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NEIGHBORHOOD DEVELOPMENT PLAN
HAMILTON HILL AREA

Schenectady, New York

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ND 401 Neighborhood Development Plan

Introduction

Recognizing the dangers of blight, deterioration and obsolescence to the continued stability and vitality of areas of the community, the Schenectady Urban Renewal Agency has initiated long-range programs of urban renewal and neighborhood development activities.

The primary objective of this plan is to stimulate, through the public actions and commitments specified herein, private investment in redevelopment and rehabilitation. In order to achieve these objectives, the Schenectady Urban Renewal Agency will undertake the urban renewal actions specified in this plan, as provided for in Article 15, General Municipal Law, New York State, May 29, 1964, as amended.

A. Description of NDP Urban Renewal Area1. Narrative Description

Beginning at a point at the intersection of the southeast right-of-way line of Veeder Avenue and the northeast right-of-way line of State Street; thence south-easterly along the northeast right-of-way of State Street to its intersection with the northerly projection of the southeast right-of-way line of Brandywine Avenue; thence south-westerly along the southeast right-of-way line of Brandywine Avenue to its intersection with the easterly projection of the northeast right-of-way line of I-890 Thruway Spur; thence northwesterly along the northeast right-of-way line of the Thruway Spur to its intersection with the southeast right-of-way line of Veeder Avenue; thence northeasterly along the southeast right-of-way line of Veeder Avenue to its intersection with the northeast lot line of the eighth parcel north-east of the northeast right-of-way line of Strong Street (approximately 260 feet); thence south-easterly along the northeast lot line of said parcel to its intersection with the rear lot line of the ninth parcel fronting on the northwest right-of-way line of Strong Street; thence northeasterly along the rear lot lines of all parcels fronting on the northwest right-of-way line of Summit Avenue to its intersection with the southwest right-of-way

line of Hamilton Street; thence northwesterly along the southwest right-of-way line of Hamilton Street to its intersection with the southeast right-of-way line of Veeder Avenue; thence northeasterly along the southeast right-of-way line of Veeder Avenue to the point or place of beginning.

2. Boundary Map

The Boundary Map, illustrating this urban renewal area, is attached hereto as Exhibit ND-401-1.

B. Statement of Development Objectives

The following objectives are to be achieved through the rehabilitation and redevelopment of the Hamilton Hill Urban Renewal Area.

1. To achieve development which is integrated both functionally and aesthetically with existing development which is to remain.
2. To achieve development which reflects the social needs, desires, and characteristics of its residents.
3. To preserve and create an environment within the urban renewal area which will protect the health, safety, and general welfare of the City, preserve existing values of properties to remain within and adjacent to the urban renewal area, and to preserve taxable values of properties within the area.
4. To eliminate substandard and obsolescent buildings, blighting influences, and environmental deficiencies which presently detract from the functional unity, aesthetic appearance, and economic welfare of this important section of the City, and to establish conditions which will prevent the recurrence of blight and blighting conditions.
5. To enable provision of a variety of housing types within a physical setting that affords opportunities for comfortable and creative living, permits both privacy and sociability, and accommodates all age groups.
6. To provide for a well-organized residential area, with emphasis on providing a broad range of residential amenities.

7. To protect the residential areas from adjacent non-residential activities by screening, buffering and landscaping.
8. To minimize through or filtering traffic in the residential area and prohibit parking in the residential areas for the adjacent nonresidential activities.
9. To provide a safe, efficient, and attractive circulation system which minimizes conflicts between different forms of traffic such as pedestrians, automobiles, transit, and service vehicles.
10. To provide adequate offstreet parking for business establishments in locations easily accessible from major streets and to be oriented as closely as possible to destinations while still preserving a pedestrian environment and related amenities.
11. To assemble land into parcels functionally adaptable in both shape and size for ready disposition and redevelopment in accordance with contemporary development needs and standards.
12. To improve the appearance of buildings, rights-of-way, and open spaces, and to encourage high standards of design.

C. General Land Use Plan

1. Land Use Map

The Land Use Plan Map, Exhibit ND 401-2, attached hereto and made a part hereof, identifies proposed predominant land-uses and public rights-of-way. The predominant land-use category is residential. All major thoroughfares are shown on the Land Use Plan Map. Their locations are subject to minor modifications. In all cases, as appropriate, changes in circulation shall consider: (a) access for adjacent central business district; (b) effective by-pass of all through traffic; and (c) the separation of vehicular and pedestrian traffic.

2. Description of Predominant Land Uses

Residential Area

- a. Function: This area is to provide for the

development of sound, protected residential activities that will offer a variety of types of living accommodations and their supporting activities to meet a wide range of housing needs.

- b. Permitted Uses: Residential uses, including two-family and multi-family housing; neighborhood public facilities such as schools, parks, community social service centers, churches; supporting retail and service facilities such as convenience goods retail (grocery, hardware, drug, etc.) and personal services (barber and beauty shops, self-service laundry and dry cleaning establishments, restaurants, medical and dental offices, including clinics, etc.) auto-oriented commercial sales and services establishments offering goods and services directly to customers waiting in parked vehicles or from within business establishments, such as auto sales and service, restaurants, package liquor stores, ice cream stores, and similar and compatible facilities; and related accessory development incidental to the aforementioned principle uses, including offstreet parking.
- c. Density: The density for residential land-uses shall not exceed 45 dwelling units per acre nor be less than 12 dwelling units per acre; the density for Development Area 1 shall not exceed 90 dwelling units per acre. Supporting retail and service facilities shall be permitted to 35,000 square feet of floor area with coverage not to exceed 40 percent of the development area, and an average floor area ratio equal to the development area. Commercial sales and services shall be permitted up to 75,000 square feet of floor area with coverage not to exceed 50 percent of the development area, and an average floor area ratio equal to the development area.
- d. Additional Plan Requirements:
- More than 50 percent of dwelling units redeveloped will be for low-and moderate-income families and individuals. At least 20 percent of total dwelling units constructed will be for low-income families.

~~into~~-oriented commercial sales and services, and related accessory uses shall only be permitted on parcels fronting on major thoroughfares and if topography, pedestrian and vehicular egress, and adjacent development are compatible.

- Supporting retail and services for the residential neighborhood shall be conveniently located and easily accessible from nearby residential areas.
- Provision for consolidated offstreet parking facilities shall be provided by all permitted uses, and in the amount necessary to prevent unauthorized encroachment on adjacent or nearby land-uses.
- Parking shall be provided on consolidated sites located in proper relationship to approach routes. Utilization of such sites as an effective means of buffering from adjacent residential or non-residential activities shall be considered when locating parking sites.
- Housing and parking areas shall be appropriately landscaped to (a) create a pleasing environment, and (b) reinforce the residential character of the area.
- Development in this area shall be so arranged, and the sites designed so as to achieve a proper relationship and integration with the rest of the neighborhood.
- Planned unit development shall be encouraged, and at a minimum, non-residential activities consolidated into related and compatible groupings.

3. Planning Criteria or Standards to be Used

a. The type, intensity, and location of other than residential uses permitted in this predominant land-use category will be determined according to the following planning criteria:

- (1) That other than residential uses will be permitted as they contribute to development

of compatible groupings of land-use activities supporting the residential neighborhood.

- (2) That the intensity and location of development should be controlled and guided, in part, by the use of development premiums, designed to encourage improved vehicular and pedestrian environment and movement, and coordinated multi-purpose development.
- (3) That other than residential uses will be permitted only after it has been determined that the area is not required for expansion of the predominant land-use.
- (4) That other than residential uses be located to avoid generating traffic (vehicular or pedestrian) adverse to the efficient functioning of the predominant land-use.
- (5) That the location and intensity of such uses other than residential be compatible with the City's 1971 Comprehensive Plan.

b. The type, location, and other characteristics of the internal circulation system will be determined according to the following planning criteria:

That changes in the circulation system (which include several major thoroughfares -- State and Albany Streets, Brandywine and Veeder Avenues, and I-890 Thruway Spur -- that are adjacent to the area and connected to the overall city street system) should consider:

- (a) access for traffic oriented to this area, specifically at exterior access points of Albany, Craig, Hulett, and Hamilton Streets).
- (b) effective by-pass routes for through traffic,
- (c) separation of vehicular and pedestrian traffic, where possible
- (d) closure or abandonment of unnecessary local service streets; and
- (e) design of streets to serve their intended function and protect development of abutting properties.

c. Need, type location and other characteristics of public improvements and facilities not identified on the Land-Use Plan Map will be determined according to the following planning criteria:

- (1) That a suitable environment and movement system for pedestrians help relate compatible activities to each other and adjacent development.
- (2) That public open space be provided in accordance with overall neighborhood design objectives.
- (3) That open space and recreational areas be provided in accordance with the demand created by the particular population characteristics of this area.
- (4) That the entire utility system be replaced underground to meet present-day standards for health, safety, sanitation, and welfare.
- (5) That the Schenectady Comprehensive Plan, the zoning ordinance, housing and building codes of the City of Schenectady shall be the basis for establishing additional requirements in the Supplements to be incorporated into this provision of Section G hereof.

D. Urban Renewal Techniques to be Used to Achieve Plan Objectives.

1. Rehabilitation

- a. This Urban Renewal Plan identifies general planning and design objectives which will enhance and strengthen the renewal area and encourage the physical rehabilitation of buildings in the area. The goal of property rehabilitation is to provide safe, sanitary, functional, and attractive conditions in which to reside, shop, work and transact business. Fundamental to this goal is the restoration of all existing-to-remain buildings to a safe and sound condition--to a condition meeting minimum present-day standards for health, safety, sanitation, and

welfare--and to a condition sufficient to provide reasonable protection against the development of blighting conditions. Rehabilitation activities will include the provision of technical assistance to property owners to facilitate and stimulate achievement of rehabilitation standards and objectives.

- b. Property which does not meet the applicable Property Rehabilitation Standards and are economically feasible of being rehabilitated, but whose owners refuse to bring, or are incapable of bringing them into compliance, may be acquired by LPA. Upon the acquisition of such property, the LPA may (1) sell or lease such property to a private purchaser(s) at its fair market value, subject to its being rehabilitated to the Property Rehabilitation Standards and objectives of the Urban Renewal Plan, or (2) rehabilitate the property and sell or lease such property to a private purchaser(s), or (3) demolish the structure or structures thereon and dispose of the land for redevelopment at its fair market value for use in accordance with the Urban Renewal Plan.

Structures designated in the Urban Renewal Plan to be repaired or rehabilitated for dwelling use or related facilities may be acquired and rehabilitated with project funds by the LPA, and then disposed of to a purchaser(s) at their fair market value.

- c. The property rehabilitation standards for all existing structures to remain in the project area are as follows:

- (1) General - All properties in the neighborhood shall comply with the standards set forth in all applicable statutes, codes, and ordinances of the City of Schenectady and the State of New York, as amended from time to time, relating to the use, maintenance of facilities and occupancy of existing property, including the following:

<u>Code or Ordinance</u>	<u>Adopted</u>	
Building Code (New York State Building Construction Code)	1961	
Housing Code	1961	
Electrical Code	1969	
Junked, Abandoned, Unused, Dangerous Motor Vehicles Ordinance	1969	
Sewers Ordinance	1969	
Air Pollution Ordinance	1966	
Section 8-61 "Structurally Unsafe Buildings" of the Building Code	1961	
Fire Prevention Ordinance	1972	*
Garbage and Trash Ordinance	1939	
Sanitary Code	1922*	
Zoning Ordinance	1955*	
Trees and Shrubs Ordinance	1906	
Weeds and Offensive Accumulations Ordinance	1933*	

(*as amended)

(2) Residential - In addition to compliance with local statutes, codes and ordinances, all properties in the neighborhood devoted to residential uses shall conform to the following Property Rehabilitation Standards.

(a) No basement space, space shall be used as habitable space or as a dwelling unit unless:

(1) Floors and walls are impervious to water and insulated against dampness.

- (ii) The entire required window area is above grade.
- (iii) Operable window area meets code requirements for ventilation, or ventilation requirements are otherwise met.
- (iv) Rooms used for habitation are separated from the central heating plan by one-hour fire separation wall.
- (v) At least two means of egress are provided, one by an outside door.
- (b) All dirt basement or cellar floors shall be dry and watertight.
- (c) Installation of furnaces, hot water heaters, washers, dryers, or other appliances in basements or cellars with dirt floors shall be placed on a masonry or concrete slab base.
- (d) Every water closet, bathtub, shower or lavatory shall be installed in a private compartment which will afford privacy to the occupant. The only bathroom, toilet or bathing facility in a unit shall not be located in a basement, cellar or attic.
- (e) Sole access to a sleeping room shall be possible without passing through another sleeping room or bathroom or water closet compartment.
- (f) Exterior or appurtances or accessory structures in deteriorated condition which are not economically repairable shall be removed.
- (g) All outside elements of air conditioners shall be well maintained and not constitute a safety, noise or vibration hazard to adjacent properties. Exterior window air conditioners which are installed over a public sidewalk shall be equipped with proper devices

for the prevention of condensation drainage upon the sidewalk.

(h) No space heaters shall be permitted.

(3) Additional Residential Rehabilitation Objectives

Property owners will be urged to review and voluntarily seek to obtain the following objectives, which are above and beyond the Property Rehabilitation Standards.

(a) The neighborhood is characterized by wood, two-story, two-family dwellings, similar in appearance, on 35-foot lots. To maintain and encourage an orderly street frontage, houses should have similar exterior materials, features, and a limited range of exterior colors, such that walls and trim of a house are painted the same color. The city intends to encourage this desirable effect by developing and recommending a range of exterior materials and colors within the neighborhood as follows:

(i) The original wood clapboard sidings, if in good condition, should be retained and, in the course of regular maintenance, be painted in one of the recommended colors.

(ii) Artificial brick siding, or cement-asbestos shakes will not be recommended for exterior treatment.

(iii) Enameled aluminum, solid vinyl, or horizontal hardboard clapboard sidings will be recommended where the original wood siding is deteriorated, or where the owner wishes to avoid the maintenance costs of periodic repainting. Colors suggested will be a discrete number of pastel colors, other than white.

CIBER 1007 PG1002

- (iv) Asphalt roof shingles, in the appropriate class as established by Underwriters Laboratories, Inc., will be recommended in the range of colors as under III a. above.
 - (v) A cement plaster foundation coating will be recommended to improve the appearance of existing cut-stone masonry foundations. The coating should subsequently be painted to match the wall color.
 - (vi) Exterior masonry walls should be steam-cleaned or sandblasted to restore the original color.
- (b) Because of the extreme snow conditions, owners will be urged to install a galvanized metal strip or equivalent flat against the roof slope, extending two feet from the eave line and along the length of the eave to prevent deterioration of the eave.
- (c) Within the neighborhood, overhead utility lines are located on the poles in the street boulevard, with individual service to houses by overhead lines. The City of Schenectady intends to pursue one of three policies within the neighborhood regarding overhead utility lines:
- (i) Property owners will be urged to cooperate with the electric and telephone utility companies in having underground service installed. This would require an underground utility easement, either along the street frontage or back lot lines, and new underground service to the dwellings.
 - (ii) Property owners will be urged to cooperate with the electric and telephone utility companies in having overhead utility lines

moved to the back lot lines. This would require a utility easement along the back lot lines and new overhead service to the dwellings.

LIBER 1007 PG 1004

- (iii) If the overhead utility service remains as at present, property owners will be urged to remove the utility service weatherhead to the side of the dwellings in an unobtrusive position not readily discernible from the street.
- (d) The City of Schenectady intends to pursue an ambitious program for the replacement of existing underground utility systems, including sewer and water systems. Property owners will be required to connect their existing utility lines with the new underground utility systems.
- (e) Property owners will be urged to designate a specific space for the placement of garbage cans which is not readily discernible and yet is accessible for collection. Moreover, owners will be urged to construct either (a) garbage can rack; (b) a small storage shed for garbage cans, or (c) underground storage for the garbage cans.
- (f) Exterior television antenna should be removed from the front of existing dwellings and placed at a high point on the back of the dwelling.
- (g) Outdoor open space for private family use should be effectively screened from the street by decorative planting or fencing. Decorative foundation planting should be placed in front of the porches. The existing lattice-work shielding the vacant space under the porch should be replaced with a solid bulkhead of plywood, cement asbestos, or masonry.

- (h) It is the intention of the City of Schenectady to develop a range of colors and graphic styles for primary and secondary lettering to serve as a guide for property owners of mixed-use structures. All signs and other graphic materials shall be consistent in location and size with the architectural elements of the mixed-use building. They should also be harmonious with adjacent or nearby retail frontage and any nearby residential use with regard to size, color, and material.

The information on, and scale of signs of mixed-use structures should be directed to the pedestrian, rather than the automobile driver.

Signs advertising products or firms not on site will be discouraged. Painted advertising signs on sides of masonry buildings should be painted over or otherwise obscured.

(4) Nonresidential Property Rehabilitation Standards

In addition to compliance with local statutes, codes and ordinances, all properties in the neighborhood devoted in whole or in part to nonresidential uses shall conform to the following standards:

- (1) Storage areas will be in completely enclosed buildings or obscured by a solid fence or wall not less than eight feet in height, or by densely planted vegetation.
- (2) Loading docks and trash collection areas shall be screened from public streets.
- (3) Overhead utility line placement policy (item (3) (c)) as adopted by the City of Schenectady.

2. Acquisition and Clearance

Conditions under which property may be acquired and cleared are as follows:

- LIBER 1007 PG 1006
- a. To remove buildings which are structurally substandard.
 - b. To remove buildings, other than buildings which are structurally substandard, in order to effectively remove blighting influences which are exerted on the area. Such blighting influences include, but are not limited to the following:
 - (1) Inadequate street layout.
 - (2) Incompatible uses or land relationships.
 - (3) Overcrowding of buildings on the land.
 - (4) Excessive dwelling unit density.
 - (5) Obsolete buildings not suitable for improvement or conversion.
 - c. To provide sites for needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.
 - d. To clear basically sound and deficient buildings to the extent necessary to assemble land into parcels of adequate size and shape to meet contemporary development needs and standards and to allow new construction to meet the objectives of this Urban Renewal Plan. Acquisition of such basically sound buildings will take place only when the objectives of this plan cannot be met through rehabilitation, or more extensive rehabilitation.
 - e. It is not presently anticipated that any structures will be preserved because of architectural or historic value.

3. The real property to be acquired under this plan is identified in the Land Acquisition Plan Map, Exhibit ND-401-3. These properties have been selected for clearance and acquisition because of one or more of the previously stated reasons.
4. Conditions Under Which Property Not Designated for Acquisition May Be Acquired

Property not designated for acquisition shall be subject to the conditions of the Plan. The Schenectady Urban Renewal Agency shall have the authority to acquire such property in the event the owner fails to meet the requirements of the Plan and the Property Rehabilitation Standards.

E. Land Disposition Supplement

1. Specific Land Use Designation and Standards and Controls for the Restrictions Imposed Upon Land to be Offered for Sale or Lease

In order to achieve the renewal project objectives, specific design criteria have been developed for the control and guidance of the development of the project area. Development areas have been designated on the Land Use Plan Map, ND-401-2, and specific controls will be developed for each area prior to disposition of land. Within the Second Action Year, land disposition activities are proposed for Area 1. Within the Third Action Year, land disposition activities are proposed for Areas 2, 3, and 4, 5, 6, 7, and 8. These controls are as follows:

a. Development Area 1

- (1) Basic Objectives - The basic objective to be achieved is to provide elderly housing units (senior citizen) for low- and moderate-income residents. An added objective is to provide the needed units to partially meet relocation needs of project residents. The proposed development should also provide necessary activities for its elderly residents such as outdoor sitting and recreational facilities and gardening opportunities, as well as indoor meeting, recreational,

nursing, restaurant, laundry facilities, etc., as may be appropriate.

A minimum of 40% of the units shall be constructed for income limites corresponding to Federal H.U.D. Section 8 Housing Assistance Program regulations.

LIBER 1007 PG 1008

- (2) Permitted Uses - Dwelling units of zero, one, and two bedroom size designated and intended for occupancy by the elderly (senior citizen) as defined by applicable State and Federal regulations; those uses accessory to the primary use such as nursing and recreational facilities, restaurant and laundry services, etc.

No more than 10 percent of the principal building shall be devoted to the accessory use.

Such accessory use shall not be evident from any street and it shall be accessible only through a lobby of the building.

Such accessory use shall not have any exterior signs of any type.

(3) General Controls

- (a) Density - A maximum of 125 units per acre will be allowed.
- (b) Building Bulk Limitations - A maximum floor area ratio of 3.5 to 1 will be allowed (3.50 square feet of building floor area for each 1 sq. ft. of parcel area).
- (c) Yard and Setback Requirements - The maximum distance from the lot line to the structure(s) on the lot shall be 25 feet for the front yard, 8* feet for the interior side yard, 15* feet for a corner side yard, and 25 feet for the rear yard. (*Plus one (1) foot for each two (2) feet by which the building or structure height exceeds 50 feet).

(d) Off Street Parking

Requirements - One parking space for every three dwelling units shall be provided on the site.

(e) Signs - The following illuminated, but non-flashing "Identification" sign(s) is permitted (illumination shall be permitted but only from an enclosed and concealed light source):

"Identification" sign(s) shall be limited to one per lot (two for a corner lot) and shall not exceed 30 square feet in area. No sign shall be located less than 10 feet from any property line, nor be higher than seven feet above the curb line.

The following non-flashing, non-illuminated signs are permitted as follows:

("For Sale" and "To Rent" signs shall be limited to one (two for a corner lot), shall not exceed twelve square feet in area per sign, and shall not be located less than 20 feet above curb level, whichever is lower.

Signs "Accessory to Parking Areas" that indicate entrances or exits shall be limited to one per entrance or exit and to a maximum size of two square feet in area for each. One sign per parking area (two for a corner lot) designating conditions of use or identify of such a parking area shall be limited to a maximum area of nine square feet.

b. Development Area 2 and 3

- (1) Basic Objective - The basic objective to be achieved is to provide low - and moderate-income housing for project residents. The proposed housing should be of a type that is compatible with, but at a lesser density than the existing, adjacent residential development.

LIBER 1007 PG 1010

No fewer than forty percent of the dwelling units constructed shall be for low-income families, forty percent constructed for moderate income families, and the balance at conventional rental or sales prices.

New development should also provide a variety of two to four bedroom dwelling units to accommodate various sizes of families and individuals, and be both sales and rental units.

Parcelization should be designated so that rental units have the potential of being converted to sales units at a future date.

- (2) Permitted Uses - Dwelling units of two to four bedrooms, constructed as attached townhouses and/or garden apartments shall be permitted.
- (3) General Controls
- (a) Density - A maximum of 12-18 units per acre will be allowed.

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- (2) Permitted Uses -- Dwelling units of zero to five bedrooms, constructed as attached town-houses and/or garden apartments, and as detached dwellings shall be permitted. Medical and recreational facilities shall also be permitted.

(3) General Controls

- (a) Density - A maximum of 12-18 units per acre will be allowed.
- (b) Building, Bulk Limitations - A maximum floor area ratio of 1.5* to 1 will be allowed (1.5 square feet of building floor area for each 1 square foot of parcel area). (*No building shall exceed three (3) stories or 45 feet in height).
- (c) Yard and Setback Requirements - The minimum distance from the lot line to the structure(s) on the lot shall be 25 feet for the front yard, 8* feet for the interior side yard, 15* feet for a corner side yard, and 25 feet for the rear yard. (*Plus one (1) foot for each two (2) feet by which the building or structure exceeds 25 feet in height).
- (d) Off-Street Parking - 1.5 parking spaces shall be provided for each dwelling unit on the site.

Off-street parking shall be located so that it does not conflict with consolidated open space, i.e., on opposite side of dwelling units from consolidated open spaces.

- (e) Signs - The following non-flashing, non-illuminated signs are permitted:

"Nameplate" signs shall be limited to one (two for a corner lot), each not exceeding one square foot in area for each dwelling unit, indicating the name and address of the occupant. None of these signs may project beyond the property higher than one (1) story or 15 feet above the curb level, whichever is lower.

"For Sale" and "To Rent" signs shall be limited to one (two for a corner lot) and shall not exceed twelve square feet

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in area for each. One sign per parking area (two for a corner lot) designating the conditions of use or identity of such a parking area shall be limited to a maximum area of nine square feet. No sign shall project beyond the property line, nor project higher than seven feet above curb level.

In addition, an "Identification" sign(s) shall be permitted. It may be illuminated, but non-flashing, and its illumination permitted from an enclosed and concealed light source. There shall not be more than one sign per lot (two for a corner lot) and each sign shall not exceed 16 square feet in area, shall not be located less than 10 feet from any property line, nor project higher than seven feet above the curb level.

- (f) Building Facades - The building facades of attached dwellings should be offset, one from another, by a minimum of three feet so as to break up the mass or impression of a single building and blend with the varying facades of the adjacent remaining residential neighborhood.

c. Development Area 3

- (1) Basic Objectives - The basic objective to be achieved is to provide low - and moderate-income housing for large family project residents. The proposed housing should be of a type that is compatible with, but at a lower density than the existing, adjacent residential development.

No fewer than forty percent of the housing units constructed should be for low-income families, forty percent constructed for moderate-income families, and the balance at conventional rental or sales prices.

New development should provide a combination of three, four and five bedroom dwelling units to accommodate larger families.

Parcelization should be designed so that both rental or sales units can be constructed, with the potential conversion of rental to sales units being possible at a future date.

- (2) Permitted Uses - Dwelling units of three, four, and five bedrooms, constructed as attached townhouses shall be permitted.
- (3) General Controls
 - (a) Density - A maximum of 12-14 units per acre will be allowed.
 - (b) Building Bulk Limitations - A maximum floor area ratio of 1.5* to 1 will be allowed (1.5 square feet of building floor area to each 1 square foot of parcel area). (*No building shall exceed three (3) stories or 45 feet in height).
 - (c) Yard and Setback Requirements - The minimum distance from the lot line to the structure(s) on the lot shall be 25 feet for the front yard, 8* feet for the interior side yard, 15* feet for a corner side yard, and 25 feet for the rear yard. (*Plus one (1) foot for each two (2) feet by which the building or structure exceeds 25 feet in height).
 - (d) Off-Street Parking - 1.5 parking spaces shall be provided for each dwelling unit on the site.

Access to the parking area shall be from Steuben Street or the alley entering from Steuben Street.

LIBER 1007 PG 1014

- (e) Signs - The following non-flashing illuminated signs are permitted:

"Nameplate" signs shall be limited to one (1) (two for a corner lot), each not exceeding one square foot in area for each dwelling unit, indicating the name and address of the occupant. None of these signs may project beyond the property line nor project higher than one (1) story or 15 feet above the curb level, whichever is lower.

"For Sale" and "To Rent" signs shall be limited to one (two for a corner lot) and shall not exceed twelve square feet in area per sign, be placed no closer than 20 feet from any property line, nor be placed higher than one story or 15 feet above curb level, whichever is lower.

Signs "Accessory to Parking Areas" that indicate entrances or exits shall be limited to one per entrance or exit and to a maximum size of two square feet in area for each. One sign per parking area (two for a corner lot) designating the conditions of use or identity of such a parking area shall be limited to a maximum area of nine square feet. No sign shall project beyond the property line, nor project higher than seven feet above the curb level.

In addition, an "Identification" sign(s) shall be permitted. It may be illuminated but non-flashing, and its illumination permitted from an enclosed and concealed light source. There shall be no more than one sign per lot (two for a corner lot) and each sign shall not exceed 16 square feet in area, nor be located less than 10 feet from any property line, nor project higher

than 7 feet above the curb level.

- (f) Building Facades - The building shall be offset, one from another, by a minimum of three feet, so as break up the mass or impression of a single building and blend with the varying facades of the adjacent remaining residential neighborhood.

d. Development Area 4

- (1) Basic Objective - The basic objective to be achieved is to provide the first of a series of small parks and/or playgrounds that will begin to satisfy the shortage of active and passive open space within this densely populated neighborhood.

Minimum features of this park will include the following: scenic walkways and over-look; shaded sitting areas with benches; play area for small children; play area for youth; trash receptacles, lighting and landscaping (including trees, shrubbery, and grass); and small retaining walls where needed to prevent further slope erosion and restrain accessibility to the steep slope.

- (2) Permitted Uses - Open space, active and passive recreational uses shall be permitted.

2. Circulation Requirements

The Land Use Plan Map, ND 401-2, identifies the major thoroughfares which are necessary to insure adequate circulation through or on the periphery of the areas to be involved in disposition.

Albany Street, an arterial street, provides good access to Development Areas 1 and 8, with Summit Avenue, a collector street, also providing good access to Area 1.

Hamilton Street and Hulett Street, both collector streets, provide good access to Development Areas 2, 3, 5, 6, and 7.

Steuben Street, a local service street, also provides good access to Development Area 8.

3. Statement of Obligations to be Imposed on Re-developers

The real property, and any appurtenances thereto or any interest therein, in the Hamilton Hill Urban Renewal Area owned by the Schenectady Urban Renewal Agency or acquired by it may sell, lease for a term not exceeding ninety-nine years, or otherwise dispose of any such real property and appurtenances thereto, to any person, firm, or corporation at the highest marketable price or rental at public auction or by sealed bids for the effectuation of any of the purposes of the urban renewal program in accordance with the Urban Renewal Plan.

The Urban Renewal Agency may also sell, lease for a term not exceeding ninety-nine years or otherwise dispose of such real property and

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appurtenances thereto to any limited-profit housing company, limited-dividend housing company, or to any person, firm or corporation designated by the Urban Renewal Agency as a qualified and eligible sponsor pursuant to the provisions of the Urban Renewal Law of the State of New York without public auctions or sealed bids.

The Urban Renewal Agency may likewise grant, sell, convey or lease, without public hearing or public letting, to a public utility subject to the jurisdiction of the public service commission, for construction and maintenance of public utility systems, and the conduct and operations thereof, for such lengths of time as it may deem advisable, franchises or rights-of-ways, in, over, below, along or across any lands acquired by the Urban Renewal Agency pursuant to the provisions of the Urban Renewal Agency pursuant to the provisions of the Urban Renewal Law of the State of New York.

In order to assure that the redevelopment activities for the Hamilton Hill Urban Renewal Area will be properly carried out to completion, the following controls shall oblige and bind all redevelopers, their successors or assigns, and such controls shall be made a part of all agreements and conveyances for the disposition of any parcel of land in the project area.

- a. All redevelopers, public utilities, city departments, etc., shall be required to submit their development plans to concurrent review by the Urban Renewal Agency and the project Design Review Committee that will be established and serve in an advisory capacity to the Urban Renewal Agency.
- b. All redevelopers shall be required to submit preliminary site and architectural plans in detail to determine compliance with the requirements of this Plan.
- c. All redevelopers shall be required to submit evidence of financing sufficient to construct the proposed improvements.

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- d. Prior to undertaking any redevelopment activity, all redevelopers shall submit plans of the proposed development and schedule of completion, satisfactory in all respects, to the Urban Renewal Agency and the project Design Review Committee.

To assure the functional, aesthetic, and environmental considerations essential to carrying out the Development Objectives of this Plan, the Agency and the Design Committee reserve the right to review and approve the redeveloper's preliminary plans, detailed plans, final working drawings and construction specifications. Such review and approval will be concerned with, but not necessarily limited to, site planning, architectural layout, construction materials, landscaping and signing.

- e. All redevelopers shall comply with such terms and conditions as may be specified by the Agency to insure that purchase of land is for the purpose of redevelopment and not for speculation.
- f. Any redeveloper currently owning land within the project area wishing to acquire abutting land from the Urban Renewal Agency will subject the combined parcel to controls of this plan.
- g. The land shall be built upon and improved in conformity with the objectives and the land use provisions and building requirements of this Urban Renewal Plan.
- h. The building of improvements shall be commenced and completed within a stated period of time, and the start of construction will not be deferred for a period longer than that required for the preparation of necessary redevelopment plans and for their review and approval by the Urban Renewal Agency.
- i. The use, development, and continued maintenance of renewal area land and improvements shall be carried out only for the purposes and in conformity with the provisions of this Urban Renewal Plan, for a period

of for ¹⁹⁶⁶ (40) years from the date of adoption of this Plan by the City Council of the City of Schenectady, New York.

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9. The redeveloper, his successors or assigns, shall agree that there will be no discrimination against any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sublease, transfer use, occupancy, tenure or enjoyment of the premises therein conveyed or improvements erected or to be erected thereon, nor will the redeveloper himself or any persons claiming under or through him establish or permit any such practices of discrimination or segregation with reference to the selection, location, number, use of occupancy of tenants, lessees, sub-lessees or vendees in the premises therein conveyed or improvements erected thereon. This provision shall be perpetual and shall run with the land.
- k. Where parcels are to be redeveloped for residential use, the redeveloper shall provide the necessary assurances to the Agency and the Design Review Committee that an acceptable percentage of the dwelling units to be constructed will be available at sales or rental prices which low- and/or moderate-income individuals and families can afford.
- l. The redeveloper shall provide assurances that their program for affirmative action and equal employment opportunity for Hamilton Hill residents meet the goals of employment and training set forth by the Project Area Committee.
- m. The redeveloper will assure the project residents displaced by the urban renewal project will be given first priority towards the purchase or rental of new housing units that are built.

The Design Review Committee, referred to in para 3. a., will review the various proposals in order to determine their compliance with the overall urban renewal objectives as stated in this Urban Renewal Plan.

The composition of the Design Review Committee shall be seven (7) members as follows: three (3) PAC members selected by its membership; one (1) from City Council, one (1) staff member from the Planning Bureau; one (1) staff member from the URA (each to be selected by their own organization); and one (1) registered architect, to be appointed by the URA. The architect will function as a staff member to the Committee and will be paid per diem rates according to the amount of time spent reviewing the architectural and design aspects of each proposal.

F. Other Provisions Necessary to Meet Requirements of Applicable State or Local Law

It is the intent of the Schenectady Urban Renewal Agency to commence the urban renewal actions specified herein immediately following the approval of this Plan by the Council of the City of Schenectady, and in accordance with all applicable federal, state and local laws including requisite approvals of the Department of Housing and Urban Development.

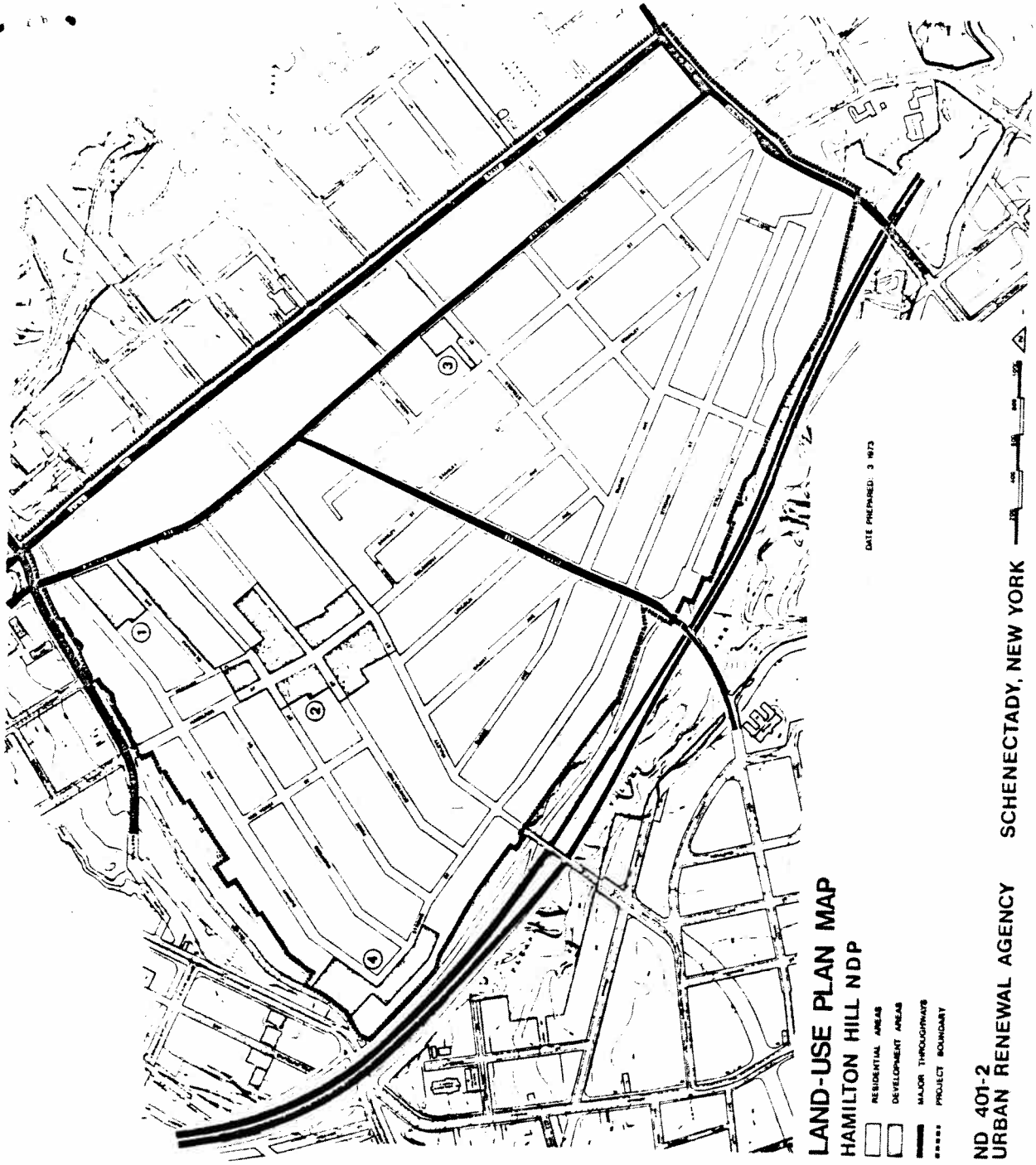
It is estimated that these proposed actions will generally be scheduled as follows:

<u>Actions</u>	<u>Start</u>	<u>Complete</u>
1. Land Acquisition	2nd Month	50th month
2. Relocation of Occupants	5th month	53rd month
3. Clearance	6th month	54th month
4. Availability of Land for Disposition	13th month	73rd month

The above schedule is conditional upon annual federal assistance, in the form of loans and grants, in carrying out the Neighborhood Development Program.

G. Procedure for Changes in the Approved Urban Renewal Plan

If the Schenectady Urban Renewal Agency desires to modify this plan, it may do so in accordance with applicable State, and local law, and the regulations of the Department of Housing and Urban Development.



**LAND-USE PLAN MAP
HAMILTON HILL NDP**

- RESIDENTIAL AREAS
- DEVELOPMENT AREAS
- MAJOR THROUGHWAYS
- PROJECT BOUNDARY

DATE PREPARED: 3 1973



ND 401-2
URBAN RENEWAL AGENCY SCHENECTADY, NEW YORK

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) That he is the duly qualified and acting Executive Secretary of the Schenectady Urban Renewal Agency, herein called the "Applicant", and the Keeper of its records; including the journal of proceedings of the Schenectady Urban Renewal Agency herein called the "Agency".

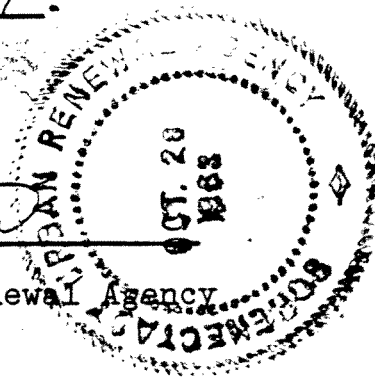
(2) That the attached amended Neighborhood Development Plan was reviewed and adopted by the Agency by Resolution No. 77-1 dated March 9, 1977 and by the City Planning Commission on April 20, 1977 and by the City Council by Resolution No. 77-24 adopted April 25, 1977 in accordance with the requirements of Article 15 of the General Municipal Law and the regulations of the Department of Housing and Urban Development regulations.

(3) That if an impression of the seal has been affixed below, it constitutes the official seal of the Applicant and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Applicant does not have and is not legally required to have an official seal;

(4) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 24 th day of May, 19 77.

Wayne Chapman
Executive Secretary
Schenectady Urban Renewal Agency



State of New York ss
County of Schenectady

I Wayne Chapman being duly appointed as the Executive Secretary of the Schenectady Urban Renewal Agency do hereby acknowledge my signature and by the authority invested in me hereby affix the SEAL of the Urban Renewal Agency after approval of the majority members of the Schenectady Urban Renewal Agency.

Wayne Chapman
Executive Secretary
Schenectady Urban Renewal Agency

Sworn to before me this 24th day of MAY, 1977, hereby appeared Wayne Chapman, Executive Secretary of the Schenectady Urban Renewal Agency signed his name and affixed seal of said Agency before me and in my presence.

James P. Houlihan
James P. Houlihan,
Notary Republic
My Commission expires 3/30/79

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