



### Planning Board Public Workshop

**Date:** Tuesday, June 8, 2021

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

**Time:** 6:00 PM

### WORKSHOP AGENDA

1. Public Workshop discussing cases for the upcoming June 29<sup>th</sup> Public Hearing and Meeting (subject to revision)
2. Open Discussion
3. Adjourn

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### June 8<sup>th</sup> Workshop Registration Instructions

**Registration Link:** [https://us02web.zoom.us/webinar/register/WN\\_4dkz1qR1SUmwstGQf-EliA](https://us02web.zoom.us/webinar/register/WN_4dkz1qR1SUmwstGQf-EliA)

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 June 8<sup>th</sup> Workshop on YouTube and can be accessed using the following link:

<https://www.youtube.com/channel/UCw2w4Cdeal5sd8lQPUDlcyw/videos>

## Public Workshop Agenda

### PROJECT #00371

<b>Application</b>	<b>DPR #0103</b>
Property Addresses	255-271 Clinton Avenue
Applicant	Home Leasing
Representing Agent	Hershberg & Hershberg
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Request	Major Development Plan Review - §375-505(14)
Proposal	Construction of a parking lot with 38 spaces.

### PROJECT #00282

<b>Applications</b>	<b>DPR #0064</b>
Property Address	25 Delaware Avenue
Applicant	25 Delaware, LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-505(14)
Proposal	Construction of a +/- 14,540 square foot multifamily dwelling consisting of 52 dwelling units and thirty parking spaces, and the renovation of an existing +/- 5,532 square foot structure.

### PROJECT #00381

<b>Application</b>	<b>DPR #0122</b>
Property Address	191 North Pearl Street
Applicant	191 North Pearl Street, LLC
Representing Agent	Ron Stein
Zoning District	R-M (Multi-Family); MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-505(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 #00418

<b>Application</b>	<b>DPR #0124</b>
Property Address	66 State Street
Applicant	Jeff Buell, Redburn Development
Zoning District	MU-DT (Mixed-Use, Downtown)
Request	Major Development Plan Review - §375-505(14)
Proposal	Conversion of +/-21,357 square feet of office space into 27 dwelling units.

### PROJECT #00388

<b>Application</b>	<b>DPR #0109</b>
Property Addresses	76 and 80 Third Avenue
Applicant	1040 Keyes, LLC
Representing Agent	August Montgomery
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Request	Major Development Plan Review - §375-505(14)
Proposal	Conversion of +/-9,013 square feet of garage space into 7 dwelling units.

**PROJECT #00420**

Application	<b>DR #0111; DPR #0125</b>
Property Addresses	804 & 808 Central Avenue
Applicant	Speedway, LLC
Representing Agent	Bergmann Associates
Zoning District	MU-CH (Mixed-Use, Community Highway)
Request	Demolition Review - §375-505(17)
Proposal	Demolition of three structures totaling +/-14,450 square feet and the construction of a vehicle fueling station and +/-4,600 square feet of convenience retail.

**PROJECT #00421**

Application	<b>DPR #0126</b>
Property Address	242 Spruce Street
Applicant	Patrick Chiou
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Concept Review of a Major Development Plan- §375-505(14)
Proposal	Conversion and +/-16,915 square foot expansion of a commercial structure to a mixed-use structure with 37 dwelling units, +/-8,257 square feet of commercial uses, and 22 automobile parking spaces.

**PROJECT #00423**

Application	<b>ZMA #0009</b>
Property Addresses	81,83,83.5,85 Sherman Street
Applicant	Legal Aid Society of Northeast NY
Representing Agent	Yates Scott Lansing – Lansing Engineering, P.C.
Zoning District	R-2 (Two-Family)
Request	Zoning Map Amendment - §375-505(24)
Proposal	Amendment to the Zoning Map changing the zoning classification of the subject properties from R-2 (Two-Family) to MU-CU (Mixed-Use, Community Urban).

**PROJECT #00422**

Application	<b>CUP #0043; ZMA #0010</b>
Property Addresses	91,93,95 Clinton Street
Applicant	Kerwyn Kirton
Zoning District	R-T (Townhouse)
Request	Conditional Use Permit Review - §375-505(16); Zoning Map Amendment - §375-505(24)
Proposal	Occupation of +/- 1,300 square feet of the ground floor of 91 Clinton Street as a restaurant. Amendment to the Zoning Map changing the zoning classification of 91,93,95 Clinton Street from R-T (Townhouse) to MU-NE (Mixed-Use, Neighborhood Edge).