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): 883 Broadway, Albany, NY 12207 - 1306
Tax ID Number(s): 6516 - 4 - 33

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):

(c)(4)(d)(2)

Part 3. Project Description

Project Name: [Redacted]
Project Cost (Anticipated): $2.7 million

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):

(c)(4)(a)(5)(c)(4)(d)(2)

Estimated Construction: Start Date: [Redacted]
Occupancy Date: [Redacted]

Indicate the Type of Work: ☐ New Construction ☐ New Construction, Addition ☒ Renovation, 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: Gut rehab into 25 apartments & 8,000 sq.ft. Commercial

Part 4. Site Development Information

<table>
<thead>
<tr>
<th>A. Floor Area</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor Building Area</td>
<td>16,800 Square Feet</td>
<td>16,800 Square Feet</td>
</tr>
<tr>
<td>Total Gross Floor Area</td>
<td>40,000 Square Feet</td>
<td>40,000 Square Feet</td>
</tr>
<tr>
<td>Existing Gross Floor Area to be Razed</td>
<td>600 Square Feet</td>
<td>600 Square Feet</td>
</tr>
<tr>
<td>Existing Gross Floor Area to be Retained</td>
<td>40,000 Square Feet</td>
<td>40,000 Square Feet</td>
</tr>
<tr>
<td>Retained Gross Floor Area to be Renovated</td>
<td>40,000 Square Feet</td>
<td>40,000 Square Feet</td>
</tr>
<tr>
<td>Gross Floor Area to be Constructed (excluding parking structures)</td>
<td>0.50</td>
<td>0.50</td>
</tr>
<tr>
<td>Building Footprint (gross floor area)</td>
<td>12,800 Square Feet</td>
<td>12,800 Square Feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B. Use Information</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Dwelling Units</td>
<td>6 Dwelling Units</td>
<td>25 Dwelling Units</td>
</tr>
</tbody>
</table>

Non-Residential Use(s) Floor Area - List Type below

- a. 12,700 Square Feet
- b. 3,000 Square Feet
- c. 3,000 Square Feet

C. Dimensional Information - Complete for all Zoning Districts

1. Proposed Number of New Structures or Building Additions:
### 2. Height

<table>
<thead>
<tr>
<th>Primary Building Height</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Feet</td>
<td>Stories</td>
</tr>
<tr>
<td></td>
<td>35</td>
<td>4</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Addition or Extension Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Building(s) Height - List Building below</td>
</tr>
<tr>
<td>a.</td>
</tr>
<tr>
<td>b.</td>
</tr>
<tr>
<td>c.</td>
</tr>
</tbody>
</table>

### 3. Parking and Loading

<table>
<thead>
<tr>
<th>On-Site Automobile Parking Spaces</th>
<th>Total Spacing</th>
<th>ADA Spaces</th>
<th>Total Spacing</th>
<th>ADA Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>On-Site Automobile Parking Spaces</td>
<td>21</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### 4. Lot Information

<table>
<thead>
<tr>
<th>Lot Area</th>
<th>Square Feet:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impervious Lot Coverage</td>
<td>Percent: 100</td>
</tr>
</tbody>
</table>

### D. Other Project Information

1. Indicate all items that will be part of the proposed work:
   - ☐ N/A
   - ☒ Demolition
   - ☒ HVAC (Interior)
   - ☐ HVAC (Exterior)
   - ☒ Electrical
   - ☒ Fire Alarm
   - ☒ Fire Protection/Sprinklers
   - ☐ Deck Construction
   - ☐ Commercial Cooking Hood
   - ☐ Sign

2. Indicate all items that pertain to any work proposed on private plumbing:
   (i.e., plumbing between a public sewer or water line and a building, including plumbing inside the building)
   - ☐ Repair or Replace Existing Plumbing
   - ☐ New Construction of Plumbing
   - ☒ No Plumbing Work is Proposed

### E. Water and Sewer Information

1. Indicate the number of each of the following sewer and/or water items that will be part of the proposed work:
   - ☐ New Water Service (Connection)
   - ☐ All water/sewer service is existing, will not change.
   - ☐ Termination of Existing Water Service Tap(s)
   - ☐ 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?
   - ☐ Yes
   - ☐ 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:
   - ☐ Applicant requests Albany Water and Sewer Department to accept ownership of the sewer mains and/or water lines
   - ☐ Applicant retains private ownership of sewer mains and/or water lines
   - ☒ 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
   - ☐ 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 in a City right-of-way
   - ☐ The proposed work includes the excavation of a City street or sidewalk
   - ☐ 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

---

Form Updated: April 2019
Page 2 of 3
## Part 6. Submittal Requirement Checklist

<table>
<thead>
<tr>
<th>Required Document</th>
<th>Hard Copies</th>
<th>Electronic Copies</th>
<th>Electronic Submission (.pdf) (Required Document Name)</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Master Application</td>
<td>0</td>
<td>1</td>
<td>Master Application</td>
</tr>
<tr>
<td>□ Development Plan Review Application</td>
<td>0</td>
<td>1</td>
<td>DPR</td>
</tr>
<tr>
<td>□ Color photographs of the property in context with surrounding properties</td>
<td>1</td>
<td>1</td>
<td>Photos</td>
</tr>
<tr>
<td>□ Survey (A boundary and topographical survey, sealed by an Engineer or Surveyor)</td>
<td>2</td>
<td>1</td>
<td>Survey [YYYY]-[MM]-[DD]</td>
</tr>
<tr>
<td>□ Site Plan(s) on 24&quot; x 36&quot; sheet and drafted at a scale that best conveys the development (1&quot;=50', 1&quot;=100', or 1&quot;=200')</td>
<td>2</td>
<td>1</td>
<td>Site Plan [YYYY]-[MM]-[DD]</td>
</tr>
<tr>
<td>□ Construction Detail Drawing(s) (i.e., paving, grading, and drainage plans, water/ sewer plans, landscape plans, etc.)</td>
<td>2</td>
<td>1</td>
<td>Construction Detail [YYYY]-[MM]-[DD]</td>
</tr>
<tr>
<td>□ Floor Plans, drawn to scale</td>
<td>0</td>
<td>1</td>
<td>Floor Plan [YYYY]-[MM]-[DD]</td>
</tr>
<tr>
<td>□ Elevations for all new buildings and additions, drawn to scale</td>
<td>0</td>
<td>1</td>
<td>Elevations [YYYY]-[MM]-[DD]</td>
</tr>
<tr>
<td>□ Short or Full Environmental Assessment Form as required by SEQR</td>
<td>0</td>
<td>1</td>
<td>Short or Full EAF</td>
</tr>
<tr>
<td>□ Application fee as established in the Albany Fee Schedule (see Part 7) - payable to The City of Albany Treasurer</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### B. Voluntary or Upon Request

- □ Project Narrative                                                           | 1           | 1                 | Project Narrative                                                   |
- □ Water/Sewer Engineering Report                                               | 1           | 1                 | Water Sewer Report                                                  |
- □ Stormwater Management Report                                                 | 1           | 1                 | Stormwater Report                                                   |
- □ Traffic Study                                                               | 1           | 1                 | Traffic Study                                                       |
- □ Maintenance of Traffic Plan                                                 | 1           | 1                 | Maintenance Traffic Plan                                            |
- □ Geotechnical Report                                                         | 1           | 1                 | GeoTech Report [YYYY]-[MM]-[DD]                                    |
- □ 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

#### 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
  - 11-50 spaces: $150
  - 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

$0

#### Your Application Fee for All Other Types of Development Projects

$0