

FOR STAFF USE ONLY	
Project #:	DPR #:
DPR Classification Type: <input type="checkbox"/> Minor <input type="checkbox"/> Major	

DEVELOPMENT PLAN APPLICATION

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 either.

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 may review minor development plan review or 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: Proposed 67 Livingston Avenue	Tax ID Number(s): TBD
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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):
Mixed Use (retail & residential ground floor, residential on upper 4 stories)

Part 3. Project Description

Project Name: 67 Livingston Avenue	Project Cost (Anticipated): \$ 7,000,000
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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):
Mixed Use (Retail & Residential)

Estimated Construction: Start Date: <u>April 1, 2020</u>	Occupancy Date: <u>April 1, 2021</u>
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Indicate the Type of Work: New Construction New Construction, Addition Renovation, Change in Use Demolition
 Change in Use Only Parking Lot or Site Alteration

Project Description: **Construction of a 6-story mixed use building with 66 residential units and approximately 2,006 SF ± of ground floor space for retail use. The site will include a patio landscaping, and a stormwater management system. Building at 67 Livingston Avenue will be demolished.**

Part 4. Site Development Information

A. Floor Area	Existing	Proposed
First Floor Building Area	<u>743</u> Square Feet	<u>5,736</u> Square Feet
Total Gross Floor Area	<u>1486</u> Square Feet	<u>52,946</u> Square Feet
Existing Gross Floor Area to be Razed	<u>1486</u> Square Feet	
Existing Gross Floor Area to be Retained	<u>0</u> Square Feet	
Retained Gross Floor Area to be Renovated		<u>0</u> Square Feet
Gross Floor Area to be Constructed		<u>52,946</u> Square Feet
Building Footprint (gross floor area)		<u>9,442</u> Square Feet
B. Use Information	Existing	Proposed
Total Number of Dwelling Units	<u>1</u> Dwelling Units	<u>66</u> Dwelling Units
Non-Residential Use(s) Floor Area - List Type below		
a. Retail	<u>0</u> Square Feet	<u>2,006</u> Square Feet
b.	<u>0</u> Square Feet	<u>0</u> Square Feet
c.	<u>0</u> Square Feet	<u>0</u> Square Feet

C. Dimensional Information - Complete for all Zoning Districts

1. Proposed Number of New Structures or Building Additions: One (1)

Part 6. Submittal Requirement Checklist

	Required Document	Hard Copies	Electronic Submission (.pdf) (Required Document Name)
A. Required for All Development Plan Review Applications			
<input checked="" type="checkbox"/>	Master Application Form (Signed by the property owner or Authorized Agent)	1	Master Application
<input checked="" type="checkbox"/>	Development Plan Review Application Form	1	DPR
<input checked="" type="checkbox"/>	Color photographs of the property in context with surrounding properties, on printed paper	1	Photos
<input checked="" type="checkbox"/>	Survey (A boundary and topographical survey, sealed by an Engineer or Surveyor)	5	Survey [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Site Plan(s) on 24" x 36" sheet and drafted at a scale that best conveys the development (1"=50', 1"=100', or 1"=200')	5	Site Plan [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Construction Detail Drawing(s) (i.e., paving, grading, and drainage plans, water/sewer plans, landscape plans, etc.)	5	Construction Detail [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Floor Plan(s), drawn to scale	1	Floor Plan [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Elevation(s) are required for all new buildings	1	Elevations [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Application fee as established in the Albany Fee Schedule (see Part 7) - payable to <i>Treasurer, City of Albany</i>		
B. Voluntary or Upon Request			
<input checked="" type="checkbox"/>	Environmental Assessment Form as required by SEQR	1	Short or Full EAF
<input type="checkbox"/>	Project Narrative	1	Project Narrative
<input type="checkbox"/>	Water/Sewer Engineering Report	1	Water Sewer Report
<input type="checkbox"/>	Storm Water Management Report	1	Storm Water Report
<input type="checkbox"/>	Traffic Study	1	Traffic Study
<input type="checkbox"/>	Maintenance of Traffic Plan	1	Maintenance Traffic Plan
<input type="checkbox"/>	Geotechnical Report	1	GeoTech Report [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	1	[Document Name]

Part 7. City of Albany Fee Schedule

Type of Application	Fee
Development Plan Review – Non-Residential	Base Fee: \$300 Per additional 1,000 square feet of new construction (parking structures excluded): \$50 Per 1,000 square feet of renovated space: \$20 Per new parking space: 1-10 spaces: \$ 75 11-50 spaces: \$ 150 51-100 spaces: \$ 30 101-500 spaces: \$ 600 501-1,000 spaces: \$ 1,200 1,001 + spaces: \$ 2,400
Development Plan Review – Residential Subdivision	Base Fee: \$200 Per Residential Lot: \$50 Per New Parking Space: \$20
Development Plan Review Amendment	\$200
Development Plan Extension	\$100
Rescheduling	\$100
Zoning Change/ Amendment	Base Fee: \$500 Per Acre of Lot Size: \$50
State Environmental Quality Review (SEQR)	Draft Environmental Impact Review and Notice: \$350 Final Environmental Impact Review and Notice: \$350