

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

MAYOR: KATHY M. SHEEHAN  
COMMISSIONER: CHRISTOPHER P. SPENCER

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December 4, 2018

Mr. Brian Donato  
Conifer Realty, LLC  
1000 University Ave., Ste. 500  
Rochester, NY 14607

**RE: 25 Delaware Avenue & 16-20 Morris Street  
Proposed Development**

Dear Mr. Donato:

On 11/15/18, you made an inquiry relative to a proposed development at the above referenced properties.

The plans provided (dated 10/9/18) have been examined for compliance with the applicable provisions of the Unified Sustainable Development Ordinance (USDO) of the City of Albany. For the purposes of compliance with the USDO, the proposal will be reviewed as two separate development parcels - 25 Delaware Avenue and 16-20 Morris Street.

A review of the proposal for 25 Delaware Avenue, which is located in an area that is zoned MU-CU (Mixed-Use Community Urban), revealed that the following:

- The proposed use is classified as "Dwelling, Multifamily", which is a permitted use within the MU-CU zoning district, subject to use-specific standards enumerated in 375-3(C)(2)(a)(v) of the USDO.
- As proposed, the development complies with all applicable dimensional standards for the MU-CU district, as enumerated in 375-2(D)(3)(c) of the USDO.
- As proposed, the development complies with the off-street parking requirements enumerated in 375-4(E)(2) of the USDO in consideration of alternatives and adjustments set forth in 375-4(E)(3) and 375-4(A)(4)(a)(iii)(A).
- The proposal will require Major Development Plan Review by the Planning Board pursuant to 375-5(E)(14)(a)(ii) of the USDO.
- The proposed site is located within the Historic Resources Overlay (Clinton Avenue/North Pearl Street/Clinton Square Historic District) and will require a Certificate of Appropriateness be obtained from the Historic Resources Commission pursuant to 375-5(E)(19)(a)(ii) of the USDO.

A review of the proposal for 16-20 Morris Street, which is located in an area that is zoned R-M (Multifamily), revealed that the following:

- The proposed use is classified as "Dwelling, Multifamily", which is a permitted use within the R-M zoning district, subject to use-specific standards enumerated in 375-3(C)(2)(a)(v) of the USDO.
- As proposed, the development complies with all applicable dimensional standards for the R-M district, as enumerated in 375-2(D)(3)(c) of the USDO.
- As proposed, the development complies with the off-street parking requirements enumerated in 375-4(E)(2) of the USDO.

- The proposal will require Lot Consolidation pursuant to 375-5(E)(8)(a) of the USDO.
- The proposal will require Major Development Plan Review by the Planning Board pursuant to 375-5(E)(14)(a)(ii) of the USDO.

Be advised that compliance with all sections the USDO was not assessed because the appropriate detailed plans were not provided for our review, such as:

- 375-4(C) – Access, Circulation and Connectivity*
- 375-4(F) - Landscaping, Screening and Buffering*
- 375-4(G) - Building and Streetscape Design*
- 375-4(H) - Outdoor Lighting*
- 375-4(I) - Signs*

If you would like to further consult with a member of our staff about this matter, please feel free to contact our office at (518) 465-6066.

Sincerely,



Bradley Glass  
Director of Planning