

MASTER DEVELOPMENT FORM: USE THIS FORM FOR ALL DEVELOPMENT APPLICATIONS

Part 1. APPLICATION FOR
 (Please check all application forms being submitted with this Master Application Form)

<input type="checkbox"/> Development Plan Review	<input type="checkbox"/> Design Review of Tall Buildings	<input type="checkbox"/> Amendment to Zoning Map or USDO Text
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> District Plan	<input type="checkbox"/> Area Variance
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Use Variance
<input type="checkbox"/> Lot Consolidation	<input type="checkbox"/> Demolition Review	<input type="checkbox"/> Floodplain Variance
<input type="checkbox"/> Subdivision of Land	<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> Historic Property Hardship Modification

Part 2. Written Description of Proposed Project/Activity

Construction of Three Story 20 Unit Apartment Building

Part 3. Property Information

Project Name (if applicable): Clinton Avenue Apartments	
Project Address: 102-124 Clinton Avenue	
Tax Identification No: 65.82-3-10	Lot Size (sq. ft.) 17,860 sf
Zoning District: MUNE	Abutting Zone Districts(s):

Part 4. Property Owner Information

Property Owner(s) Name(s): Rehabilitation Support Services, Inc.	
Mailing Address: 5172 Western Turnpike, Altamont, NY 12009	
Phone No: (518) 579-4233	E-mail: tfogarty@rehab.org

Part 5. Applicant Information (if different than property owner)

Applicant Name:	
Mailing Address:	
Phone No:	E-mail:

Part 6. Project Engineer Information (if applicable)

Company Name:	Engineer Name:	License No:
Mailing Address:		
Phone No:	E-mail:	

Part 7. Project Architect Information (if applicable)

Company Name: Harris A. Sanders, Architects, P.C.	Architect Name: Daniel Sanders, RA	License No: 024004
Mailing Address: 252 Washington Avenue, Albany, NY 12210		
Phone No: 518-426-3544	E-mail: dsanders@sandersarchitects.com	

Part 8. Authorized Agent for this Application

Authorized Agent Name: Daniel Sanders

Mailing Address: 252 Washington Avenue, Albany, NY 12210

Phone No: 518-426-3544

E-mail: dsanders@sandersarchitects.com

Part 5. Property Owner Consent

(Check the box below that applies to this application and sign in the space indicated below)

I am the Owner and have no other agent or representative authorized to represent me in this and other corresponding applications subject to review under the USDO. I understand the application must be complete and accurate prior to a hearing being scheduled, if required, or a decision being made. I grant the City of Albany Department of Planning and Development permission to access the property for inspection.

I hereby authorize the above listed Applicant and/or Agent to represent me in this and other corresponding applications subject to review under the USDO. I understand the application must be complete and accurate prior to a hearing being scheduled, if require, or a decision being made. I grant the City of Albany Department of Planning and Development permission to access the property for inspection.

<p><i>Timothy J. Fogarty, Director</i> Print Owner Name(s) <i>RSS Inc. Facilities</i></p>	<p><i>Timothy J. Fogarty</i> Owner(s) Signature</p>	<p><i>OCT 3, 2017</i> Date</p>
---	---	------------------------------------

Section 375-2 Zoning Districts	
Section 375-2(F) Overlay Districts	
Section 375-2(F)(1) HR-O Historic Resources Overlay	
(c) GENERAL GUIDELINES	
(i)	The general design and character of the proposed alteration or new construction should be compatible with the building and historic district.
(ii)	The scale of the proposed alteration or new construction should relate to the building itself, surrounding buildings, the neighborhood and the historic district.
(iii)	Texture, materials and color should relate to similar features of other structures in the neighborhood.
(iv)	Changes should be visually compatible with surrounding buildings, including the proportion of the building's front façade, the proportion and arrangement of windows and other openings within the façade, the roof shape and the rhythm and spacing of buildings on streets, including setbacks.
(v)	Compatible materials and colors that are either similar to or visually quiet in relation to traditional ones used in the area should be used in new construction or when restoration of original materials is impossible. Inappropriate contemporary materials, including those that attempt fake antiquity or rusticity (e.g., unpainted natural wood, reused common brick, undressed stone or asphalt, aluminum or vinyl siding), are discouraged and are specifically prohibited on front façades and within front setback areas. When appropriate traditional materials cannot be duplicated, preference should be given to contemporary materials, used in a straightforward manner, which blend well with the traditional context of the district or modern materials that achieve the same level of detail.
(vi)	Grounds for considering a proposed design inappropriate would include arresting and spectacular effects, violent contrasts of materials or colors or intense colors or a multiplicity or incongruity of details resulting in a disturbing appearance.
(e) NEW CONSTRUCTION GUIDELINES	
These guidelines apply to new construction in historic districts with primarily residential and neighborhood commercial character, including all but the Downtown Albany Historic District.	
(i)	New construction shall be compatible with the architectural scale, massing, volume and styles existing in the historic district.
(ii)	Materials
A.	Compatible materials and colors that are either similar to or visually quiet in relation to the traditional ones used in the area should be used in new construction.
B.	Inappropriate contemporary materials, including those that attempt fake antiquity or rusticity, shall be discouraged. When appropriate traditional materials cannot be used, preference should be given to contemporary materials used in a straightforward manner that at the same time are not conspicuous in the traditional context of the district.
C.	Material selection for new buildings should reflect consideration of the historic district and adjacent historic buildings. In order to retain the visual integrity of the area, contemporary materials, such as glass, curtain walls, concrete, etc., are acceptable, provided that the overall texture, color and detail of the building façade are visually quiet and compatible with the historic district.
(iii)	Façade Openings
A.	The combined area of openings in the principal plane of the façade should not exceed one-third (1/3) of the overall façade. End-row or corner-sited buildings will be subject to review of both the principal and secondary façades.
B.	Repetitive openings should be proportioned so that the height is at least twice the width but not more than three times the width. Basement and attic windows of small area may be excluded from this restriction. The height-to-width ratio of a single architectural feature, such as a door opening, a bay window or one feature window, may be reduced to 1:1.
C.	The design of commercial storefronts may differ from the residential proportions for A and B as

		described above, however they should be compatible with the design and proportion for other historic commercial storefronts within the district.
(iv)	Façade Rhythm and Proportion	
	A.	By manipulation of architectural features, the rhythm of separate building units existing on a street of attached townhouses is to be carried across the façade of new attached structures that occupy more than one house lot. Ways in which such articulation may be achieved easily on extended façades include rhythmical grouping of openings in clusters, inclusion of vertical delineations in the wall plane and architectural expression of structural bays.
	B.	The façade of a structure erected on a single house lot should be proportioned so that the height equals at least 1½ times the width. Adjustment shall be made for residential lots that exceed the predominant lot widths along the frontage street.
(v)	Architectural Features	
		Townhouse roofs generally should not be visible from the street front, except where a proposed design relates to an abutting historic structure or to a streetscape with several structures possessing roof surfaces visible from the street.
(vi)	Ornamentation	
		New infill structures may incorporate ornamental features common to the historic district; otherwise, decorative features should be both clearly modern and compatible with the historic district.
(vii)	Floor Levels	
		Indication of floor levels by means of opening placement and use of belt courses should be related primarily to those levels generally indicated on the entire block and secondarily to those of the two abutting structures.
(viii)	Building Height	
		Building height should relate primarily to the general height of the buildings on the same side of the block. Secondary consideration should be given to the following:
	A.	The maximum height of a building should be not greater than the taller of the abutting structures on each side of the building site or the tallest building on the same block as the building.
	B.	The minimum height of a street façade should be not less than the lower of the abutting structures on each side of the building site or the tallest building on the same block as the building.
(ix)	In districts characterized by contiguous townhouse construction, the entire street frontage of a lot should be occupied by the building façade(s) that adheres to the height guidelines. In historic areas characterized by detached residential construction, the street front setback should be consistent with those structures on the block or street that contribute to the historic and aesthetic character of the streetscape.	

CITY OF ALBANY HISTORIC RESOURCES COMMISSION

Location Map

