

AYZO RIDGE DESIGN + CONSULTANTING
518.216.0620 | ayzoridgedesign.com
300 Great Oaks Blvd. Albany, NY 12203



DESIGN INTENT PACKAGE
PREPARED FOR:

KIPP:Albany
COMMUNITY PUBLIC SCHOOLS

KIPP Albany Community Charter Elementary School
Address: 65 Krank Street Albany NY
Zone: MU-NC Neighborhood Center

2021 V. 1.0

KIPP-Design Intent Package 2021 AZR1094

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MASTER APPLICATION: USE THIS FORM FOR ALL DEVELOPMENT APPLICATIONS

Part 1. APPLICATION FOR (Please check all applications being submitted with this Master Application Form)		
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Demolition Review	<input type="checkbox"/> Historic Property Hardship Modification
<input type="checkbox"/> Amendment to Zoning Map or USDO Text	<input type="checkbox"/> Design Review of Tall Buildings	<input type="checkbox"/> Lot Modification
<input type="checkbox"/> Area Variance	<input type="checkbox"/> Development Plan Review	<input type="checkbox"/> Wall Display Application
<input type="checkbox"/> Certificate of Appropriateness	<input type="checkbox"/> District Plan	<input checked="" type="checkbox"/> Special On-Premises Sign Program
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Floodplain Variance	<input type="checkbox"/> Other: _____
Part 2. Brief Description of Proposed Project / Activity		
<p style="font-size: 1.2em;">Replacement and Renovations to existing signage to better identify the elementary school under new KIPP branding guidelines.</p>		
Part 3. Property Information		
Project Name (if applicable): <u>Elementary Signage Remodel</u>		
Project Address: <u>65 Krank St</u>		
Tax Identification No.: <u>76-18-1-1</u>	Lot Size (sq. ft.): <u>10.56 acres</u>	
Zoning District: <u>R-1m Residential / OS-0</u>	Abutting Zone District(s):	
Part 4. Property Owner Information		
Property Owner(s) Name(s): <u>Albany Community Charter School (Kate Better)</u>		
Mailing Address: <u>65 Krank St Albany NY 12202</u>		
Phone No.: <u>(518) 929-6569</u>	Email: <u>kbetter@kipptechvalley.org</u>	
Part 5. Applicant Information (if different than property owner)		
Applicant Name: <u>Ayzo Ridge Design + Consulting LLC</u>		
Mailing Address: <u>300 Great Oaks Blvd Suite 300-004 Albany NY 12203</u>		
Phone No.: <u>(518) 216-0620</u>	Email: <u>bevisual@ayzoridge.com</u>	
Part 6. Project Engineer/Surveyor Information (if applicable)		
Company Name:	Engineer or Surveyor Name:	License No.:
Mailing Address:		
Phone No.:	Email:	
Part 7. Project Architect Information (if applicable)		
Company Name:	Architect Name:	License No.:
Mailing Address:		
Phone No.:	Email:	
Part 8. Authorized Agent for this Application		
Authorized Agent Name: <u>Bridgette Shoemaker, Ayzo Ridge Design</u>		
Mailing Address: <u>300 Great Oaks Blvd Suite 300-004 Albany NY 12203</u>		
Phone No.: <u>(518) 216-0620</u>	Email: <u>bevisual@ayzoridge.com</u>	
Part 5. Property Owner Consent (Check the box below that applies to this application and sign in the space indicated below)		
<input type="checkbox"/> I am the Owner and have no other agent or representative authorized to represent me in this and other corresponding applications subject to review under the USDO. I understand the application must be complete and accurate prior to a hearing being scheduled, if required, or a decision being made. I grant the City of Albany Department of Planning and Development permission to access the property for inspection.		
<input checked="" type="checkbox"/> I hereby authorize the above listed Applicant and/or Agent to represent me in this and other corresponding applications subject to review under the USDO. I understand the application must be complete and accurate prior to a hearing being scheduled, if require, or a decision being made. I grant the City of Albany Department of Planning and Development permission to access the property for inspection.		
Print Owner Name(s): <u>Kate Better</u>	Owner(s) Signature(s):	Date:

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY BOARD OF ZONING APPEALS**

► **Important Note:** This is **not** a building permit. All building permits must be approved and issued by the Division of Building & Codes prior to the start of any construction.

ADDRESS OF SUBJECT PROPERTY: 65 Krank Street

IN THE MATTER OF: A Special Use Permit and Parking Lot Permit to allow for the construction of a 36,204 square foot charter school. The property is located in a R-2A One- and Two-Family Residential Zoning District.

APPLICANT: Brighter Choice Foundation, Inc. c/o Hershberg & Hershberg

ADDRESS: 18 Locust St., Albany, NY 12203-2908

CASE NUMBER: 1-07, 1329

DATE APPLICATION RECEIVED: 12/12/06

DATE OF HEARING: 1/10/07

DATE OF DECISION: 7/11/07

WARD: 1st

DECISION: Approved W/ Conditions

N.A.: Second Ave.

HISTORIC/ SPECIAL DISTRICT(S): N/A

RECEIVED
2007 AUG 23 PM 3:41
OFFICE OF THE CITY CLERK
ALBANY, N.Y.

The request is Approved, by the following vote:

For: 4	Apostol: NIA	O'Connor: Y	Viele: Y
Against: 1	Cronin: Y	Ray: NIA	
Abstain: 0	Moran: N	Tucker-Ross: Y	

Findings

The site in question is located at the intersection of the intersection of Krank St. and Leonard St. in a R-2A One- and Two-Family Residential Zoning District. The applicant requested a Special Use Permit and Parking Lot Permit pursuant to § 375-27 and § 375-174 of the City of Albany Zoning Ordinance to allow for the construction of a 36,204 square foot charter school.

The applicant stated that the Brighter Choice Foundation was proposing to develop the site for the Krank Street Charter Elementary School. The vacant plot of land that is currently made up of 17 parcels. The applicant stated that they planned to construct a new charter elementary school that would occupy a building footprint of 23,912 +/- square feet and would include a two-story classroom wing and a one-story gym and auditorium wing with a total building area of 36,204 +/- square feet. The building would be 31 +/- feet in height.

The applicant stated that the maximum student population for this facility is 350 and a total of 33 faculty and 11 staff will be the maximum occupancy when the building is full. A parking lot with 58 spaces including 3 handicapped spaces will be provided.

The applicant stated that the project is designed to minimize the impact of the items that are of concern to the neighborhood, and minimal impact to the environment.

The Board finds that the special use is in accordance with the following standards set forth in §375-27(B)(1):

- a. Is listed as a permitted special use in the appropriate zoning district.

- b. Will conform to the standards and conditions specified in §375 for that use.
- c. Will not have an undue adverse affect upon adjacent property, the character of the neighborhood and surrounding areas, traffic conditions, parking, utility facilities or other matters affecting the public health, safety, welfare or convenience.
- d. Operations in connection with the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, illumination, etc., than the operations of any permitted use not requiring a special use permit.
- e. Will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such additional services as the board deems appropriate.
- f. Complies with all additional requirements imposed on it by the provisions of §375.
- g. Will be in harmony with the applicable zoning district and will not adversely affect the neighborhood and the surrounding areas.

CONDITIONS

- The proposal must receive site plan approval from the City Planning Board.

The Board hereby issues a negative declaration under SEQR for this unlisted action, as the proposed construction will not result in any significant adverse environmental impacts.

I, G. Michael Apostol, representing the Board of Zoning Appeals of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Board made at a meeting thereof duly called and held on July 11, 2007.

Signed: G. Michael Apostol Date: 7/11/07

► **Important Note:** Unless otherwise specified by the Board, this decision shall expire and become null and void if the applicant fails to obtain any necessary zoning, building, or other permits or comply with the conditions of such decision within six (6) months of the date of signature.

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY BOARD OF ZONING APPEALS**

► Important Note: This is not a building permit. All building permits must be approved and issued by the Division of Building & Codes prior to the start of any construction.

ADDRESS OF SUBJECT PROPERTY: **65 Krank St.**

IN THE MATTER OF: **Special Use Permit to allow for a 5,750 square foot building addition and a 1,750 square foot playground deck to an existing charter school, Albany Community Charter Elementary School.**

APPLICANT: **Brighter Choice Foundation, Inc.**

ADDRESS: **c/o Hershberg & Hershberg, 18 Locust St., Albany, NY 12203-2908**

CASE NUMBER: **7-09, 1741**

DATE APPLICATION RECEIVED: **6/19/09**

DATE OF HEARING: **7/22/09**

DATE OF DECISION: **7/22/09**

WARD: **1**

DECISION: **Approved**

N.A.: **South End**

HISTORIC/ SPECIAL DISTRICT(S): **N/A**

RECEIVED
2009 JUN 30 PM 1:29
CITY CLERK
ALBANY NY

The request is **Approved**, by the following vote:

For: 5	Apostol: Y	O'Connor: Y	Viele: NIA
Against: 0	Cronin: NIA	Ray: Y	
Abstain: 0	Moran: Y	Tucker-Ross: Y	

Site Description

The site in question is located on the north side of Krank Street between Seymour and First Streets in an R-2A One- and Two-Family Residential zoning district. The site consists of several lots that are improved with a single story, 36,204 square foot charter elementary school.

Relevant Considerations

The applicant proposed to construct a 5,750 square foot addition and a 1,750 square foot playground deck to this existing 36,204 square feet charter elementary school. The existing building was constructed in 2007 and received a Special Use Permit approval from this Board on 7/11/07. The following application constitutes an expansion and alteration of that Special Use, thereby requiring a new Special Use Permit.

The proposed addition will consist of a single story that will house a music room, expanded gym space and additional classrooms. It will increase the total building size to 41,954 square feet. Additionally, a 1,750 square foot deck to be constructed directly northeast of the addition will be the site of an outdoor playground for students. Landscaping will be provided around this area.

A 58-space accessory parking lot serves the facility. The maximum student population is 350, accompanied by 33 faculty and 11 staff. Being that the parking requirements are based upon student and staffing populations (1 per faculty member / staff member and 1 for each 30 students), the applicant meets the 56-space requirement for this facility regardless of the proposed addition.

Findings

The Board finds that the proposed addition will be an enhancement to the existing facility and that there

will be no adverse impact. Because the student enrollment, faculty and staffing levels are more or less fixed, it does not appear that there will be any significant strain placed upon public facilities and services, and that such increases will be nominal. The Board further feels that the benefit to the community outweighs any such potential impact.

The Board finds that the special use is in accordance with the following standards set forth in §375-27(B)(1):

- a. Is as a permitted special use in the appropriate zoning district., as determined by the administrator.
- b. Will conform to the standards and conditions specified in §375 for that use.
- c. Will not have an undue adverse affect upon adjacent property, the character of the neighborhood and surrounding areas, traffic conditions, parking, utility facilities or other matters affecting the public health, safety, welfare or convenience.
- d. Operations in connection with the proposed use will not be more objectionable to nearby properties by reason of noise, fumes, vibration, illumination, etc., than the operations of any permitted use not requiring a special use permit.
- e. Will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such additional services as the board deems appropriate.
- f. Complies with all additional requirements imposed on it by the provisions of §375.
- g. Will be in harmony with the applicable zoning district and will not adversely affect the neighborhood and the surrounding areas.

CONDITIONS

- The applicant shall receive Site Plan Approval from the City Planning Board.
- The applicant shall merge the associated tax parcels in its ownership – 131 Wayne Street (76.18-1-2) & 65 Krank Street (76.18-1-1).

The Board hereby issues a negative declaration under SEQR for this unlisted action, as the proposed construction will not result in any significant adverse environmental impacts.

I, G. Michael Apostol, representing the Board of Zoning Appeals of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Board made at a meeting thereof duly called and held on July 22, 2009.

Signed: G. Michael Apostol Date: 7/22/09

► Important Note: Unless otherwise specified by the Board, this decision shall expire and become null and void if the applicant fails to obtain any necessary zoning, building, or other permits or comply with the conditions of such decision within six (6) months of the date of signature.