

ZONING MAP AMENDMENT APPLICATION

Part 1. Application Notes

1. A Zoning Map Amendment is reviewed by the Chief Planning Official who then initiates the amendment process.
2. The Planning Board reviews the proposed amendment at a public hearing and makes a recommendation to Common Council.
3. The Common Council reviews the application, holds a public hearing and decides the application in accordance with Section 375-5(E)(24)(c) of the USDO.

Part 2A. Property 1 Information

Property Address: 85 Sherman Street		
Tax Identification Number: 65.72-3-42		
Current Lot Size	Acres: ±0.05	Square Feet: ±2,030
Current Zoning District: R-2, Residential Two-Family		Proposed Zoning District: MU-CU, Mixed Use Community Urban

Part 2B. Property 2 Information

Property Address: 83.5 Sherman Street		
Tax Identification Number: 65.72-3-41		
Current Lot Size	Acres: ±0.03	Square Feet: ±1,260
Current Zoning District: R-2, Residential Two-Family		Proposed Zoning District: MU-CU, Mixed Use Community Urban

Part 2C. Property 3 Information

Property Address: 83 Sherman Street		
Tax Identification Number: 65.72-3-40		
Current Lot Size	Acres: ±0.03	Square Feet: ±1,260
Current Zoning District: R-2, Residential Two-Family		Proposed Zoning District: MU-CU, Mixed Use Community Urban

Part 2D. Property 4 Information

Property Address: 81 Sherman Street		
Tax Identification Number: 65.72-3-39		
Current Lot Size	Acres: ±0.04	Square Feet: ±1,558
Current Zoning District: R-2, Residential Two-Family		Proposed Zoning District: MU-CU, Mixed Use Community Urban

Part 3. General Purpose for Zoning Map Amendment
 (Attach additional sheets if necessary.)

The proposed Zoning Map Amendment is necessary to allow the Legal Aid Society of Northeastern New York to construct adequate parking for its staff and low income clients at the Center for Civil Legal Services, 95 Central Avenue. Legal Aid provides free urgent civil legal services to low income and vulnerable clients. Effective mid June the staff at the Center will total 51 people and there are currently only 28 spaces.

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Part 2A. Property 1 Information

Property Address: 79 Sherman Street		
Tax Identification Number: 65.72-3-38		
Current Lot Size	Acres: ±0.05	Square Feet: ±1,995
Current Zoning District: R-2, Residential Two-Family		Proposed Zoning District: MU-CU, Mixed Use Community Urban

Part 2B. Property 2 Information

Property Address: 77 Sherman Street		
Tax Identification Number: 65.72-3-37		
Current Lot Size	Acres: ±0.05	Square Feet: ±2,065
Current Zoning District: R-2, Residential Two-Family		Proposed Zoning District: MU-CU, Mixed Use Community Urban

Part 2C. Property 3 Information

Property Address:		
Tax Identification Number:		
Current Lot Size	Acres:	Square Feet:
Current Zoning District:		Proposed Zoning District:

Part 2D. Property 4 Information

Property Address:		
Tax Identification Number:		
Current Lot Size	Acres:	Square Feet:
Current Zoning District:		Proposed Zoning District:

Part 3. General Purpose for Zoning Map Amendment
 (Attach additional sheets if necessary.)

Part 4. Necessity for Amendment
(Attach additional sheets if necessary.)

Legal Aid Society of Northeastern New York currently has a total of 28 spaces(16 located directly behind the building and 12 across Sherman Street. Legal Aid Society of Northeastern New York has acquired lots 85, 79, 77, 73, 71 and 69 Sherman Street to create one continuous parking lot on the opposite side of Sherman Street. See attached site plans. The proposed parking lot will create 44 parking spaces in a well lit, attractively fenced in lot. With the closure of our rental space in mid town, a total of 15 more employees will be returning to the office as soon as possible. Current plans call for return by mid June; if adequate parking is not available, we will be forced to rotate some staff home during construction. This parking lot represents a substantial upgrade for Sherman Street. Our part had only uninhabitable building and the cleared lots had become a dumping ground for garbage including drug paraphernalia and discarded appliances.

Part 5. Submittal Requirement Checklist
(Attach additional sheets if necessary)

	Required Documents	Hard Copies	Electronic Copies	Electronic Submission (.pdf) (Required Document Name)
A. Required for All Zoning Map Amendment Applications				
<input checked="" type="checkbox"/>	Master Application	0	1	Master Application
<input checked="" type="checkbox"/>	Zoning Map Amendment Application Form	0	1	ZMA
<input checked="" type="checkbox"/>	Copy of recorded deed for all properties subject to this zoning amendment application	0	1	Deed
<input checked="" type="checkbox"/>	Drawing to scale showing existing conditions, with lot dimensions, existing buildings, driveways, parking, landscaping, and utility locations	1	1	Survey [YYYY]-[MM]-[DD]
<input checked="" type="checkbox"/>	Revised Zoning Map showing the existing and proposed zone district boundaries	1	1	Proposed Map
<input checked="" type="checkbox"/>	Full Environmental Assessment Form as required by SEQR	0	1	Full EAF
<input checked="" type="checkbox"/>	Application fee as established in the Albany Fee Schedule – \$500 plus \$50 per acre- Payable to <i>The City of Albany Treasurer</i>			
B. Voluntary of Upon Request				
<input type="checkbox"/>	Any additional information determined to be necessary by the Chief Planning Official	1	1	[Document Name]