

# **255 – 271 CLINTON AVENUE**

## **SITE DEVELOPMENT REVIEW**

### **NARRATIVE DESCRIPTION**

Site Address – 255-271 Clinton Avenue

Applicant Home Leasing

Site Design Professional: - Daniel R. Hershberg, P.E. & L.S.  
Hershberg & Hershberg  
Consulting Engineers & Land Surveyors  
18 Locust Street  
Albany, NY 12203  
(518) 459-3096

Existing Site Zoning: - MU-NE – (Mixed Use – Neighborhood Edge)  
CS-O (Combined Sewer Overlay)

Description of Existing Site Usage: The site is occupied by nine buildings and three vacant lots which have been used as a construction yard and for a leasing office and includes occupied buildings.

Description of Proposed Development: Nos, 243, 245, 251 & 255 Clinton Avenue will be combined into one new lot which will be known as 255 Clinton Avenue. A parking lot will be constructed on No. 255 and to the rear of Nos. 257 – 271 Clinton Avenue. An easement will be established to the rear of Nos. 257-271 Clinton Avenue and an access easement across the new 255 Clinton Avenue. This lot can accommodate parking for 38 cars. This is the maximum permitted at 115% of required parking.

<u>Address</u>	<u>Usage</u>	<u>Required Parking</u>
255 Clinton Avenue	3 units	3
259 Clinton Avenue	1400 SF office	4
	4 units	4
261 Clinton Avenue	800 SF Shop	2
	2 units	2
263 Clinton Avenue	3 units	3
265 Clinton Avenue	2 units	2
267 Clinton Avenue	3 units	3
269 Clinton Avenue	1400 SF office	4
	2 units	2
273 Clinton Avenue	800 SF Laundry	2
	2 units	2
<b>TOTAL</b>		<b>33</b>
<b>MAXIMUM PERMITTED @115%</b>		<b>38</b>

These spaces can be made available for Home Leasing tenants. During a presentation concerning 163 Clinton Avenue, Home Leasing was asked to consider shared parking or creating additional parking spaces. Home Leasing continues to explore shared parking but believes that this site can relieve much of the neighborhood concerns about on-street parking.

A landscaped green area is shown on No. 255 Clinton Avenue. This provides space for trees, an outdoor grill, picnic table, benches and bike rack.

Regarding storm water which is a concern in the Combined Sewer Overlay District, the Applicant has submitted to the City of Albany Department of Water and Water Supply a calculation that the site can meet the USDO requirement for storm drainage with the construction of a subsurface pipe gallery. We are awaiting confirmation from the Department of Water & Water Supply about whether this storage structure should be built or is a contribution towards a larger stormwater mitigation project is preferred.