

Memo

From: Brad Glass, Chief Planning Official
Re: Building Permit #28231, 42 Besch Avenue
Date: August 16, 2021

We have reviewed the building plans referred to our office pertaining to the project to be located at 42 Besch Avenue. This project was subject to a development plan review, with approval granted by the Planning Board on May 25, 2021. The project was approved *with conditions* that must be satisfied before the plans can be formally endorsed as approved by the Planning Board Chair.

CONDITION #1: Prior to the approval of building permits for construction activities, the Applicant must receive approval from the Division of Traffic Engineering.

Approval from the Division of Traffic Engineering will require the following plan adjustments:

- Sheets 2.1-4 do not have consistent locations for the streetscape trees. Update the site plan sheets to have them align with locations on Sheets 2.0 and 2.5;
- On Sheet 3.0, the crosswalk detail will need to be changed. The cross hatching will need to be 90 degrees to the longitudinal lines. The spacing between the cross hatching will be 3' with 1' wide hatch. The longitudinal border lines are 6" wide. The minimum total width of the crosswalk should be 8' not 6' as shown. The material use will be white epoxy paint not white thermos-plastic as shown in the detail.
- Add the following note to the site plan set: Prior to the start of work, the boundaries shall be staked out by a licensed New York State surveyor or professional engineer. A Grading Permit with bond shall be required. Two sets of site drawings, retaining wall details and calculations and one set of the Geotechnical Report shall be submitted with the Grading Permit Application. No demolition work or tree removal will be allowed until the Grading Permit is approved.
- Add the following note to the site plan set: Street Opening Permits and ROW Access Application is required.

CONDITION #2: Prior to the approval of building permits for construction activities, the Applicant must receive approval of the plans and reports related to the proposed sewer extension from the Albany County Department of Health and the New York State Department of Environmental Conservation. ***Condition satisfied***

CONDITION #3: The Applicant must submit and receive approval from the Department of Planning and Development for an updated landscaping plan that includes non-deciduous trees along the Besch Avenue frontage that adequately screen the property and meet the standards of § 375-406(3)(a)(ii) of the USDO. ***Condition satisfied***

Upon receipt of revised plan documents, we will provide them to the Planning Board Chair for endorsement.

Additionally, our review identified a deviation from the approved development plan, namely in the form of a fifth story added to the building in accomodation of additional dwelling space. While the overall number of dwelling units within the building is proposed to remain the same, the proposed changes are inconsistent with the Planning Board endorsed plans and elevation drawings, and the additional story would cause the building to exceed the permissible height allowance within the applicable R-M zone district (four stories). If the applicant would like to proceed with the proposed change, an Area Variance and Site Plan Resubmission will be required. Application forms can be accessed on the City website or by contacting the Planning office at 434-6066 or dpd@albanyny.gov.

We look forward to endorsing this project upon receipt of revised plans addressing the aforementioned items.



Figure 1 - Approved Elevation

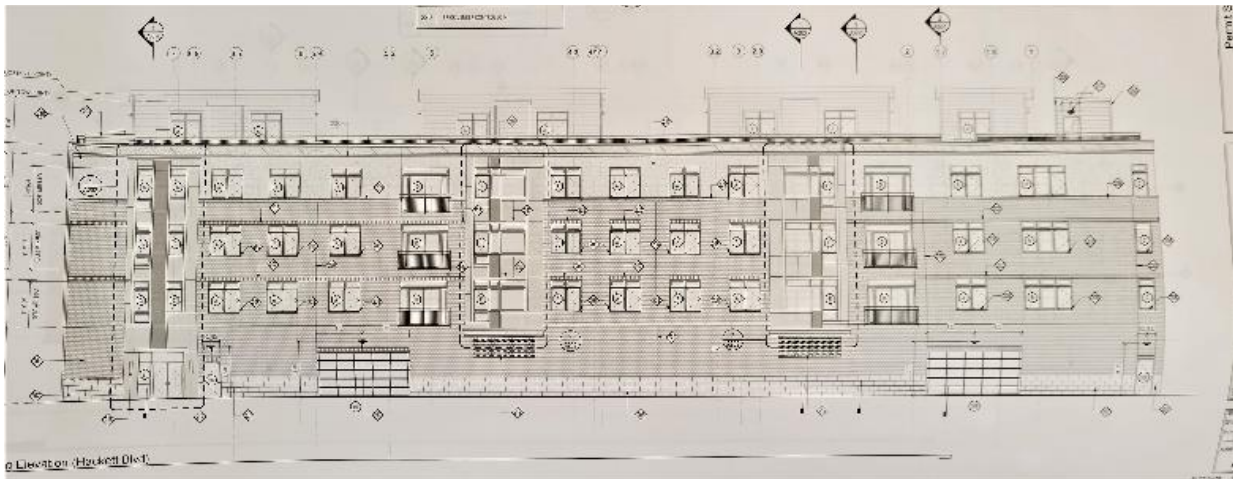


Figure 2 - Proposed Elevation

