



City of Albany  
 Department of Planning and Development  
 200 Henry Johnson Boulevard  
 Albany, New York 12210

FOR STAFF USE ONLY	
Date Submitted:	Fee Paid:
Date Complete:	Staff:
Project #:	DPR #:

# Development Plan Review Application Form

## Part 1. Application Notes

Development plan review is performed to assure a proposed development conforms to the standards in the USDO, the Comprehensive Plan and any other applicable provisions of the City code. There are two types of development plan review; this application is used for both types. Check the box by development plan review type below to indicate which type is requested by this application:

- Minor Development Plan Review: The proposed development meets the applicability criteria in Section 375-5(E)(4)(a) of the USDO.  
*Note: The Chief Planning Official decides a minor development plan review but may refer the application to the Planning Board if it is unusually large or complex, or may create significant adverse impacts on the surrounding area.*
- Major Development Plan Review: The proposed development meets the applicability criteria in Section 375-5(E)(14)(a) of the USDO.  
*Note: A pre-application meeting is available upon request prior to submitting this application.*

## Part 2. Property Information

Project Address: 252 North Pearl Street, Albany, NY 12210	Tax ID Number(s): 65.19-1-2.1
Present use of the Property (Select from uses listed in Table 375-3-1, Permitted Use Table, in Section 375-3(B) of the USDO): Dwelling, Multi-Family	

## Part 3. Project Description

Project Name: Ida Yarbrough Homes Redevelopment - Phase 2	Project Cost (Anticipated): \$ 18,000,000
Proposed Use of the Site (Select from uses listed in Table 375-3-1, Permitted Use Table, in Section 375-3(B) of the USDO): Dwelling, Multi-Family	
Estimated Construction: Start Date: December 2017	Occupancy Date: June 2019
Indicate the Type of Work: <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> New Construction, Addition <input type="checkbox"/> Renovation, Change in Use <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> Change in Use Only <input checked="" type="checkbox"/> Parking Lot or Site Alteration	

Project Description: The Applicant is proposing the redevelopment of the 5.33-acre Ida Yarbrough Homes site, as part of a multi-phase, multi-year effort to reinvent a key location in Albany's downtown community. Six existing residential buildings and one community building will be demolished to make way for Phase 2 of the redevelopment, which includes construction of 72 new dwelling units in two buildings (62 in Building 1, 10 in Building 2) with associated parking, pedestrian accommodations, landscaping, lighting, and utility infrastructure improvements.

## Part 4. Site Development Information

A. Floor Area	Existing	Proposed
First Floor Building Area	22,082 Square Feet	15,726 Square Feet
Total Gross Floor Area	71,697 Square Feet	84,564 Square Feet
Existing Gross Floor Area to be Razed	71,697 Square Feet	
Existing Gross Floor Area to be Retained	0 Square Feet	
Retained Gross Floor Area to be Renovated		0 Square Feet
Gross Floor Area to be Constructed		84,564 Square Feet
Building Footprint (gross floor area)		15,726 Square Feet

<b>B. Use Information</b>	<b>Existing</b>		<b>Proposed</b>	
Total Number of Dwelling Units	53 Dwelling Units		72 Dwelling Units	
Non-Residential Use(s) Floor Area <i>(List Type below)</i>				
a. Community Center	3,506 Square Feet		1,673 Square Feet	
b.	_____ Square Feet		_____ Square Feet	
c.	_____ Square Feet		_____ Square Feet	
<b>C. Dimensional Information - Complete for all Zoning Districts</b>				
1. Proposed Number of New Structures or Building Additions: <u>2</u>				
	<b>Existing</b>		<b>Proposed</b>	
2. Height	Feet	Stories	Feet	Stories
Primary Building Height		3	71'-2"	7
Addition or Extension Height			N/A	N/A
Accessory Building(s) Height <i>(List Type below)</i>				
a. Building 2			18'-7"	3
b.				
c.				
	<b>Existing</b>		<b>Proposed</b>	
3. Parking and Loading	Total Spaces	ADA Spaces	Total Spaces	ADA Spaces
On-Site Automobile Parking Spaces	59	2	87	6
On-Site Surface Parking Spaces				
Number of Bicycle Parking Spaces				
Off-Street Loading				
4. Lot Information				
Lot Area	231,963 Square Feet		133,300 Square Feet	
Impervious Lot Coverage	53 Percent		50 Percent	
<b>D. Other Project Information</b>				
1. Indicate all items that will be part of the proposed work: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> HVAC (Interior) <input checked="" type="checkbox"/> HVAC (Exterior)				
<input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Fire Alarm <input checked="" type="checkbox"/> Fire Protection/Sprinklers <input type="checkbox"/> Deck Construction <input type="checkbox"/> Commercial Cooking Hood <input checked="" type="checkbox"/> Sign				
2. Indicate all items that pertain to any work proposed on private plumbing: <i>(i.e., plumbing between a public sewer or water line and a building, including plumbing inside the building)</i>				
<input type="checkbox"/> Repair or Replace Existing Plumbing <input checked="" type="checkbox"/> New Construction of Plumbing <input type="checkbox"/> No Plumbing Work is Proposed				
<b>E. Water and Sewer Information</b> <i>(Note: The term "sewer" refers to sanitary sewers, storm sewers, and combined sewers owned by the City of Albany.)</i>				
1. Indicate the number of each of the following sewer and/or water items that will be part of the proposed work:				
<input type="checkbox"/> <u>2</u> New Water Service (Connection) <small>*Connections to on-site water main owned by City</small> <input type="checkbox"/> <u>2</u> Termination of Existing Water Service Tap(s)				
<input type="checkbox"/> <u>2</u> New Sewer Service (Connection) <small>*Connections to on-site privately owned sanitary mains</small> <input type="checkbox"/> <u>3</u> Termination of Existing Sewer Service Tap(s)				
2. Will the proposed work change the current water consumption and sewer discharge of the building or site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
3. Check one of the boxes below to indicate the status of main water and sewer lines if the development includes the construction of main lines:				
<input checked="" type="checkbox"/> Applicant requests Albany Water and Sewer Department to accept ownership of the sewer mains and/or water lines				
<input checked="" type="checkbox"/> Applicant retains private ownership of sewer mains and/or water lines <small>*Water main extension to Building 2 to be owned by City *Sanitary sewer and water service to Building 1 to be privately owned</small>				
<input type="checkbox"/> Not applicable (Development does not include construction of sewer mains and/or water lines)				

4. If Yes to the first or second statement in Item 3 above, then identify the type of property where the sewer mains and/or water lines will be constructed:

- Public Property, Existing City Street       Public Property, New City Street to be constructed as part of the development/project  
 Private Property       Not Applicable

**F. Work in and Around City Rights-of-Way**

1. Please indicate all items below that apply to the proposed work:

- Applicant requests to change or designate the name of a City Street  
 The proposed work includes a private structure (e.g., deck, porch, awning, sign, fence, etc.) encroaching on a City dedicated right-of-way  
 Modification or reconstruction of City curbs \*Reconstruction of curb \*Replacement of existing retaining walls  
 Design and construction of a new street where the Applicant will request the City to accept ownership of the street  
 Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development  
 The proposed work will create an obstruction of traffic on City rights-of-way  
 The proposed work includes the excavation of a City street or sidewalk \*Sidewalk reconstruction  
 The proposed work includes the placement of a demolition dumpster in a City right-of-way  
 The proposed work includes the addition, deletion, and/or relocation of City street lights in a City right-of-way

**Part 5. Submittal Requirement Checklist**

	Required Document	Hard Copies	Electronic Submission (.pdf) (Required Document Name)
<b>A. Required for All Development Plan Review Applications</b>			
<input checked="" type="checkbox"/>	Master Development Application (Signed by the property owner or Authorized Agent)	2	01_Master_Application_Form
<input checked="" type="checkbox"/>	Development Plan Review Application Form	2	02_Development_Plan_Review_Form
<input checked="" type="checkbox"/>	Color photographs of the property in context with surrounding properties, on printed paper	2	03_Photos
<input checked="" type="checkbox"/>	Survey (A boundary and topographical survey, sealed by an Engineer or Surveyor)	2	04_Survey
<input checked="" type="checkbox"/>	Existing conditions plan showing any existing lot lines, with lot dimensions, existing buildings, driveways, parking, landscaping, and utility locations	5	05_Existing_Conditions_Plan
<input checked="" type="checkbox"/>	Site plan on 24" x 36" sheet and drafted at a scale that best conveys the development (1"=50", 1"=100", or 1"=200")	5	06_Site_Plan
<input checked="" type="checkbox"/>	Construction Detail Drawings (i.e., paving, grading, and drainage plans, water/sewer plans, landscape plans, etc.)	5	07_Construction_Detail_Drawings
<input checked="" type="checkbox"/>	Floor plan, drawn to scale	3	08_Floor_Plan
<input checked="" type="checkbox"/>	Elevations are required for all new buildings	2	09_Elevations
<input type="checkbox"/>	Application fee as established in the Albany Fee Schedule identified in Appendix __ of the Albany Administrative Manual.	1	N/A
<b>B. Voluntary or Upon Request</b>			
<input checked="" type="checkbox"/>	Environmental Assessment Form as required by SEQR	2	10_EAF
<input checked="" type="checkbox"/>	Project Narrative	2	11_Project_Narrative
<input type="checkbox"/>	Water/Sewer Engineering Report	2	12_Water_Sewer_Report
<input checked="" type="checkbox"/>	Storm Water Management Report	2	13_Storm_Water_Report
<input type="checkbox"/>	Traffic Study	2	14_Traffic_Study
<input type="checkbox"/>	Maintenance of Traffic Plan	2	15_Maintenance_Traffic_Plan
<input checked="" type="checkbox"/>	Geotechnical Report	2	16_Geotechnical_Report
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	2	[##]_[Document_Name]