



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 25th Public Hearing and Meeting (subject to revision)
2. Open Discussion
3. Adjourn

May 11th Workshop Registration Instructions

Registration Link:

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 11th Workshop on YouTube and can be accessed using the following link:

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

Public Workshop Agenda

PROJECT #00410

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

PROJECT #00413

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

PROJECT #00247

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

PROJECT #00321

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

PROJECT #00280

Application	DPR #0061
Property Address	67 Livingston Avenue
Applicant	Clinton Square Studios LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	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.