



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Jennie Skeadas-Sherry

STAFF REPORT

TO: Planning Commission Members
FROM: Planning Housing and Community Development
DATE: May 22, 2014
SUBJECT: 206 Robinson Street; Series A Site Plan Review
TAX ID #: 145.78-2-2
CASE: 2014-23

A. REVIEW REQUESTED

This request would provide for a parking area associated with an existing church. The subject property is located within the C-4 Neighborhood Commercial District. The subject site is currently improved with a two-story structure to be demolished. The applicant proposed to merge the subject parcel into the adjacent church property (see Condition of Approval). Since the use of the site is changing, site plan approval from the Planning Commission is required. The proposed parking meets the minimum standards set forth in the Zoning Code, including landscaping and buffering.

B. ADDITIONAL REVIEWS

The Engineering Department has reviewed the proposed site plan and has determined that an Urban Runoff Reduction Plan is not required because the project would result in a net decrease in impervious surface area and because the project only involves eleven parking spaces.

Since the project would provide for a new curb opening onto Robinson Street, the plans have been routed to the Traffic Board.

C. SITE REVIEW

The subject property is located on the south side of Robinson Street, just east of Moeller Street. The site occupied by a two-story mixed use building with a rear parking area. It is adjoined by a residential structure to the east, commercial buildings to the north and property owned by the church to the west and south.

D. PREVIOUS ZONING BOARD & PLANNING COMMISSION ACTIVITY

206 Robinson Street – On August 29, 2014 a Determination of No Historical Significance from the Commission on Architecture and Urban Design (CAUD) was issued to allow the demolition of a residential building located on the site.

E. STANDARDS FOR APPROVAL OF SITE PLANS

Listed below are the *Standards for approval of site plans* found in Article IX of the Zoning Ordinance. In reviewing a Site Plan Modification application, the Planning Commission should refer to the guidelines for reviewing a Series A Site Plan application. Planning Commission is guided by the existing characteristics and conditions of the site, its surroundings, and the particular requirements of the Applicant. Elements of concern include, but are not limited to the following:

- Movement of vehicles and people
- Public safety
- Off-street parking and service
- Lot size, density, setbacks, building size, coverage and height
- Landscaping, site drainage, buffering, views or visual character
- Signs, site lighting
- Operational characteristics
- Architectural features, materials and colors
- Compatibility with general character of neighborhood
- Other considerations that may reasonably be related to health, safety, and general welfare

In addition, the general requirements described in Section 410-40 must be complied with. The requirements for Section 410-40 are as follows:

1. That the land use or activity is designed, located, and operated so as to protect the public health, safety, and welfare.
2. That the land use or activity will encourage and promote a suitable and safe environment for the surrounding neighborhood and will not cause substantial injury to the value of other property in the neighborhood.
3. That the land use or activity will be compatible with existing adjoining development and will not adversely change the established character or appearance of the neighborhood.
4. That effective landscaping and buffering is provided as may be required by the Planning Commission. To this end, parking areas and lot areas not used for structures or access drives shall be improved with grass, shrubs, trees, and other forms of landscaping, the location and species of which shall be specified on the site plan.
5. That a site plan shall be approved in accordance with applicable provisions of Article IX of the Zoning Ordinance.
6. That adequate off-street parking and loading are provided in accordance with Article X of the Zoning Ordinance or other requirements as may be set forth in Section 806, and egress and ingress to parking and loading areas are so designed as to minimize the number of curbcuts and not unduly interfere with traffic or abutting streets.
7. That site development shall be such as to minimize erosion and shall not produce increased surface water runoff onto abutting properties.
8. That existing public streets and utilities servicing the project shall be determined to be adequate.

9. That significant existing vegetation shall be preserved to the extent practicable.
10. That adequate lighting of the site and parking areas is provided and that exterior lighting sources are designed and located so as to produce minimal glare on adjacent streets and properties.
11. That the land use or activity conforms with all applicable regulations governing the zoning district where it is to be located, and with performance standards set forth in Section 503 of the Zoning Ordinance, except as such regulations and performance standards may be modified by the Planning Commission or by the specific provisions of Section 806. Notwithstanding the above, the Planning Commission shall not be authorized to modify the land use regulations of the Zoning Ordinance.

F. ENVIRONMENTAL IMPACT

The applicant's proposal is a SEQR **Unlisted** Action. The Zoning Board of Appeals may be the lead agency to determine any environmental significance.

1. Motion to determine what type of action:
 - a. Type I
 - b. Type II
 - c. **Unlisted**
2. Determine Lead Agency and other involved agencies.
3. Motion to schedule a public hearing.
4. After the Public Hearing, Determination of Significance . (See EAS Part 2 & Part 3)

	NO, OR SMALL IMPACT MAY OCCUR	MODERATE TO LARGE IMPACT MAY OCCUR
Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
Will the proposed action result in a change in the use or intensity of use of land?	X	
Will the proposed action impair the character or quality of the existing community?	X	
Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
Will the proposed action impact existing: A. public / private water supplies? B. public / private wastewater treatment utilities?	X	
Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	

Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	x	
Will the proposed action result in an increase in the potential for erosion, flooding or drainage Problems?	x	
Will the proposed action create a hazard to environmental resources or human health?	x	

G. STAFF FINDINGS

The Planning Commission must determine if the requirements of Section 410-47 for a Series A Site Plan Review have been met.

I. SUGGESTED CONDITIONS

If the Planning Commission approves this project, Staff recommends that the following condition of approval be included:

1. Prior to the issuance of a demolition permit, 206 Robinson Street (Tax ID 145.78-2-2) shall be merged into 33 Howard Avenue ((Tax ID 145.78-2-6).
2. Prior to the issuance of a street work permit, the site plan shall be revised to include one new small street tree, species to be selected from the City’s recommended shade tree list.

J. ENCLOSURES

Enclosed is a copy of the site plan, site photographs and application.