



Redburn Development Partners

204 Lafayette Street
Schenectady, NY 12305
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Waiver Request Document for USDO 375-4(H)(4)(b)(i) (Exterior Lighting Standard)

1. Application Notes

- A site plan that highlights existing building mounted lighting fixtures is provided with this document.

2. General Information

Address: 425 N Pearl St.

Project Number: #00385

Tax ID: 65.16-3-16.1

Zoning District: MU-FW

Current Principal Use: Light Manufacturing/Administration

3. Project Description

- **USDO Standard from which Waiver is being requested:** 375-4(H)(4)(b)(i)
- **Type of Standard:** Exterior Lighting Standard
- **Current USDO Requirement:** §375-4(H)(4)(b)(i) of the USDO states that when a development or redevelopment project includes more than one acre of land and includes nonresidential uses, the property owner shall install pedestrian-scaled fixtures meeting the City's applicable technical construction standards on all streets fronting the property.
- **Proposed Requirement:** Property owner shall maintain the existing building mounted light fixtures.

4. Character of the Neighborhood

Explain why the dimensional alteration being proposed will not result in a structure or a configuration that will be out of place in the neighborhood or zone district (e.g., the structure's overall size and footprint size and placement are similar to the structures on adjacent properties):

We propose using the existing building mounted lights to illuminate the parking areas and entrances as well as the existing public light fixtures in the ROW. These are existing fixtures and will thus have no impact on the character of the neighborhood.

5. Alternatives Considered

Describe the benefit to be achieved by the granting of the variance and why such benefit cannot otherwise be reasonably achieved (detail any alternatives that were considered and rejected, and include evidence where necessary to support your conclusions):

The benefit achieved by granting of this waiver is to avoid over-lighting the City's streets that the property fronts. The added light fixtures required by the USDO could create a light pollution scenario. The light created by the added apartments, existing building mounted fixtures, and existing public fixtures in the ROW provide sufficient light for future residents and commercial customers.



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6. Substantiality

Indicate why the requested variances is not a substantial or contextually significant deviation from the prevailing regulation:

The prevailing regulation requires pedestrian scaled lighting fixtures for non-residential uses. This building is a mixed-use structure; however, it is 88% residential. The light created from apartment windows and existing lighting fixtures will provide similar illumination as the required pedestrian scaled fixtures.

7. Impact on Environment

Describe any potential impact on such factors as drainage, traffic circulation, dust, noise, odor, public services, among others (e.g., compliance with the USDO requirement to be varied would result in the removal of three mature trees and a natural berm):

The requested relief will have no impact on environmental factors.

8. Self-Created Difficulty

Explain why the need for the variance requested is not self-created (e.g., the lot was created in 1954 and does not comply with the minimum lot area requirements of the USDO):

Part 8 is not applicable as we are requesting a waiver, not a variance. As to the reason we are applying for the waiver: the project is 88% residential and the light created by the apartment windows above and the existing fixtures provide sufficient light. Furthermore, the added light as required by the USDO could create a light pollution scenario. We plan to light the parking areas with resident safety and light pollution in mind.

9. Required Documents

The following documents are included with this document: Master Application, Comment Letter from Planning Department requiring this waiver, Color Photographs of the Property, Site Plan.