

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): 76 Second Ave; 2, 4, 8, 10, 12, 16.5, 17, 18, 20, 22, 24, & 32 Leonard St; 1, 4, 6, 7, 8, 9, 10, 11, 13, & 15 Scott St; 10, 15, 33, 37, & 45 Krank St Tax ID Number(s): 76.72-4-20.1; 26 thru 36; 61 thru 70; 72; 74 thru 7

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*):
 Dwelling, Single-Family Detached; Dwelling, Two-Family Detached; Dwelling, Townhouse

Part 3. Project Description

Project Name: The Seventy-Six (Phase 1) Project Cost (Anticipated): \$ 140,000,000.00

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; Restaurant; Office; Personal or Business Service; General/Specialty Retail; Supermarket; Community Center; Day Care Center

Estimated Construction: Start Date: 11/1/20 Occupancy Date: 06/01/21

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: We're seeking development approvals for Phase 1 of a two-phase mixed-use redevelopment project in the South End neighborhood of Albany. The project aims to achieve Triple Net Zero sustainability goals (zero energy, zero water, zero waste). Phase 1 will involve consolidation of (28) parcels, demolition of several 1 to 3-story residential structures/accessory structures, and construction of (3) 6 to 8-story modular buildings that will each have a sun screen with solar membrane above and underground parking below. See project narrative for additional information.

Part 4. Site Development Information

A. Floor Area	Existing	Proposed
First Floor Building Area	8,540 Square Feet	11,520 Square Feet
Total Gross Floor Area	14,475 Square Feet	80,640 Square Feet
Existing Gross Floor Area to be Razed	14,475 Square Feet	
Existing Gross Floor Area to be Retained	0 Square Feet	
Retained Gross Floor Area to be Renovated		0 Square Feet
Gross Floor Area to be Constructed (excluding parking structures)		80,640 Square Feet
Building Footprint (gross floor area)		11,520 Square Feet
B. Use Information	Existing	Proposed
Total Number of Dwelling Units	12 Dwelling Units	184 Dwelling Units
Non-Residential Use(s) Floor Area - List Type below		
a. Office, Personal/Business, General/Specialty Retail	0 Square Feet	13,932 Square Feet
b. Restaurant/Supermarket	0 Square Feet	12,126 Square Feet
c. Community Center/Day Care	0 Square Feet	6,466 Square Feet

C. Dimensional Information - Complete for all Zoning Districts

1. Proposed Number of New Structures or Building Additions: 3

2. Height	Existing		Proposed	
	Feet	Stories	Feet	Stories
Primary Building Height		2.5	92-ft	6-8
Addition or Extension Height			N/A	N/A
Accessory Building(s) Height - List Building below				
a.		1	N/A	N/A
b.			N/A	N/A
c.			N/A	N/A
3. Parking and Loading	Total Spaces	ADA Spaces	Total Spaces	ADA Spaces
On-Site Automobile Parking Spaces			180	8
Total New Automobile Parking Spaces			180	8
On-Site Surface Automobile Parking Spaces			0	0
Number of Bicycle Parking Spaces			75	
Off-Street Loading			2	
4. Lot Information				
Lot Area	Square Feet: 88,870 +/-		Square Feet: 88,870 +/-	
Impervious Lot Coverage	Percent: 25%		Percent: 45% (Phase 1)	
D. Other Project Information				
1. Indicate all items that will be part of the proposed work: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> HVAC (Interior) <input checked="" type="checkbox"/> HVAC (Exterior) <input checked="" type="checkbox"/> Electrical <input checked="" type="checkbox"/> Fire Alarm <input checked="" type="checkbox"/> Fire Protection/Sprinklers <input type="checkbox"/> Deck Construction <input checked="" type="checkbox"/> Commercial Cooking Hood <input checked="" type="checkbox"/> Sign				
2. Indicate all items that pertain to any work proposed on private plumbing: <i>(i.e., plumbing between a public sewer or water line and a building, including plumbing inside the building)</i> <input type="checkbox"/> Repair or Replace Existing Plumbing <input checked="" type="checkbox"/> New Construction of Plumbing <input type="checkbox"/> No Plumbing Work is Proposed				
E. Water and Sewer Information <i>(Note: The term "sewer" refers to sanitary sewers, storm sewers, and combined sewers owned by the City of Albany.)</i>				
1. Indicate the number of each of the following sewer and/or water items that will be part of the proposed work: <u>2</u> New Water Service (Connection) <u>10</u> Termination of Existing Water Service Tap(s) <u>1</u> New Sewer Service (Connection) <u>10</u> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> 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: <input type="checkbox"/> Applicant requests Albany Water and Sewer Department to accept ownership of the sewer mains and/or water lines <input type="checkbox"/> Applicant retains private ownership of sewer mains and/or water lines <input checked="" type="checkbox"/> 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: <input type="checkbox"/> Public Property, Existing City Street <input type="checkbox"/> Public Property, New City Street to be constructed as part of the development/project <input type="checkbox"/> Private Property <input checked="" type="checkbox"/> Not Applicable				
F. Work in and Around City Rights-of-Way				
1. Please indicate all items below that apply to the proposed work: <input type="checkbox"/> Applicant requests to change or designate the name of a City Street <input type="checkbox"/> The proposed work includes a private structure (e.g., deck, porch, awning, sign, fence, etc.) encroaching on a City dedicated right-of-way <input checked="" type="checkbox"/> Modification or reconstruction of City curbs <input type="checkbox"/> Design and construction of a new street where the Applicant will request the City to accept ownership of the street <input checked="" type="checkbox"/> Applicant requests the City to vacate an existing City street/sidewalk so the Applicant can use the property for private development <input type="checkbox"/> The proposed work will create an obstruction of traffic in a City right-of-way <input checked="" type="checkbox"/> The proposed work includes the excavation of a City street or sidewalk <input type="checkbox"/> The proposed work includes the placement of a demolition dumpster in a City right-of-way <input checked="" type="checkbox"/> The proposed work includes the addition, deletion, and/or relocation of City street lights in a City right-of-way				

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 checked="" type="checkbox"/>	Master Application	0	1	Master Application
<input checked="" type="checkbox"/>	Development Plan Review Application	0	1	DPR
<input checked="" type="checkbox"/>	Color photographs of the property in context with surrounding properties	1	1	Photos
<input checked="" type="checkbox"/>	Survey (A boundary and topographical survey, sealed by an Engineer or Surveyor)	2	1	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')	2	1	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.)	2	1	Construction Detail [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Floor Plans, drawn to scale	0	1	Floor Plan [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Elevations for all new buildings and additions, drawn to scale	0	1	Elevations [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Short or Full Environmental Assessment Form as required by SEQR	0	1	Short or Full EAF
<input checked="" 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 checked="" type="checkbox"/>	Project Narrative	1	1	Project Narrative
<input type="checkbox"/>	Water/Sewer Engineering Report	1	1	Water Sewer Report
<input checked="" type="checkbox"/>	Stormwater Management Report	1	1	Stormwater Report
<input checked="" type="checkbox"/>	Traffic Study	1	1	Traffic Study
<input checked="" type="checkbox"/>	Maintenance of Traffic Plan	1	1	Maintenance Traffic Plan
<input checked="" 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	