



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 29th Public Hearing and Meeting (subject to revision)
2. Open Discussion
3. Adjourn

June 8th Workshop Registration Instructions

Registration Link: 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 8th Workshop on YouTube and can be accessed using the following link:

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

Public Workshop Agenda

PROJECT #00371

Application	DPR #0103
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

Applications	DPR #0064
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

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); 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

Application	DPR #0124
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

Application	DPR #0109
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	DR #0111; DPR #0125
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	DPR #0126
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 54 dwelling units, +/-8,257 square feet of commercial uses, and 22 automobile parking spaces.

PROJECT #00423

Application	ZMA #0009
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	CUP #0043; ZMA #0010
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).