Workers' Compensation Law (WCL) is ONE of the following forms that indicate that they are:

- ♦ insured (C-105.2 or U-26.3),
- ♦ self-insured (SI-12), or
- ♦ are exempt (C-105.21),

under the mandatory coverage provisions of the WCL. Any residence that is not a 1, 2, 3 or 4 Family, Owner-occupied Residence is considered a business (income or potential income property) and must prove compliance by filing one of the above forms.

2. Owner-occupied Residences

For homeowners of a 1, 2, 3 or 4 Family, Owner-occupied Residence, proof of their exemption from the mandatory coverage provisions of the Workers' Compensation Law when applying for a building permit is to file form BP-1(3/99).

- ♦ Form BP-1(3/99) shall be filed if the homeowner of a 1, 2, 3 or 4 Family, Owner-occupied Residence is listed as the general contractor on the building permit, and the homeowner:

- ♦ is performing all the work for which the building permit was issued him/herself,
- ♦ is not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping the homeowner perform such work, or
- ♦ has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.

- ♦ If the homeowner of a 1, 2, 3 or 4 Family, Owner-occupied Residence is hiring or paying individuals a total of 40 hours or MORE in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may not file the "Affidavit of Exemption" form. BP-1(3/99), but shall either:

- ♦ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit (the C-105.2 or U-26.3 form), OR
- ♦ have the general contractor, (performing the work on the 1, 2, 3 or 4 family, owner-occupied residence (including condominiums) listed on the building permit) provide appropriate proof of workers' compensation coverage, or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit.