

DEVELOPMENT PLAN APPLICATION

Part 1. Application Notes

Development Plan Review is performed to assure that 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 applications or refer the applications 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(es): 413 N Pearl St	Tax ID Number(s): 65.16-3-1, 4.1, 4.2, & 16
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Present use(s) of the Property (Select from uses listed in Table 375-3-1, Permitted Use Table, in Section 375-3(B) of the USDO):
Light Manufacturing & Wholesale Distribution

Part 3. Project Description

Project Name: Albany Lofts	Project Cost (Anticipated): \$
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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):
Dwelling, Multi-Family

Estimated Construction:	Start Date: <u>Spring 2020</u>	Occupancy Date: <u>Fall 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

Type of Development: Development Comprised Exclusively of One-Family, Two-Family, and Townhouse Dwellings
 All Other Types of Development

Project Description: Historic renovation of an existing 4-story, brick and concrete manufacturing building located at 413 N Pearl St. As part of the project an existing 1-story building addition is to be demolished to make way for the new construction of a 5-story building facing Broadway. The project will result in a total of 77 new multi-family dwelling units, associated on-site parking facilities, pedestrian access and outdoor recreation space.

Part 4. Site Development Information

A. Floor Area	Existing	Proposed
First Floor Building Area	37,311 +/- Square Feet	22,880 +/- Square Feet
Total Gross Floor Area	91,851 +/- Square Feet	108,362 +/- Square Feet
Existing Gross Floor Area to be Razed	18,371 +/- Square Feet	
Existing Gross Floor Area to be Retained	73,480 +/- Square Feet	
Retained Gross Floor Area to be Renovated		73,480 Square Feet
Gross Floor Area to be Constructed (excluding parking structures)		34,882 Square Feet
Building Footprint (gross floor area)		22,880 Square Feet
B. Use Information	Existing	Proposed
Total Number of Dwelling Units	0 Dwelling Units	77 Dwelling Units
Non-Residential Use(s) Floor Area - List Type below		
a. Manufacturing & Support Admin. and Shipping Spaces	91,851 Square Feet	0 Square Feet
b.	Square Feet	Square Feet
c.	Square Feet	Square Feet

C. Dimensional Information - Complete for all Zoning Districts

1. Proposed Number of New Structures or Building Additions: One New Structure to be added

Part 6. Submittal Requirement Checklist

	Required Document	Hard Copies	Electronic Copies	Electronic Submission (.pdf) (Required Document Name)
A. Required for All Development Plan Review Applications				
<input type="checkbox"/>	Master Application	0	1	Master Application
<input type="checkbox"/>	Development Plan Review Application	0	1	DPR
<input type="checkbox"/>	Color photographs of the property in context with surrounding properties	1	1	Photos
<input type="checkbox"/>	Survey (A boundary and topographical survey, sealed by an Engineer or Surveyor)	2	1	Survey [YYYY]-[MM]-[DD]
<input 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')	2	1	Site Plan [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Construction Detail Drawing(s) (i.e., paving, grading, and drainage plans, water/sewer plans, landscape plans, etc.)	2	1	Construction Detail [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Floor Plans, drawn to scale	0	1	Floor Plan [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Elevations for all new buildings and additions, drawn to scale	0	1	Elevations [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Short or Full Environmental Assessment Form as required by SEQR	0	1	Short or Full EAF
<input type="checkbox"/>	Application fee as established in the Albany Fee Schedule (see Part 7) - payable to <i>The City of Albany Treasurer</i>			
B. Voluntary or Upon Request				
<input type="checkbox"/>	Project Narrative	1	1	Project Narrative
<input type="checkbox"/>	Water/Sewer Engineering Report	1	1	Water Sewer Report
<input type="checkbox"/>	Stormwater Management Report	1	1	Stormwater Report
<input type="checkbox"/>	Traffic Study	1	1	Traffic Study
<input type="checkbox"/>	Maintenance of Traffic Plan	1	1	Maintenance Traffic Plan
<input type="checkbox"/>	Geotechnical Report	1	1	GeoTech Report [YYYY]-[MM]-[DD]
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	1	1	[Document Name]

Electronic document submissions shall be sent via email to planningboard@albanyny.gov, USB Flash Drive, or by another medium approved by the City of Albany Planning Staff. CD and DVD submissions are **not** accepted.

Part 7. City of Albany Fee Schedule

Type of Application	Fee (Payable by Check or Money Order)
Development Plan Review – Development Comprised Exclusively of Single-Family, Two-Family, and Townhouse Dwellings	Base Fee: \$200 Per Residential Unit: \$50 Per new automobile parking space: \$20
Development Plan Review – All Other Types of Development	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 automobile parking space: 1-10 spaces: \$75 101-500 spaces: \$600 11-50 spaces: \$150 501-1,000 spaces: \$1,200 51-100 spaces: \$300 1,001 + spaces: \$2,400
Development Plan Review Amendment	\$200
Development Plan Extension	\$100
Rescheduling	\$100
State Environmental Quality Review (SEQR)	Draft Environmental Impact Review and Notice: \$350 Final Environmental Impact Review and Notice: \$350
Your Application Fee for Exclusively Single-Family, Two-Family, and Townhouse Dwelling Projects	
Your Application Fee for All Other Types of Development Projects	\$3,814