

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT
200 HENRY JOHNSON BOULEVARD | ALBANY, NEW YORK 12210

FOR STAFF USE ONLY	
Project #:	CUP #:

CONDITIONAL USE PERMIT APPLICATION

Part 1. Application Notes

A Conditional Use Permit is required for a property with a proposal for a use listed in the Permitted Use Table in Section 375-3(B) as a conditional use for a zone district. Conditional uses are those uses that have potential unforeseen impacts or unique form and require a careful case-by-case review of their location, design, configuration and impact to determine the desirability of permitting their establishment on any particular site.

1. The Planning Board reviews the application and makes its decision based on the standards in Section 375-5(E)(16)(c).
2. The Planning Board may impose conditions to ensure that the proposed use meets these standards and any other applicable provisions of the USDO.
3. A public hearing is required for all conditional use permit applications.
4. If approved, the conditional use is approved only for the portions of the property specified in the application.
5. In addition to meeting the requirements of the USDO, the proposal may be subject to other City ordinances, including but not limited to Chapter 133 (Building Construction), and may be subject to disapproval if not proposed in compliance with these articles.

Note: A pre-application meeting is available upon request prior to submitting this application.

Part 2. General Information

Proposed Conditional Use: Change the residence classification from a single family to a two family.

Building Area to be Occupied (sq. ft.): 2,169 sq. ft

Outdoor Site Area to be Occupied (sq. ft.): N/A

Other Uses at the Site: N/A

Has any portion of the land been the subject of a conditional use permit previously? Yes No

If yes, state the case number(s) of the conditional use approval(s):

Part 3. Project Description

Project Description (Describe what the proposed use is and how it will operate, including hours and days of operation, number of employees, number of clients, parking and loading requirements, etc.): pm 27 Jun 2019

The current residence is will be converted to a legal two-family residence. The property was purchased as a single family home; however, was set up as a two family.

Number of Employees: N/A

Maximum Occupancy: N/A

Hours of Operation:	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

County Permit(s) Required: N/A

State Permit(s) Required: pm 27 Jun 2019

Federal Permit(s) Required:

Part 4. Consistency with Neighborhood and Development Pattern

A. Describe why the proposed location was chosen for the establishment of the conditional use being sought:

The current neighborhood is a mix of single family and multifamily townhomes.

B. Describe how the proposed use is consistent with the existing and planned development within the immediate area:

Currently there are some townhomes with multiple units and others as single family homes so it would be consistent with the current and future state of the neighborhood.

Part 5. Fiscal and Environmental Impacts

A. Describe the nature, scope and duration of work to be undertaken in order to establish the use:

No work is required as the property is currently set up as separated units.

B. Describe any impacts the proposed conditional use will have upon the adjacent properties, and if and how they will be mitigated:

No impact is expected on the adjacent properties as no work will be performed and the neighborhood already consists of multi-unit homes.

C. Indicate any of the following operational characteristics (from Section 375-4(J)(1), Operating Standards) that will be generated by the proposed use (check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Electromagnetic radiation | <input type="checkbox"/> Emissions | <input type="checkbox"/> Glare |
| <input type="checkbox"/> Hazardous materials | <input type="checkbox"/> Materials and waste handling | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Odors | <input type="checkbox"/> Vibration | <input type="checkbox"/> Nuclear Radiation |
| | <input type="checkbox"/> Smoke | <input checked="" type="checkbox"/> N/A |

For all checked boxes please describe the source, and explain how it will be mitigated as part of this application.

D. Describe the volume of refuse expected to be generated by the use, and the means of storage and disposal:

Typical volumes of refuse are expected and will be stored in bins in the rear of the residence.

E. Are there any public funds from any source being used to improve the site or for the operation of the conditional use?

No public funds are being used for this project.

F. Are any unplanned public infrastructure or service improvements required as a result of an approval of the proposed conditional use (e.g., street repaving, sewer upgrade, storm drainage improvements, etc.)?

No, there are no infrastructure or service improvements required as the residence will function as intended without exceeding occupancy limits.

G. Indicate whether there is an increase or decrease in impervious surface area as a result of the proposal:

There is no change to the impervious surface area as a result of this proposal.

Part 6. District and Use Standards

A. Explain how the proposed conditional use is consistent with the purposes and objectives of the zone district in which it is located:

The current zone district is designated as one and two-family medium density residential district and the proposed use is a two-family residence.

B. Describe how the use complies with the Use Specific Standards applicable to that use, as enumerated in Section 375-3(C) of the USDO:

The residence is larger than 1600 sq. ft. with two potential apartment only. Both units will be larger than 600 sq. ft.

Part 7. Public Impact

A. Will the proposed use generate any unique or elevated need for police, fire or emergency services?

No unique or elevated need for police, fire or emergency services will be required.

B. Describe the type of traffic the use is expected to generate and indicate which days and between what hours the peak period of use occurs.

No traffic will be generated due to this use.

C. Describe if the use will be served by commercial delivery vehicles, the anticipated number of deliveries per day and where the vehicles will park:

No commercial delivery services will serve this residence.

D. Indicate the type of parking facilities available to the use and if off-site, the distance from the property:

No parking facilities are available for this use.

E. Describe any proposed changes to curb cuts, streets, sidewalks and connections to public spaces (e.g., removal of curb cuts, improving crosswalks, installation of wider sidewalks, removal of any sidewalk, etc.):

No changes to curb cuts, streets, sidewalk, or ~~connect~~ connections to public spaces will be made. PMB 27 Jun 2019

F. Describe how building entrances are connected to sidewalks, parking areas, and other pedestrian facilities:

The front door to the building is connected via a stone walkway to the street. The rear entrance is connected via a stone path to the rear alley way.

G. Describe any changes that are required to bring the property into compliance with the ADA Standards for Accessible Design:

No changes are required.

H. Are there any planned changes to utility provisions (water, sewer, electric, etc.)?

There are no planned changes to utility provisions.

Part 8: Necessity and Desirability of Service

A. Describe how the proposed use is the use in the interest of the public convenience:

Increasing high quality apartments in the area will attract more people to the neighborhood.

B. Describe any similar or identical uses in the area, their size and location:

One town home on the row is a three-family home and another is a six-family home. Many other homes in the area are multi-family homes as well.

C. Please indicate any positive public health and safety impacts or improvements of the proposed use:

N/A