



### Planning Board Public Workshop

**Date:** Tuesday, May 11, 2021

**Location:** Teleconference and Videoconference via Zoom (Instructions Listed Below)

**Time:** 6:00 PM

### MEETING, AND WORKSHOP AGENDA

1. Public Workshop discussing cases for the upcoming May 25<sup>th</sup> Public Hearing and Meeting (subject to revision)
2. Open Discussion
3. Adjourn

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### May 11<sup>th</sup> Workshop Registration Instructions

#### Registration Link:

[https://us02web.zoom.us/webinar/register/WN\\_o8dAeqVZS0WHFgWVyCxwGQ](https://us02web.zoom.us/webinar/register/WN_o8dAeqVZS0WHFgWVyCxwGQ)

After registering, you will receive a confirmation email containing information about joining the webinar.

Zoom is a digital platform that may require you to have certain capabilities. For more information please visit: <https://support.zoom.us/hc/en-us/articles/204003179-System-Requirements-for-Zoom-Rooms>

The Planning Department will attempt to live stream the May 11<sup>th</sup> Workshop on YouTube and can be accessed using the following link:

<https://www.youtube.com/channel/UCw2w4Cdeal5sd8IQPUDlcyw/videos>

## Public Workshop Agenda

### PROJECT #00410

<b>Applications</b>	<b>CUP #0041</b>
<b>Property Address</b>	336 Clinton Avenue
<b>Applicant</b>	TAGA Associates, LLC
<b>Representing Agent</b>	Keith Cramer
<b>Zoning District</b>	R-T (Townhouse)
<b>Request</b>	Conditional Use Permit Review - §375-5(E)(16)
<b>Proposal</b>	Conversion of a two-family townhouse to a three-family townhouse.

### PROJECT #00413

<b>Application</b>	<b>CUP #0042</b>
<b>Property Address</b>	204 Washington Avenue
<b>Applicant</b>	Roger David
<b>Zoning District</b>	MU-NC (Mixed-Use, Neighborhood Center)
<b>Request</b>	Conditional Use Permit Review - §375-5(E)(16)
<b>Proposal</b>	Occupation of +/-1,613 square feet of the subject property as a hookah lounge (Bar or Tavern).

### PROJECT #00247

<b>Application</b>	<b>CUP #0043</b>
<b>Property Address</b>	39 Columbia Street
<b>Applicant</b>	Jeff Buell, Redburn Development
<b>Zoning District</b>	MU-DT (Mixed-Use, Downtown)
<b>Request</b>	Conditional Use Permit Review - §375-5(E)(16)
<b>Proposal</b>	Occupation of +/-6,385 square feet of the subject property as a school.

### PROJECT #00321

<b>Application</b>	<b>DPR #0081</b>
<b>Property Address</b>	11 Spring Street
<b>Applicant</b>	166 Washington LLC
<b>Representing Agent</b>	Hershberg & Hershberg
<b>Zoning District</b>	MU-CU (Mixed-Use, Community Urban)
<b>Request</b>	Major Development Plan Review - §375-5(E)(14)
<b>Proposal</b>	Construction of a 5-story, +/-14,095 square foot multi-family dwelling with 19 dwelling units.

### PROJECT #00280

<b>Application</b>	<b>DPR #0061</b>
<b>Property Address</b>	67 Livingston Avenue
<b>Applicant</b>	Clinton Square Studios LLC
<b>Representing Agent</b>	Hershberg & Hershberg
<b>Zoning District</b>	MU-CU (Mixed-Use, Community Urban)
<b>Request</b>	Major Development Plan Review - §375-5(E)(14)
	Demolition Review - §375-5(E)(16)

**Proposal** Construction of a six-story mixed-use structure with 66 dwelling units and +/- 2,006 square feet of commercial space. An existing +/-1,486 square foot residential structure is proposed to be demolished.

**PROJECT #00381**

**Application** **DPR #0122**  
**Property Address** 191 North Pearl Street  
**Applicant** 191 North Pearl Street, LLC  
**Representing Agent** Ron Stein  
**Zoning District** R-M (Multi-Family)  
**Request** Concept Review of a Major Development Plan - §375-5(E)(14)  
**Proposal** Construction of a +/-25,968 square foot, four-story multi-family building with 18 dwelling units and an internal parking garage with 13 automobile parking spaces.

**PROJECT #00395**

**Application** **DPR #0107**  
**Property Address** 42 & 47 Besch Avenue  
**Applicant** Ron Stein  
**Zoning District** R-M (Multi-Family)  
**Request** Major Development Plan Review - §375-5(E)(14)  
**Proposal** Construction of a 4-story, +/-60,000 square foot multi-family dwelling with 39 dwelling units and +/-36 parking spaces.

**PROJECT #00411**

**Application** **DPR #0118**  
**Property Address** 257 South Pearl Street  
**Applicant** Capital City Rescue Mission  
**Representing Agent** Hershberg & Hershberg  
**Zoning District** MU-FS (Mixed-Use, Form-Based South End)  
**Request** Concept Review of a Major Development Plan - §375-5(E)(14)  
SEQRA Lead Agency Declaration  
**Proposal** Consolidation of 245,249, 257 South Pearl Street and 78, 80, 82, 84 Trinity Place into one parcel, demolition of a +/-1,140 square foot structure at 80 Trinity Place, and construction of a +/-30,972 square foot, four-story addition to expand an existing Group Living, Other use (Shelter).

**PROJECT #00407**

**Application** **DPR #0118**  
**Property Address** 17, 19, 21, and 25 Erie Boulevard  
**Applicant** 21 Erie Assoc., LLC  
**Representing Agent** Jeff Buell, Redburn Development  
**Zoning District** MU-FW (Mixed-Use, Form-Based Warehouse)  
**Request** Concept Review of a Major Development Plan - §375-5(E)(14)  
**Proposal** Conversion of an existing +/-243,000 square foot warehouse to 298 apartments and expansion of an existing surface parking lot of +/-185 spaces.