

VILLAGE OF SOUTH GLENS FALLS  
BUILDING and ZONING DEPARTMENT

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

TO BE COMPLETED BY BLDG. DEPT.

PERMIT No. \_\_\_\_\_ 19\_\_\_\_  
 PERMIT ISSUED \_\_\_\_\_ 19\_\_\_\_  
 PERMIT EXPIRES \_\_\_\_\_ 19\_\_\_\_  
 ZONING DESIGNATION \_\_\_\_\_  
 VARIANCE No. \_\_\_\_\_  
 SITE PLAN REVIEW No. \_\_\_\_\_  
 Approved by: \_\_\_\_\_

APPLICATION FOR  
BUILDING AND ZONING PERMIT

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: \_\_\_\_\_ Tax Map No. \_\_\_\_\_ / \_\_\_\_\_

Subdivision name (if applicable) \_\_\_\_\_ Street number or building lot number \_\_\_\_\_

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

Name \_\_\_\_\_ Name \_\_\_\_\_ P.O. Address \_\_\_\_\_ Tel. No. \_\_\_\_\_

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) \_\_\_\_\_

ZONING INFORMATION:

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.

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? \_\_\_\_\_

ACCESSORY BUILDING -

\_\_\_\_\_ Detached garage/one car/two car/ \_\_\_\_\_ car

\_\_\_\_\_ Attached garage/one car/two car/ \_\_\_\_\_ car

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? \_\_\_\_\_

BUILDING STYLE, PRIMARY STRUCTURE

- Ranch \_\_\_\_\_ Log cabin \_\_\_\_\_
- Raised ranch \_\_\_\_\_ Duplex \_\_\_\_\_
- Split level \_\_\_\_\_ Old style \_\_\_\_\_
- Contemporary \_\_\_\_\_ Bungalow \_\_\_\_\_

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? \_\_\_\_\_ Heared or unheared? \_\_\_\_\_

Will there be a basement? \_\_\_\_\_ Floor sq. footage \_\_\_\_\_ sq ft.  
If so, what portion? \_\_\_\_\_ sq ft. - - Type of use? \_\_\_\_\_ Will any portion be used as living space? \_\_\_\_\_

Type of roof - sloped/fla/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 \_\_\_\_\_

Owner, owner's agent, architect, contractor

\_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

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 § 153-9I.

§ 153-10. Schedule II: Area, Lot, Yard and Height Regulations.<sup>3</sup> [Amended 1-12-1977 by L.L. No. 2-1977; 10-19-1984 by L.L. No. 12-1984,<sup>4</sup> 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	RC-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

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

<sup>4</sup> 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.