



Planning Board Public Hearing and Meeting

Date: Tuesday, May 25, 2021

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

Time: 6:00 PM

HEARING AND MEETING AGENDA

1. Public Hearing
2. Public Meeting
3. Open Discussion
4. Adjourn

May 25th Hearing and Meeting Registration Instructions

Registration Link: https://us02web.zoom.us/webinar/register/WN_8e24AfbETD6mUGYQIJ9d0g

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 25th Hearing and Meeting on YouTube and can be accessed using the following link:

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

Public Hearing 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.

Public Meeting Agenda

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 #0068; DR #0080
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 67 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); MU-CU (Mixed-Use, Community Urban)
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 #0123**
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.