

**PUBLIC HEARING RESOLUTION
HOUSING VISIONS CONSULTANTS, INC. ON BEHALF OF
SHERIDAN HOLLOW VILLAGE, LLC AND
SHERIDAN HOLLOW ENTERPRISES, LLC (TO BE FORMED) PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the "Agency") was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on September 20, 2012 at 12:15 p.m., local time.

The meeting was called to order by the (Vice) Chairman of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Anthony J. Ferrara	Chairman
Susan Pedo	Secretary
Hon. Kathy Sheehan	Treasurer
Martin Daley	Member
C. Anthony Owens	Member
John R. Vero	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Bradley Chevalier	Economic Development Specialist, Capitalize Albany Corporation
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 0912-__

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF HOUSING VISIONS CONSULTANTS, INC. (THE "APPLICANT") ON BEHALF OF SHERIDAN HOLLOW VILLAGE, LLC AND SHERIDAN HOLLOW ENTERPRISES, LLC (TO BE FORMED).

WHEREAS, City of Albany Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, Housing Visions Consultants, Inc. (the “Applicant”) on behalf of Sheridan Hollow Village, LLC and Sheridan Hollow Enterprises, LLC (to be formed), each limited liability companies (collectively, the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in 23 parcels of land containing in the aggregate approximately 1.33 acres encompassing two (2) neighborhood blocks in Sheridan Hollow generally located at Sheridan Avenue, Orange Street and Dove Street in the City of Albany, Albany County, New York (collectively, the “Land”), together with approximately three buildings located thereon (collectively, the “Existing Facility”), (2) the demolition of Existing Facility and the construction on the Land of approximately 17 new buildings to consist of 57 rental housing units and two (2) mixed-use buildings (collectively, the “Facility”) and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Existing Facility, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), all of the foregoing to be owned by the Company and leased to tenants for quality affordable housing, commercial usage and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to Section 859-a of the Act, prior to the Agency providing any “financial assistance” (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project; and

WHEREAS, the Agency desires to provide for compliance with the provisions of Section 859-a of the Act with respect to the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. The Agency hereby authorizes the Chief Executive Officer of the Agency, after consultation with the members of the Agency and Agency Counsel, (A) to establish the time, date and

place for a public hearing of the Agency to hear all persons interested in the Project (the "Public Hearing"); (B) to cause the Public Hearing to be held in a city, town or village where the Project Facility is or is to be located, and to cause notice of such Public Hearing to be given to the public by publishing a notice or notices of such Public Hearing in a newspaper of general circulation available to the residents of the governmental units where the Project Facility is or is to be located, such notice or notices to comply with the requirements of Section 859-a of the Act; (C) to cause notice of the Public Hearing to be given to the chief executive officer of the county and of each city, town, village and school district in which the Project Facility is or is to be located to comply with the requirements of Section 859-a of the Act; (D) to conduct such Public Hearing; (E) to cause a report of the Public Hearing fairly summarizing the views presented at such Public Hearing (the "Report") to be prepared; and (F) to cause a copy of the Report to be made available to the members of the Agency.

Section 2. The Chairman, Vice Chairman and/or the Chief Executive Officer of the Agency is hereby authorized and directed to distribute copies of this Resolution to the Company and to do such further things or perform such acts as may be necessary or convenient to implement the provisions of this Resolution.

Section 3. All action taken by the Chief Executive Officer of the Agency in connection with the Public Hearing with respect to the Project prior to the date of this Resolution is hereby ratified and confirmed.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Anthony J. Ferrara	VOTING	_____
Susan Peto	VOTING	_____
Hon. Kathy Sheehan	VOTING	_____
Martin Daley	VOTING	_____
C. Anthony Owens	VOTING	_____
John R. Vero	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned (Assistant) Secretary of City of Albany Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on September 20, 2012 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 20th day of September, 2012.

(Assistant) Secretary

(SEAL)

**SEQR RESOLUTION
HOUSING VISIONS CONSULTANTS, INC. (THE “APPLICANT”) ON BEHALF OF
SHERIDAN HOLLOW VILLAGE, LLC AND SHERIDAN HOLLOW ENTERPRISES, LLC (TO
BE FORMED) PROJECT**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on December 20, 2012 at 12:15 p.m., local time.

The meeting was called to order by the (Vice) Chairman of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Anthony J. Ferrara	Chairman
John R. Vero	Vice Chairman
Susan Pedo	Secretary
Hon. Kathy Sheehan	Treasurer
Martin Daley	Member
C. Anthony Owens	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Sarah Reginelli	Director of Economic Development
Bradley Chevalier	Senior Economic Developer, Capitalize Albany Corporation
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 1212-__

RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF HOUSING VISIONS CONSULTANTS, INC. (THE “APPLICANT”) ON BEHALF OF SHERIDAN HOLLOW VILLAGE, LLC AND SHERIDAN HOLLOW ENTERPRISES, LLC (TO BE FORMED) WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

WHEREAS, City of Albany Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of

Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, in September, 2012, Housing Visions Consultants, Inc. (the "Applicant") on behalf of Sheridan Hollow Village, LLC and Sheridan Hollow Enterprises, LLC (to be formed), a New York limited liability company (the "Company") submitted an application (the "Application") to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the "Project") for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in 23 parcels of land containing in the aggregate approximately 1.33 acres encompassing two (2) neighborhood blocks in Sheridan Hollow generally located at Sheridan Avenue, Orange Street and Dove Street in the City of Albany, Albany County, New York (tax map no. 65.81-4-22, 65.81-4-21, 65.81-2-49, 65.81-2-50, 65.81-2-51, 65.81-3-56, 65.81-3-55, 65.81-3-54, 65.81-3-53, 65.81-2-52, 65.81-3-32, 65.81-3-33, 65.81-3-34, 65.81-6-78, 65.81-6-77, 65.81-6-76, 65.73-2-68, 65.73-2-69, 65.73-2-70, 65.73-2-61, 65.73-2-62, 65.73-2-63 and 65.73-2-64) (collectively, the "Land"), together with approximately three buildings located thereon (collectively, the "Existing Facility"), (2) the demolition of Existing Facility and the construction on the Land of approximately 17 new buildings to consist of 57 rental housing units and two (2) mixed-use buildings (collectively, the "Facility") and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment") (the Land, the Existing Facility, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to be owned by the Company and leased to tenants for quality affordable housing, commercial usage and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on September 20, 2012 (the "Public Hearing Resolution"), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the "Public Hearing") pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on October 31, 2012 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted on November 2, 2012 at the City Hall bulletin board located at 24 Eagle Street, in the City of Albany,

Albany County, New York, (C) caused notice of the Public Hearing to be published on November 3, 2012 in the Albany Times Union, a newspaper of general circulation available to the residents of the City of Albany, New York, (D) conducted the Public Hearing on November 15, 2012 at 12:00 o'clock p.m., local time at offices of the City of Albany Industrial Development Agency located at 21 Lodge Street in City of Albany, Albany County, New York, and (E) prepared a report of the Public Hearing (the "Public Hearing Report") fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), the Agency must satisfy the requirements contained in SEQRA and the Regulations prior to making a final determination whether to undertake the Project; and

WHEREAS, to aid the Agency in determining whether the Project may have a significant effect upon the environment, the Company has prepared and submitted to the Agency an environmental assessment form (the "EAF") with respect to the Project, a copy of which EAF was presented to and reviewed by the Agency at this meeting and a copy of which is on file at the office of the Agency; and

WHEREAS, the Agency has also received notifications of local action from the City of Albany Planning Board (the "Planning Board") in which the Planning Board issued negative declarations pursuant to SEQRA with respect to the Project (the "Planning Board Negative Declarations"); and

WHEREAS, copies of the Planning Board Negative Declarations and the EAF are attached to this resolution as Schedule A; and

WHEREAS, pursuant to SEQRA, the Agency has examined the EAF in order to make an determination as to the potential environmental significance of the Project; and

WHEREAS, the Project does not appear to constitute a "Type I Action" (as said quoted term is defined in the Regulations), and therefore coordinated review and notification is optional with respect to the actions contemplated by the Agency with respect to the Project; and

WHEREAS, the Agency desires to conduct an uncoordinated review of the Project and to determine whether the Project may have a "significant effect on the environment" and therefore require the preparation of an environmental impact statement;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Application, the EAF, the Planning Board Negative Declarations (collectively, the "Reviewed Materials") and based further upon the Agency's knowledge of the area surrounding the Project Facility and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, the Agency makes the following findings with respect to the Project:

A. The project (the "Project") consists of the following: (A) (1) the acquisition of an interest in 23 parcels of land containing in the aggregate approximately 1.33 acres encompassing two (2) neighborhood blocks in Sheridan Hollow generally located at Sheridan Avenue, Orange Street and Dove Street in the City of Albany, Albany County, New York (tax map no. 65.81-4-22, 65.81-4-21, 65.81-2-49, 65.81-2-50, 65.81-2-51, 65.81-3-56, 65.81-3-55, 65.81-3-54, 65.81-

3-53, 65.81-2-52, 65.81-3-32, 65.81-3-33, 65.81-3-34, 65.81-6-78, 65.81-6-77, 65.81-6-76, 65.73-2-68, 65.73-2-69, 65.73-2-70, 65.73-2-61, 65.73-2-62, 65.73-2-63 and 65.73-2-64) (collectively, the “Land”), together with approximately three buildings located thereon (collectively, the “Existing Facility”), (2) the demolition of Existing Facility and the construction on the Land of approximately 17 new buildings to consist of 57 rental housing units and two (2) mixed-use buildings (collectively, the “Facility”) and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Existing Facility, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), all of the foregoing to be owned by the Company and leased to tenants for quality affordable housing, commercial usage and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

B. The only potential impacts on the environment noted in the Reviewed Material or otherwise known to the Agency, and the Agency’s evaluation of the potential significance of same, are as follows:

1. According to the EAF, the Project will be compatible with the adjoining/surrounding lands uses within a ¼ mile area.

2. The Project will create employment. The Application indicates that the anticipated number of new employees, at the end of the first year of the completion of the Project Facility, will be approximately 2. Due to the number of workers currently on the local unemployment rolls, this potential impact will not be significant.

3. It is not anticipated that the Project will have any adverse impact on threatened or endangered aquatic species or other plant or animal resources.

4. The proposed Project is not anticipated to be publicly controversial as there are no adverse environmental impacts.

5. The proposed Project is not anticipated to have a significant adverse impact on agricultural resources.

6. The Project will create the need for multiple Storm Tech SC310 Infiltrators for storm water. As the Company will comply with all state and federal regulations and the Department of Water and Water Supply will ensure compliance with the City of Albany’s Interim Storm Water Regulations, this is a small to moderate impact on the environment and therefore will not be significant.

C. No potentially significant impacts on the environment are noted in the Reviewed Materials, and none are known to the Agency.

Section 2. Based upon the foregoing investigation of the potential environmental impacts of the Project and considering both the magnitude and importance of each environmental impact therein indicated, the Agency makes the following findings and determinations with respect to the Project:

A. The Project constitutes an “Unlisted Action” (as said quoted term is defined in the Regulations) and therefore coordinated review and notification of other involved agencies is strictly optional. The Agency hereby determines not to undertake a coordinated review of the Project, and therefore will not seek lead agency status with respect to the Project;

B. The Project will result in no major impacts and, therefore, is one which will not cause significant damage to the environment. Therefore, the Agency hereby determines that the Project will not have a significant effect on the environment, and the Agency will not require the preparation of an environmental impact statement with respect to the Project; and

C. As a consequence of the foregoing, the Agency has decided to prepare a negative declaration with respect to the Project.

Section 3. The Chief Executive Officer of the Agency is hereby directed to prepare a negative declaration with respect to the Project, said negative declaration to be substantially in the form and to the effect of the negative declaration attached hereto, and to cause copies of said negative declaration to be (A) filed in the main office of the Agency and (B) distributed to the Company.

Section 4. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Anthony J. Ferrara	VOTING	_____
John R. Vero	VOTING	_____
Susan Pedo	VOTING	_____
Hon. Kathy Sheehan	VOTING	_____
Martin Daley	VOTING	_____
C. Anthony Owens	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned (Assistant) Secretary of City of Albany Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on December 20, 2012 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 20th day of December, 2012.

(Assistant) Secretary

(SEAL)

SCHEDULE A

PLANNING BOARD NEGATIVE DECLARATIONS
AND EAF

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY PLANNING BOARD**

ADDRESS OF SUBJECT PROPERTY: 203-205 Sheridan Ave.

IN THE MATTER OF: Site Plan Approval for the construction of a three (3)-story, 16,500 square foot, mixed-use structure and a nine (9)-space accessory parking lot.

APPLICANT: Housing Visions Unlimited, Inc. c/o 3T Architects

ADDRESS: 418 Broadway, Albany, NY 12210

CASE NUMBER: 8-12, 845

Date Received: 8/6/12

Preliminary Presentation: 8/16/12

Subsequent Presentations: 9/20/12; 10/18/12

SEQR Classification: Unlisted Action

SEQR Determination: 10/18/12

Date of Decision: 10/18/12

Vote:	For Approval:	5	Abbott:	Y	Pryor:	Y
	Against:	0	Fox:	Y	Trant:	Y
	Abstain:	0	Hancox:	Y		

Relevant Considerations:

Owner: City of Albany, LLC, 24 Eagle St., Albany, NY 12207

Applicant: Housing Visions Unlimited, Inc., 1201 East Fayette St., Syracuse, NY 13210-1923

Authorized Agent: 3tarchitects, 418 Broadway, Albany, NY 12210

Parcel size: 0.30 acres.

Property Valuation: \$20,700 (cumulative).

Location: The site is located at the northeast corner of Sheridan Avenue and Dove Street.

Zoning: R-2B (One- and Two-Family Medium-Density Residential). The Board of Zoning Appeals approved a Use Variance, Area Variance and Parking Lot Permit for the project on August 8, 2012.

Surrounding Uses: *North:* 1,722 sq. ft. single-family residence. *West:* Proposed mixed-use building of Housing Visions Unlimited, Inc. *East:* Proposed two-family dwelling of Housing Visions Unlimited, Inc. *South:* Vacant land to be improved as park space.

Project Overview: The applicant proposes to construct a three-story, 16,500 square foot, mixed-use structure at the site. The ground floor is proposed to be utilized as commercial retail space, inclusive of a restaurant/café. The upper two floors would accommodate ten residential dwelling units ranging from 700 to 900 square feet and 1 to 2 bedrooms per unit.

Existing Structure to be Relocated: The site is currently occupied by a War Memorial commemorating fallen United States veterans, which has resided at the site since the 1950's. The applicant has agreed to relocate the memorial or construct a new memorial at an adjacent site. The memorial will become part of an expanded park space at the southwest corner of this intersection.

Parkland Alienation: The land on which the structure is to be located is currently designated as parkland by the City of Albany and State of New York. Permission to alienate parkland must be granted by the New York State Legislative working in conjunction with the New York Office of Parks, Recreation and Historic Preservation. The applicant has formalized a favorable application submission that proposes the relocation of the parkland within the immediate vicinity, along with the aforementioned relocation of the existing structure thereon.

Site Design & Building Orientation: The proposed building is favorably oriented to pedestrian activity, as there will be limited off-street parking and the surrounding fabric could be described as "urban." The primary commercial entrance is located along Sheridan Avenue and a secondary residential entrance is proposed along Dove Street. Parking is placed in the rear of the structure except where abutting the secondary street by necessity.

Parking & Traffic: Nine parking spaces are proposed as accessory to the building, one of which will be designated handicapped. The small site area restricts the amount of parking that can be reasonably supplied. Access to the lot will be provided via an eighteen-foot curb cut on Dove Street that will accommodate two-way traffic. A long term objective for the greater project area is to explore the feasibility of converting this access drive to an alley running the extent of the block in question.

Transit Service: The closest transit access is on Clinton Avenue (#125), roughly 400 feet from the subject location. Other proximate services are provided at Washington Avenue and Henry Johnson Boulevard, within ¼ mile of the site. Service can be expected to be enhanced as the neighborhood develops.

Streets & Sidewalks: The applicant will fully replace existing sidewalk panels from property line to property line. Textured concrete paving, street trees and pedestrian-oriented lighting will also be installed at regular intervals.

Water/Sewer: New water and sewer connections will be made to existing services running along the Sheridan Avenue right-of-way.

Storm Water: Storm water detention infrastructure is proposed to consist of multiple Storm Tech SC310 Infiltrators to be located to the rear of the proposed structure. The Department of Water and Water Supply will ensure compliance with the City's Interim Storm Water Regulations.

Landscaping/Fencing: All open areas abutting the street, inclusive of the parking area, will be screen with four-foot decorative wrought-iron style fencing fronting a dense row of shrubs or hedges.

Lighting: The applicant proposes new pedestrian-oriented street lighting at regularly spaced intervals within the right-of-way. Style and design of the proposed light fixture will be agreed upon by the Divisions of Engineering and Planning.

Solid Waste: An exterior dumpster and enclosure has been positioned adjacent to the northeast corner at the rear of the building. The enclosure will be designed to complement the building design and to pose the least intrusion practicable.

Signage: Proposed signage has not yet been formulated. Future signage shall adhere to C-1 District Design Guidelines set forth in Section 375-46 of the City Code.

Actions Taken:

The Board issued a **Negative Declaration** for this **Unlisted Action** as per the provisions of SEQR, as the environmental impacts are negligible or non-existent.

The Board **Approved** the site plan with the following conditions:

1. The applicant shall receive final approvals of the Department of Water & Water Supply and the Division of Engineering.
2. The applicant shall submit details for the dumpster enclosure, light poles and bicycle rack, to be approved by the Divisions of Planning and Engineering.
3. The applicant shall consolidate the tax lots that comprise the site into a single parcel to be known as 203-205 Sheridan Avenue.
4. The applicant shall complete a Phase 1B Archeological Survey as well as any additional studies and/or mitigation recommend by such report.
5. The applicant shall obtain necessary approvals from the New York State Office of Parks, Recreation and Historic Preservation for the alienation and relocation of he designated parkland at the site.
6. Any proposed signage shall adhere to C-1 District Design Guidelines set forth in Section 375-46 of the City Code.

I, Edward Trant representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of October 18, 2012.

Date: **10/18/12** Signature: _____

This is not a building permit. All building permits must be approved and issued by the Building Department prior to the start of any construction.

Prior to making an application for a Certificate of Occupancy, the applicant will be required to submit to the Building Department an "as built" site plan which depicts all elements shown on the approved site plan including but not limited to contours, landscaping, building locations, utilities paved and parking areas, signage, accessory structures and other related physical improvements.

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY PLANNING BOARD**

ADDRESS OF SUBJECT PROPERTY: 207-209 Sheridan Ave.

IN THE MATTER OF: Site Plan Approval for the construction of a three (3)-story, +/- 18,060 square foot, mixed-use structure with a seven (7)-space accessory parking lot.

APPLICANT: Housing Visions Unlimited, Inc. c/o 3T Architects
ADDRESS: 418 Broadway, Albany, NY 12207

CASE NUMBER: 9-12, 851

Date Received: 9/7/12
Preliminary Presentation: 9/20/12
Subsequent Presentations: 10/18/12
SEQR Classification: Unlisted Action
SEQR Determination: 10/18/12
Date of Decision: 10/18/12

Vote:	For Approval:	5	Abbott:	Y	Pryor:	Y
	Against:	0	Fox:	Y	Trant:	Y
	Abstain:	0	Hancox:	Y		

Relevant Considerations:

Owner: Capital District Habitat for Humanity, 454 North Pearl Street, Albany, NY 12204 (0.08 acres); City of Albany, LLC, 24 Eagle St., Albany, NY 12207 (0.10 acres).

Applicant: Housing Visions Unlimited, Inc., 1201 East Fayette St., Syracuse, NY 13210-1923

Authorized Agent: 3tarchitects, 418 Broadway, Albany, NY 12210

Parcel size: 0.16 acres.

Property Valuation: \$10,900 (cumulative).

Location: The site is located at the northwest corner of Sheridan Avenue and Dove Street.

Zoning: R-2B (One- and Two-Family Medium-Density Residential). The Board of Zoning Appeals approved a Use Variance, Area Variance and Parking Lot Permit for the project on October 10, 2012.

Surrounding Uses: *North:* 800 sq. ft. single-family residence. *West:* 2,270 sq. ft. two-family residence. *East:* Proposed mixed-use building of Housing Visions Unlimited, Inc. *South:* 12,282 sq. ft. warehouse and parking area of Sheridan Parking, LLC.

Project Overview: The applicant proposes to construct a three-story, 18,060 square foot, mixed-use structure at the site. The ground floor is proposed to be utilized as commercial office spaces, with Capital District Habitat from Humanity being a projected tenant. The upper two floors would accommodate ten residential dwelling units ranging from 700 to 900 square feet and 1 to 2 bedrooms per unit.

Site Design & Building Orientation: The proposed building is favorably oriented to pedestrian activity, as there will be limited off-street parking and the surrounding fabric could be described as “urban.” The primary commercial entrance is located along Sheridan Avenue and a secondary residential entrance is proposed along Dove Street. Parking is placed in the rear of the structure except where abutting the secondary street by necessity.

Parking & Traffic: Seven parking spaces are proposed as accessory to the building, one of which will be designated handicapped. The small site area restricts the amount of parking that can be reasonably supplied. Access to the lot will be provided via an existing Common Alley measuring 15 feet in width. This will most likely require a conversion of the alley to a one-way thoroughfare.

Transit Service: The closest transit access is on Clinton Avenue (#125), roughly 400 feet from the subject location. Other proximate services are provided at Washington Avenue and Henry Johnson Boulevard, within ¼ mile of the site. Service can be expected to be enhanced as the neighborhood develops.

Streets & Sidewalks: The applicant will fully replace existing sidewalk panels from property line to property line. Textured concrete paving, street trees and pedestrian-oriented lighting will also be installed at regular intervals.

Water/Sewer: New water and sewer connections will be made to existing services running along the Sheridan Avenue and Dove Street rights-of-way.

Storm Water: Storm water detention infrastructure is proposed to consist of multiple Storm Tech SC310 Infiltrators to be located to the rear of the proposed structure. The Department of Water and Water Supply will ensure compliance with the City’s Interim Storm Water Regulations.

Landscaping/Fencing: All open areas abutting the street, inclusive of the parking area, will be screen with four-foot decorative wrought-iron style fencing fronting a dense row of shrubs or hedges.

Lighting: The applicant proposes new pedestrian-oriented street lighting at regularly spaced intervals within the right-of-way. Style and design of the proposed light fixture will be agreed upon by the Divisions of Engineering and Planning.

Solid Waste: An exterior dumpster and enclosure has been positioned adjacent to the northeast corner at the rear of the building. The enclosure will be designed to complement the building design and to pose the least intrusion practicable.

Signage: Proposed signage has not yet been formulated. Future signage shall adhere to C-1 District Design Guidelines set forth in Section 375-46 of the City Code.

Actions Taken:

The Board issued a **Negative Declaration** for this **Unlisted Action** as per the provisions of SEQR, as the environmental impacts are negligible or non-existent.

The Board **Approved** the site plan with the following conditions:

1. The applicant shall receive final approvals of the Department of Water & Water Supply and the Division of Engineering.
2. The applicant shall appropriately sign and improve the existing common alley tributary to Dove Street, with a plan for traffic circulation to be approved by the Division of Traffic Engineering.
3. The applicant shall submit details for the dumpster enclosure, light poles and bicycle rack, to be approved by the Divisions of Planning and Engineering.
4. The applicant shall consolidate the tax lots that comprise the site into a single parcel to be known as 207-209 Sheridan Avenue.
5. The applicant shall complete a Phase 1B Archeological Survey as well as any additional studies and/or mitigation recommend by such report.
6. Any proposed signage shall adhere to C-1 District Design Guidelines set forth in Section 375-46 of the City Code.

I, Edward Trant representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of October 18, 2012.

Date: **10/18/12** Signature: _____

This is not a building permit. All building permits must be approved and issued by the Building Department prior to the start of any construction.

Prior to making an application for a Certificate of Occupancy, the applicant will be required to submit to the Building Department an "as built" site plan which depicts all elements shown on the approved site plan including but not limited to contours, landscaping, building locations, utilities paved and parking areas, signage, accessory structures and other related physical improvements.

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY PLANNING BOARD**

ADDRESS OF SUBJECT PROPERTY: 187-197 Sheridan Ave.

IN THE MATTER OF: Subdivision Approval for a residential subdivision resulting in the creation of six (6) lots.

APPLICANT: Capital District Habitat for Humanity c/o 3T Architects
ADDRESS: 418 Broadway, Albany, NY 12210

CASE NUMBER: 8-12, 848

Date Received: 8/6/12
Preliminary Presentation: 8/16/12
Subsequent Presentations: 9/20/12; 10/18/12
SEQR Classification: Unlisted Action
SEQR Determination: 10/18/12
Date of Decision: 10/18/12

Vote:	For Approval:	5	Abbott:	Y	Pryor:	Y
	Against:	0	Fox:	Y	Trant:	Y
	Abstain:	0	Hancox:	Y		

Relevant Considerations:

Owner: Capital District Habitat for Humanity, Inc., 454 N. Pearl St., Albany, NY 12204

Applicant: Capital District Habitat for Humanity, 454 N. Pearl St., Albany, NY 12204

Authorized Agent: 3tarchitects, 418 Broadway, Albany, NY 12210

Parcel size: 0.34 acres.

Property Valuation: \$15,300 (cumulative).

Location: The site is located at on the north side of Sheridan Avenue between Dove and South Swan Streets.

Zoning: R-2B (One- and Two-Family Medium-Density Residential). The Board of Zoning Appeals approved Area Variances for the project on August 8, 2012.

Surrounding Uses: *North:* Rear of dwelling lots fronting on Orange Street. *West:* Vacant land to be improved as park space. *East:* 2,706 sq. ft. three-family dwelling. *South:* Proposed single- and two-family dwellings.

Project Overview: The applicant proposes to re-subdivide existing tax lots along the north side of Sheridan Avenue in order to accommodate new housing construction at the site. The new construction will consist of six new single- and two-family townhouses on 24'x 99' lots. The land to be subdividing is currently vacant and consists of varying lot sizes that are not conducive to uniform development.

Site Design & Building Orientation: The proposed dwellings are favorably oriented to pedestrian activity. Front stoops are proposed to reflect traditional building design and to elevate the ground level for added privacy.

Parking & Traffic: No off-street parking is currently proposed to accompany the proposed dwellings. A longer term objective is to pursue the creation of an alley running the extent of the block between Sheridan Avenue and Orange Street that would provide vehicular access to the rear of the properties. Easement agreements will be written into the deeds for the properties setting aside land for the potential alley.

Transit Service: The closest transit access is on Clinton Avenue (#125), roughly 400 feet from the subject location. Other proximate services are provided at Washington Avenue and Henry Johnson Boulevard, within ¼ mile of the site. Service can be expected to be enhanced as the neighborhood develops.

Streets & Sidewalks: The applicant will fully replace existing sidewalk panels from property line to property line. Textured concrete paving, street trees and pedestrian-oriented lighting will also be installed at regular intervals.

Water/Sewer: New water and sewer connections will be made to existing services running along the Sheridan Avenue right-of-way.

Storm Water: Storm water detention infrastructure is proposed to consist of multiple Storm Tech SC310 Infiltrators to be located under the rear yard of the proposed dwellings. The Department of Water and Water Supply will ensure compliance with the City's Interim Storm Water Regulations.

Lighting: The applicant proposes new pedestrian-oriented street lighting at regularly spaced intervals within the right-of-way. Style and design of the proposed light fixture will be agreed upon by the Divisions of Engineering and Planning.

Solid Waste: The applicant has set aside an easement access to allow for curbside placement of trash in lieu of the creation of the desired rear alley that would otherwise accommodate trash disposal.

Actions Taken:

The Board issued a **Negative Declaration** for this **Unlisted Action** as per the provisions of SEQR, as the environmental impacts are negligible or non-existent.

The Board **Approved** the subdivision request with the following conditions:

1. The applicant shall receive final approval of the Department of Water & Water Supply and the Division of Engineering.

2. The applicant shall submit details for the proposed light poles and fencing, as well as formalize proposed temporary easements, to be approved by the Divisions of Planning and Engineering.
3. The applicant shall complete a Phase 1B Archeological Survey as well as any additional studies and/or mitigation recommend by such report.

I, Edward Trant representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of October 18, 2012.

Date: 10/18/12 Signature: _____

This is not a building permit. All building permits must be approved and issued by the Building Department prior to the start of any construction.

Prior to making an application for a Certificate of Occupancy, the applicant will be required to submit to the Building Department an "as built" site plan which depicts all elements shown on the approved site plan including but not limited to contours, landscaping, building locations, utilities paved and parking areas, signage, accessory structures and other related physical improvements.

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY PLANNING BOARD**

ADDRESS OF SUBJECT PROPERTY: 145, 147, 182 & 199 Sheridan Ave.

IN THE MATTER OF: Demolition Approval for the demolition of four (4) residential structures to be replaced with new two (2)-family residences.

APPLICANT: Housing Visions Unlimited, Inc. c/o 3T Architects
ADDRESS: 418 Broadway, Albany, NY 12207

CASE NUMBER: 9-12, 852

Date Received: 9/7/12
Preliminary Presentation: 9/20/12
Subsequent Presentations: 10/18/12
SEQR Classification: Unlisted Action
SEQR Determination: 10/18/12
Date of Decision: 10/18/12

Vote:	For Approval:	5	Abbott:	Y	Pryor:	Y
	Against:	0	Fox:	Y	Trant:	Y
	Abstain:	0	Hancox:	Y		

Relevant Considerations:

Owner: Housing Visions Unlimited, Inc., 1201 East Fayette St., Syracuse, NY 13210-1923 (#147; #149); Capital District Habitat for Humanity, Inc., 454 N. Pearl St., Albany, NY 12204 (#182); Anna Panchick, 199 Sheridan Ave., Albany, NY 12210 (#199).

Applicant: Housing Visions Unlimited, Inc., 1201 East Fayette St., Syracuse, NY 13210-1923

Authorized Agent: 3tarchitects, 418 Broadway, Albany, NY 12210

Parcel size: 0.05 acres (#145); 0.07 acres (#147); 0.06 acres (#182); 0.06 acres (#199).

Property Valuation: \$8,000 (#145); \$10,000 (#147); \$5,000 (#182); \$61,100 (#199).

Location: The properties are located on Sheridan Avenue between Theatre Row and South Swan Street (#145; #147) and between South Swan Street and Dove Street (#182; #199).

Zoning: R-2B (One- and Two-Family Medium-Density Residential). Area Variances were approved by the Board of Zoning Appeals to allow for new two-family dwellings at the sites on August 8, 2012 and October 10, 2012.

Proposed Project: The applicant seeks to demolish four residential structures to allow for the construction of new two-family residences in their place. The lot lines will be slightly adjusted to accommodate a larger range of new construction.

Description and Significance of Structure(s):

145 Sheridan Avenue – The structure is a two-story, single-family residence, approximately 1,540 square feet in size. It is part of a row of seven houses on the corner of Swan Street and Sheridan Avenue. The estimated date of construction is 1850 or earlier. The Archeological Sensitivity Assessment of Harkin Archeological Associates states as follows, “both 145 and its twin at 143 were built with one principal heated room on each floor and a side passage, with one or two secondary rooms located behind the principal room. This plan type, popularly utilized in the construction of middling housing in the city from at least the 1790s and into the middle decades of the nineteenth century, is generally known as the “room-and-a-half-deep plan.” Brick examples such as this were constructed for middle-class residents and as speculative housing.”

147 Sheridan Avenue – The structure is two stories and approximately 2,728 square feet in size. It appears to have been most recently utilized as four apartments. It is part of a row of seven houses on the corner of Swan Street and Sheridan Avenue and was most likely constructed some time between 1830 and 1845. The Archeological Sensitivity Assessment of Harkin Archeological Associates states as follows, “the building...was initially constructed as a three-bay wide wood-framed dwelling of two stories and having a gable roof... The front elevation of the initial house, which had a side-passage plan and was one-and-a-half rooms deep much like its neighbor to the east, was wood framed and infilled with brick. The original portion of the house occupies the western two-thirds of the lot. At some date before 1850 an additional two wood framed bays were constructed, containing a mirror image of the rooms to the west of the hall and generating a five-bay wide plan. This addition also had a front elevation that featured a brick facing on wood framing. A kitchen wing and other appendages were subsequently constructed and the roof was altered to a single slope form. In the early twentieth century this dwelling and the adjacent structure at 151 were given a continuous façade treatment featuring stucco finish and Arts & Crafts detailing.”

182 Sheridan Avenue – The structure is a 2.5-story residence, approximately 3,036 square feet in size. It appears to have been most recently utilized as a two-family dwelling. The Archeological Sensitivity Assessment of Harkin Archeological Associates states as follows, “The house features Italianate detailing and has a gable roof...it was originally constructed as a two-family house, with a basement apartment. The main dwelling unit consists of the two upper floors and attic space, which appears to have been occupied from the initial construction of the house. Each of the three principal living floors was originally organized on the same plan. Two principal rooms, staggered so that they are located in the northeast and southwest corners of the dwelling, share each floor with a stair hall (in the northwest corner) and two small rooms at the southeast corner...This house form was commonly constructed from at least the first decade of the nineteenth century in the City of Albany, and is typically associated with middle- and lower-middle class speculative housing.”

199 Sheridan Avenue – The structure is a 2.5-story residence, approximately 1,794 square feet in size. It appears to have been most recently utilized as a two-family dwelling. It was constructed between 1866 and 1876. The Archeological Sensitivity Assessment of Harkin Archeological Associates states as follows, “The house, which is two stories in height and has a flat roof, is of wood frame construction and sits on a high basement. Although not accessible at the time of this survey, aerial photography suggests that its plan is of the “half-hall” type. The high basement may be an indication that the original kitchen was located at that level.”

Condition of Structure(s): All four of the structures under consideration are currently vacant or unoccupied. 145 and 147 Sheridan Avenue are part of a row of seven residential structures on the corner of Swan Street and Sheridan Avenue of which only two of the structures are occupied. The roof and second floor of 145 Sheridan Avenue, recently subject to a fire, have completely collapsed. The structures have been vacant for more than twenty years. An October 10, 2012

correspondence from Preston Engineering indicates that 145 and 147 Sheridan Avenue “are unstable and unsafe to enter due to a combination of collapsing roofs and exterior walls, sagging and collapsing floor framing, buckling stud walls, the presence of large trees which have fallen on the structures, rotten floor, roof and wall framing, and extensive water damage.” 182 and 199 Sheridan Avenue have been vacated more recently and while salvageable, are both in below average to poor condition.

Alternatives Considered: None.

Actions Taken:

The Board issued a **Negative Declaration** for this **[Type of SEQR Action]** as per the provisions of SEQR, as the environmental impacts are negligible or non-existent.

The Board **Approved** the site plan with the following conditions:

1. The structures at 147 & 182 Sheridan Avenue shall be formally documented by an architectural historian and the resulting fieldwork shall be presented in an OPRHP Structure Inventory Form for each property.
2. Demolition of 182 & 199 Sheridan Avenue shall be permitted only after the applicant has obtained a performance bond for demolition and completion of the project. In no case shall the time between demolition and commencement of new construction or lot improvement exceed six months.
3. A minimum of twenty-five percent (25%) of construction and demolition debris generated from applicable demolitions shall be diverted from disposal to landfills through recycling, reuse and diversion programs, preferably via the salvage of historical items where feasible and appropriate.
4. Any damage to adjacent buildings or sites as a result of demolitions shall be promptly repaired.

I, Edward Trant representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of October 18, 2012.

Date: **10/18/12** Signature: _____

This is not a building permit. All building permits must be approved and issued by the Building Department prior to the start of any construction.

Prior to making an application for a Certificate of Occupancy, the applicant will be required to submit to the Building Department an “as built” site plan which depicts all elements shown on the approved site plan including but not limited to contours, landscaping, building locations, utilities paved and parking areas, signage, accessory structures and other related physical improvements.

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY PLANNING BOARD**

ADDRESS OF SUBJECT PROPERTY: 228-236 Orange St.

IN THE MATTER OF: Subdivision Approval for a residential subdivision resulting in the creation of five (5) lots.

APPLICANT: Capital District Habitat for Humanity / Housing Visions Unlimited, Inc. c/o 3T Architects

ADDRESS: 418 Broadway, Albany, NY 12210

CASE NUMBER: 8-12, 846

Date Received: 8/6/12

Preliminary Presentation: 8/16/12

Subsequent Presentations: 9/20/12; 10/18/12

SEQR Classification: Unlisted Action

SEQR Determination: 10/18/12

Date of Decision: 10/18/12

Vote:	For Approval:	5	Abbott:	Y	Pryor:	Y
	Against:	0	Fox:	Y	Trant:	Y
	Abstain:	0	Hancox:	Y		

Relevant Considerations:

Owners: Albany Community Development Agency, 200 Henry Johnson Blvd., Albany, NY 12210 (0.13 acres); Capital District Habitat for Humanity, 454 North Pearl Street, Albany, NY 12204 (0.06 acres); Carol Holmes, 138 Oak Street, Berlin, NH 03570 (0.06 acres); City of Albany, LLC, 24 Eagle St., Albany, NY 12207 (0.06 acres).

Applicant: Capital District Habitat for Humanity, 454 N. Pearl St., Albany, NY 12204

Authorized Agent: 3tarchitects, 418 Broadway, Albany, NY 12210

Parcel size: 0.31 acres.

Property Valuation: \$10,000 (cumulative).

Location: The site is located at on the south side of Orange Street between Dove and South Swan Streets.

Zoning: R-2B (One- and Two-Family Medium-Density Residential). The Board of Zoning Appeals approved Area Variances for the project on August 8, 2012.

Surrounding Uses: *North:* Proposed single- and two-family dwellings. *West:* 1,932 sq. ft. two-family dwelling. *East:* 2,200 sq. ft. single-family dwelling. *South:* Rear of dwelling lots fronting on Orange Street.

Project Overview: The applicant proposes to re-subdivide existing tax lots along the north south side of Orange Street in order to accommodate new housing construction at the site. The new construction will consist of five new single- and two-family townhouses on 24'x 98' lots. The land to be subdividing is currently vacant and consists of varying lot sizes that are not conducive to uniform development.

Site Design & Building Orientation: The proposed dwellings are favorably oriented to pedestrian activity. Front stoops are proposed to reflect traditional building design and to elevate the ground level for added privacy.

Parking & Traffic: No off-street parking is currently proposed to accompany the proposed dwellings. A longer term objective is to pursue the creation of an alley running the extent of the block between Sheridan Avenue and Orange Street that would provide vehicular access to the rear of the properties. Easement agreements will be written into the deeds for the properties setting aside land for the potential alley.

Transit Service: The closest transit access is on Clinton Avenue (#125), roughly 400 feet from the subject location. Other proximate services are provided at Washington Avenue and Henry Johnson Boulevard, within ¼ mile of the site. Service can be expected to be enhanced as the neighborhood develops.

Streets & Sidewalks: The applicant will fully replace existing sidewalk panels from property line to property line. Textured concrete paving, street trees and pedestrian-oriented lighting will also be installed at regular intervals.

Water/Sewer: New water and sewer connections will be made to existing services running along the Orange Street right-of-way.

Storm Water: Storm water detention infrastructure is proposed to consist of multiple Storm Tech SC310 Infiltrators to be located under the rear yard of the proposed dwellings. The Department of Water and Water Supply will ensure compliance with the City's Interim Storm Water Regulations.

Lighting: The applicant proposes new pedestrian-oriented street lighting at regularly spaced intervals within the right-of-way. Style and design of the proposed light fixture will be agreed upon by the Divisions of Engineering and Planning.

Solid Waste: The applicant has set aside an easement access to allow for curbside placement of trash in lieu of the creation of the desired rear alley that would otherwise accommodate trash disposal.

Actions Taken:

The Board issued a **Negative Declaration** for this **Unlisted Action** as per the provisions of SEQR, as the environmental impacts are negligible or non-existent.

The Board **Approved** the subdivision request with the following conditions:

1. The applicant shall receive final approval of the Department of Water & Water Supply and the Division of Engineering.

2. The applicant shall submit details for the proposed light poles and fencing, as well as formalize proposed temporary easements, to be approved by the Divisions of Planning and Engineering.
3. The applicant shall complete a Phase 1B Archeological Survey as well as any additional studies and/or mitigation recommend by such report.

I, Edward Trant representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of October 18, 2012.

Date: 10/18/12 Signature: _____

This is not a building permit. All building permits must be approved and issued by the Building Department prior to the start of any construction.

Prior to making an application for a Certificate of Occupancy, the applicant will be required to submit to the Building Department an "as built" site plan which depicts all elements shown on the approved site plan including but not limited to contours, landscaping, building locations, utilities paved and parking areas, signage, accessory structures and other related physical improvements.

**NOTIFICATION OF LOCAL ACTION
DECISION OF THE CITY OF ALBANY PLANNING BOARD**

ADDRESS OF SUBJECT PROPERTY: 186-202 Sheridan Ave.

IN THE MATTER OF: Subdivision Approval for a residential subdivisions resulting in the creation of nine (9) lots.

APPLICANT: Capital District Habitat for Humanity c/o 3T Architects
ADDRESS: 418 Broadway, Albany, NY 12210

CASE NUMBER: 8-12, 847

Date Received: 8/6/12
Preliminary Presentation: 8/16/12
Subsequent Presentations: 9/20/12; 10/18/12
SEQR Classification: Unlisted Action
SEQR Determination: 10/18/12
Date of Decision: 10/18/12

Vote:	For Approval:	5	Abbott:	Y	Pryor:	Y
	Against:	0	Fox:	Y	Trant:	Y
	Abstain:	0	Hancox:	Y		

Relevant Considerations:

Owner: Capital District Habitat for Humanity, Inc., 454 N. Pearl St., Albany, NY 12204

Applicant: Capital District Habitat for Humanity, 454 N. Pearl St., Albany, NY 12204

Authorized Agent: 3tarchitects, 418 Broadway, Albany, NY 12210

Parcel size: 0.73 acres.

Property Valuation: \$26,300 (cumulative).

Location: The site is located at on the south side of Sheridan Avenue between Dove and South Swan Streets.

Zoning: R-2B (One- and Two-Family Medium-Density Residential). The Board of Zoning Appeals approved Area Variances for the project on August 8, 2012.

Surrounding Uses: *North:* Proposed single- and two-family dwellings. *West:* Vacant land to be improved as park space. *East:* Proposed two-family dwellings of Housing Visions Unlimited, Inc. *South:* Existing park space.

Project Overview: The applicant proposes to re-subdivide existing tax lots along the south side of Sheridan Avenue in order to accommodate new housing construction at the site. The new construction will consist of nine new single- and two-family townhouses on 24'x 100' lots. The land to be subdividing is currently vacant and consists of varying lot sizes that are not conducive to uniform development.

Site Design & Building Orientation: The proposed dwellings are favorably oriented to pedestrian activity. Front stoops are proposed to reflect traditional building design and to elevate the ground level for added privacy. Parking, waste disposal and other accessory activities are confined to the rear of the properties.

Parking & Traffic: A proposed access drive from Sheridan Avenue to a rear alleyway will provide access to the rear of the dwelling lots where off-street parking will be accommodated. A long term objective for the greater project area is to explore the feasibility of converting this access drive to an alley running the extent of the block in question.

Transit Service: The closest transit access is on Clinton Avenue (#125), roughly 400 feet from the subject location. Other proximate services are provided at Washington Avenue and Henry Johnson Boulevard, within ¼ mile of the site. Service can be expected to be enhanced as the neighborhood develops.

Streets & Sidewalks: The applicant will fully replace existing sidewalk panels from property line to property line. Textured concrete paving, street trees and pedestrian-oriented lighting will also be installed at regular intervals.

Water/Sewer: New water and sewer connections will be made to existing services running along the Sheridan Avenue right-of-way.

Storm Water: Storm water detention infrastructure is proposed to consist of multiple Storm Tech SC310 Infiltrators to be located under the rear yard of the proposed dwellings. The Department of Water and Water Supply will ensure compliance with the City's Interim Storm Water Regulations.

Landscaping/Fencing: All open areas abutting the street, inclusive of the parking area, will be screened with four-foot decorative wrought-iron style fencing fronting a dense row of shrubs or hedges.

Lighting: The applicant proposes new pedestrian-oriented street lighting at regularly spaced intervals within the right-of-way. Style and design of the proposed light fixture will be agreed upon by the Divisions of Engineering and Planning.

Solid Waste: The applicant proposes an access drive behind the proposed row of dwellings that will allow access to waste disposal areas.

Actions Taken:

The Board issued a **Negative Declaration** for this **Unlisted Action** as per the provisions of SEQR, as the environmental impacts are negligible or non-existent.

The Board **Approved** the subdivision request with the following conditions:

1. The applicant shall receive final approval of the Department of Water & Water Supply and the Division of Engineering.

2. The applicant shall submit details for the proposed light poles and fencing, to be approved by the Divisions of Planning and Engineering.
3. The applicant shall complete a Phase 1B Archeological Survey as well as any additional studies and/or mitigation recommend by such report.
4. The applicants shall complete construction of the proposed access drive in the vicinity of Road Street to City of Albany specifications.

I, Edward Trant representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a decision of the Planning Board made at a meeting thereof duly called and held on the day of October 18, 2012.

Date: 10/18/12 Signature: _____

This is not a building permit. All building permits must be approved and issued by the Building Department prior to the start of any construction.

Prior to making an application for a Certificate of Occupancy, the applicant will be required to submit to the Building Department an "as built" site plan which depicts all elements shown on the approved site plan including but not limited to contours, landscaping, building locations, utilities paved and parking areas, signage, accessory structures and other related physical improvements.

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies research or other investigations will be undertaken.

ENVIRONMENTAL ASSESSMENT

1. Will the project result in a large physical change to the project site or physically alter more than 10 acres of land?..... ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual landform found on this site?..... ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water?..... ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality?..... ☐ Yes ☒ No
5. Will project significantly affect drainage flow or air quality?..... ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species... ☐ Yes ☒ No
7. Will project result in a major adverse impact on air quality?..... ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be or important to the community?... ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, prehistoric or paleontological importance or any site designated as a critical environmental area by a local agency?..... ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major impact on existing transportation systems?..... ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbances as a result of the project's operation?..... ☐ Yes ☒ No
13. Will project have any impact on public health or safety?..... ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth? in permanent population of more than 5% over a one-year period or have a major negative effect on the character of the community or neighborhood?..... ☐ Yes ☒ No
15. Is there any public controversy concerning the project?..... ☐ Yes ☒ No

PREPARER'S SIGNATURE: Craig S. Church TITLE: Landscape Architect

REPRESENTING: Housing Visions Unlimited DATE: 9/6/12

NOTICE OF DETERMINATION
OF NO SIGNIFICANT EFFECT
ON THE ENVIRONMENT

TO ALL INTERESTED AGENCIES, GROUPS AND PERSONS:

In accordance with Article 8 (State Environmental Quality Review) of the Environmental Conservation Law (the "Act"), and the statewide regulations under the Act (6 NYCRR Part 617) (the "Regulations"), notice is hereby given that City of Albany County Industrial Development Agency (the "Agency") has reviewed an application and an environmental assessment form from Housing Visions Consultants, Inc. (the "Applicant") on behalf of Sheridan Hollow Village, LLC and Sheridan Hollow Enterprises, LLC (to be formed) (collectively, the "Company") in connection with the proposed project described below (the "Project") and that the Agency has determined (A) that the proposed Project is an "Unlisted Action" pursuant to the Regulations, and therefore that coordinated review and notification is optional with respect to said Project; (B) to conduct an uncoordinated review of the Project; (C) that the Project will result in no major impacts and therefore will not have a significant effect on the environment; and (D) therefore that an environmental impact statement is not required to be prepared with respect to the Project. THIS NOTICE IS A NEGATIVE DECLARATION FOR THE PURPOSES OF THE ACT.

1. Lead Agency: The Agency has determined not to follow the coordinated review provisions of the Regulations. Therefore, there is no lead agency for the Project.

2. Person to Contact for Further Information: Michael J. Yevoli, Chief Executive Officer, City of Albany Industrial Development Agency, 21 Lodge Street, Albany, New York 12207; Telephone No. 518-434-2532 ext. 19.

3. Project Identification: Proposed Housing Visions Consultants, Inc. (the "Applicant") on behalf of Sheridan Hollow Village, LLC and Sheridan Hollow Enterprises, LLC (to be formed) Project.

4. Project Description: The Project (the "Project") consists of the following: (A) (1) the acquisition of an interest in 23 parcels of land containing in the aggregate approximately 1.33 acres encompassing two (2) neighborhood blocks in Sheridan Hollow generally located at Sheridan Avenue, Orange Street and Dove Street in the City of Albany, Albany County, New York (tax map no. 65.81-4-22, 65.81-4-21, 65.81-2-49, 65.81-2-50, 65.81-2-51, 65.81-3-56, 65.81-3-55, 65.81-3-54, 65.81-3-53, 65.81-2-52, 65.81-3-32, 65.81-3-33, 65.81-3-34, 65.81-6-78, 65.81-6-77, 65.81-6-76, 65.73-2-68, 65.73-2-69, 65.73-2-70, 65.73-2-61, 65.73-2-62, 65.73-2-63 and 65.73-2-64) (collectively, the "Land"), together with approximately three buildings located thereon (collectively, the "Existing Facility"), (2) the demolition of Existing Facility and the construction on the Land of approximately 17 new buildings to consist of 57 rental housing units and two (2) mixed-use buildings (collectively, the "Facility") and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "Equipment") (the Land, the Existing Facility, the Facility and the Equipment hereinafter collectively referred to as the "Project Facility"), all of the foregoing to be owned by the Company and leased to tenants for quality affordable housing, commercial usage and other directly and indirectly related activities; (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

5. Project Location: The Project Facility will be located at (tax map no. 65.81-4-22, 65.81-4-21, 65.81-2-49, 65.81-2-50, 65.81-2-51, 65.81-3-56, 65.81-3-55, 65.81-3-54, 65.81-3-53, 65.81-2-52, 65.81-3-32, 65.81-3-33, 65.81-3-34, 65.81-6-78, 65.81-6-77, 65.81-6-76, 65.73-2-68, 65.73-2-69, 65.73-2-70, 65.73-2-61, 65.73-2-62, 65.73-2-63 and 65.73-2-64) having an address of Sheridan Avenue at Orange Street at Dove in the City of Albany, Albany County, New York.

6. Reasons for Determination of Non-Significance: By resolution adopted by the members of the Agency on December 20, 2012 the Agency determined that the following potential environmental impacts of the Project will not constitute significant adverse impacts:

1. According to the EAF, the Project will be compatible with the adjoining/surrounding lands uses within a ¼ mile area.

2. The Project will create employment. The Application indicates that the anticipated number of new employees, at the end of the first year of the completion of the Project Facility, will be approximately 2. Due to the number of workers currently on the local unemployment rolls, this potential impact will not be significant.

3. It is not anticipated that the Project will have any adverse impact on threatened or endangered aquatic species or other plant or animal resources.

4. The proposed Project is not anticipated to be publicly controversial as there are no adverse environmental impacts.

5. The proposed Project is not anticipated to have a significant adverse impact on agricultural resources.

6. The Project will create the need for multiple Storm Tech SC310 Infiltrators for storm water. As the Company will comply with all state and federal regulations and the Department of Water and Water Supply will ensure compliance with the City of Albany's Interim Storm Water Regulations, this is a small to moderate impact on the environment and therefore will not be significant.

No other significant environmental impacts were identified by the Agency in its review of the environmental assessment form submitted to the Agency with respect to the Project and, based upon the Agency's knowledge of the area surrounding the Project Facility and such further investigation of the Project and its environmental effects as the Agency has deemed appropriate, no significant environmental impacts are known to the Agency.

7. Comment Period: All interested parties, groups and persons disagreeing with or otherwise desiring to comment upon the Agency's environmental determination with respect to this Project are invited to submit written comments for consideration by the Agency. All such comments should be sent by mail addressed to Michael J. Yevoli, Chief Executive Officer at the address specified in paragraph two hereof.

Dated: December 20, 2012

CITY OF ALBANY INDUSTRIAL
DEVELOPMENT AGENCY

BY: _____
Chief Executive Officer

**COMMERCIAL FINDINGS RESOLUTION
SHERIDAN HOLLOW VILLAGE, LLC PROJECT - HOUSING
(HOUSING VISIONS CONSULTANTS, INC.)**

A regular meeting of City of Albany Industrial Development Agency (the “Agency”) was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on December 20, 2012 at 12:00 p.m., local time.

The meeting was called to order by the (Vice) Chairman of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Anthony J. Ferrara	Chairman
John R. Vero	Vice Chairman
Susan Pedo	Secretary
Hon. Kathy Sheehan	Treasurer
Martin Daley	Member
C. Anthony Owens	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Sarah Reginelli	Director of Economic Development
Bradley Chevalier	Senior Economic Developer, Capitalize Albany Corporation
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 1212-__

RESOLUTION (A) DETERMINING THAT THE PROPOSED SHERIDAN HOLLOW VILLAGE, LLC PROJECT IS A COMMERCIAL PROJECT, AND (B) MAKING CERTAIN FINDINGS REQUIRED UNDER THE GENERAL MUNICIPAL LAW.

WHEREAS, City of Albany Industrial Development Agency (the “Agency”) is authorized and empowered by the provisions of Chapter 1030 of 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the “Enabling Act”) and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General

Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, commercial, research, and recreation facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, reconstruct, renovate and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, reconstructed, renovated and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, in September, 2012, Housing Visions Consultants, Inc. (the “Applicant”), on behalf of Sheridan Hollow Village, LLC, a New York limited liability company (the “Company”) submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in 19 parcels of land containing in the aggregate approximately 1.15 acres encompassing two (2) neighborhood blocks in Sheridan Hollow generally located at Sheridan Avenue, Orange Street and Dove Street in the City of Albany, Albany County, New York (tax map no. 65.81-4-22, 65.81-4-21, 65.81-2-49, 65.81-2-50, 65.81-2-51, 65.81-3-56, 65.81-3-55, 65.81-3-54, 65.81-3-53, 65.81-2-52, 65.81-3-32, 65.81-3-33, 65.81-3-34, 65.81-6-78, 65.81-6-77, 65.81-6-76, 65.73-2-68, 65.73-2-69 and 65.73-2-70) (collectively, the “Land”), together with approximately three buildings located thereon (collectively, the “Existing Facility”), (2) the demolition of Existing Facility and the construction on the Land of approximately 17 new buildings to consist of 57 rental housing units (collectively, the “Facility”) and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Existing Facility, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), all of the foregoing to be owned by the Company and leased to tenants for quality affordable housing, commercial usage and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on September 20, 2012 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on October 31, 2012 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted on November 2, 2012 at the City Hall bulletin board located at 24 Eagle Street, in the City of Albany, Albany County, New York, (C) caused notice of the Public Hearing to be published on November 3, 2012 in the Albany Times Union, a newspaper of general circulation available to the residents of the City of Albany, New York, (D) conducted the Public Hearing on November 15, 2012 at 12:00 o’clock p.m., local time at offices of the City of Albany Industrial Development Agency located at 21 Lodge Street in City of Albany, Albany County, New York, and

(E) prepared a report of the Public Hearing (the “Public Hearing Report”) fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the “SEQR Act”), and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (the “Regulations”, and collectively with the SEQR Act, “SEQRA”), by resolution adopted by the members of the Agency on December 20, 2012 (the “SEQR Resolution”), the Agency determined (A) that the Project constituted an “Unlisted Action” under SEQRA, (B) that the Project would not have a “significant effect on the environment” pursuant to SEQRA and, therefore, that no environmental impact statement need be prepared with respect to the Project, and (C) as a consequence of the foregoing, to prepare a negative declaration with respect to the Project; and

WHEREAS, to aid the Agency in determining whether the Project qualifies for Financial Assistance as a commercial project within the meaning of the Act, the Applicant has submitted to the Agency the following (collectively, the “Project Qualification Documents”): (A) the Agency Application, (B) a report prepared for the City of Albany entitled “Arbor Hill Neighborhood Plan” (the “Arbor Hill Plan”) and (C) a report prepared for the City of Albany entitled “Albany 2030: The City of Albany Comprehensive Plan” (the “Albany 2030 Plan”);

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Project Qualification Documents and based further upon the Agency’s knowledge of the area surrounding the Project and such further investigation of the Project and its economic effects as the Agency has deemed appropriate, the Agency makes the following findings and determinations with respect to the Project:

A. That the Application indicates that the Project will create 2 full-time permanent private sector jobs at the Project Facility.

B. That the Arbor Hill Plan indicates that rehabilitating and improving housing in the Sheridan Hollow Neighborhood is a goal of the Plan.

C. That increasing investment, both public and private, in the Sheridan Hollow Neighborhood is a vehicle for improving private market conditions and as a strategy to redevelop vacant buildings and lots.

D. That clustering of residential units on vacant lots and in abandoned buildings will be a strong step in reestablishing a real estate market in the Sheridan Hollow Neighborhood.

E. That undertaking the Project is consistent with the provisions in the Arbor Hill Plan and the Albany 2030 Plan.

F. That the goal of the Project includes the striving for equal ratio of homeowner ship and rental housing.

G. That the Plan involves the leveraging of publicly owned property.

H. That the Arbor Hill Plan and the Albany 2030 Plan also directs that support should be provided to small businesses and that the mixed use retail and other commercial developments in the Project are consistent with the Plan.

I. That undertaking the Project will provide good quality housing to individuals seeking to reside and work in the City of Albany.

J. That undertaking the Project will improve the quality of housing in the City of Albany.

K. That not undertaking the Project would most likely result in the further deterioration of housing stock in the City of Albany and discourage future commercial and residential development and expansion in the neighborhood area.

L. That the creation of affordable housing has a direct and important impact upon the success or failure of the commercial businesses in the Sheridan Hollow Neighborhood and the City of Albany.

Section 2. Based upon the foregoing review of the Project Qualification Documents and based further upon the Agency's knowledge of the area surrounding the Project Facility and such further investigation of the Project and its economic effects as the Agency has deemed appropriate, the Agency makes the following determinations with respect to the Project:

A. That (1) the Project Facility will provide necessary infrastructure for area employers, (2) that completion of the Project Facility will have an impact upon the creation, retention and expansion of employment opportunities in the City of Albany and in the State of New York, and (3) that completion of the Project will assist in promoting employment opportunities and assist in preventing economic deterioration in the City of Albany and in the State of New York.

B. That the acquisition, reconstruction, construction and installation of the Project Facility is essential to the retention of existing employment and the creation of new employment opportunities and is essential to the prevention of economic deterioration of businesses located in the City of Albany.

C. That the Project constitutes a "commercial" project, within the meaning of the Act.

D. That the Project will serve the public purposes of the Act by preserving permanent, private sector jobs or by increasing the overall number of permanent, private sector jobs in the State of New York.

Section 3. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Anthony J. Ferrara	VOTING	_____
John R. Vero	VOTING	_____
Susan Pedo	VOTING	_____
Hon. Kathy Sheehan	VOTING	_____
Martin Daley	VOTING	_____
C. Anthony Owens	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned (Assistant) Secretary of City of Albany Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on December 20, 2012 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 20th day of December, 2012.

(Assistant) Secretary

(SEAL)

**APPROVING RESOLUTION
SHERIDAN HOLLOW VILLAGE, LLC PROJECT - HOUSING
(HOUSING VISIONS CONSULTANTS, INC.)**

A regular meeting of City of Albany Industrial Development Agency (the "Agency") was convened in public session at the office of the Agency located at 21 Lodge Street in the City of Albany, Albany County, New York on December 20, 2012 at 12:15 p.m., local time.

The meeting was called to order by the (Vice) Chairman of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Anthony J. Ferrara	Chairman
John R. Vero	Vice Chairman
Susan Pedo	Secretary
Hon. Kathy Sheehan	Treasurer
Martin Daley	Member
C. Anthony Owens	Member

ABSENT:

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

Michael J. Yevoli	CEO - Capitalize Albany Corporation
Erik Smith	CFO - Capitalize Albany Corporation
Sarah Reginelli	Director of Economic Development
Bradley Chevalier	Senior Economic Developer, Capitalize Albany Corporation
Amy Gardner	Administrative Assistant, Capitalize Albany Corporation
John J. Reilly, Esq.	Agency Counsel
A. Joseph Scott, III, Esq.	Special Agency Counsel

The following resolution was offered by _____, seconded by _____, to wit:

Resolution No. 1212-__

**RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION
WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR SHERIDAN
HOLLOW VILLAGE, LLC (THE "COMPANY").**

WHEREAS, City of Albany Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 325 of the 1974 Laws of New York, as amended, constituting Section 903-a of said General Municipal Law (said Chapter and the Enabling Act being hereinafter

collectively referred to as the “Act”) to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of commercial, manufacturing and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct and install one or more “projects” (as defined in the Act) or to cause said projects to be acquired, constructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, in September, 2012, Housing Visions Consultants, Inc. (the “Applicant”), on behalf of Sheridan Hollow Village, LLC, a New York limited liability company (the “Company”) submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of an interest in 19 parcels of land containing in the aggregate approximately 1.15 acres encompassing two (2) neighborhood blocks in Sheridan Hollow generally located at Sheridan Avenue, Orange Street and Dove Street in the City of Albany, Albany County, New York (tax map no. 65.81-4-22, 65.81-4-21, 65.81-2-49, 65.81-2-50, 65.81-2-51, 65.81-3-56, 65.81-3-55, 65.81-3-54, 65.81-3-53, 65.81-2-52, 65.81-3-32, 65.81-3-33, 65.81-3-34, 65.81-6-78, 65.81-6-77, 65.81-6-76, 65.73-2-68, 65.73-2-69 and 65.73-2-70) (collectively, the “Land”), together with approximately three buildings located thereon (collectively, the “Existing Facility”), (2) the demolition of Existing Facility and the construction on the Land of approximately 17 new buildings to consist of 57 rental housing units (collectively, the “Facility”) and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the “Equipment”) (the Land, the Existing Facility, the Facility and the Equipment hereinafter collectively referred to as the “Project Facility”), all of the foregoing to be owned by the Company and leased to tenants for quality affordable housing, commercial usage and other directly and indirectly related activities; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, by resolution adopted by the members of the Agency on September 20, 2012 (the “Public Hearing Resolution”), the Agency authorized a public hearing to be held pursuant to Section 859-a of the Act with respect to the Project; and

WHEREAS, pursuant to the authorization contained in the Public Hearing Resolution, the Chief Executive Officer of the Agency (A) caused notice of a public hearing of the Agency (the “Public Hearing”) pursuant to Section 859-a of the Act, to hear all persons interested in the Project and the financial assistance being contemplated by the Agency with respect to the Project, to be mailed on October 31, 2012 to the chief executive officers of the county and of each city, town, village and school district in which the Project Facility is to be located, (B) caused notice of the Public Hearing to be posted on November 2, 2012 at the City Hall bulletin board located at 24 Eagle Street, in the City of Albany, Albany County, New York, (C) caused notice of the Public Hearing to be published on November 3, 2012 in the Albany Times Union, a newspaper of general circulation available to the residents of the City of Albany, New York, (D) conducted the Public Hearing on November 15, 2012 at 12:00 o’clock p.m., local time at offices of the City of Albany Industrial Development Agency located at 21 Lodge Street in City of

Albany, Albany County, New York, and (E) prepared a report of the Public Hearing (the "Public Hearing Report") fairly summarizing the views presented at such Public Hearing and caused copies of said Public Hearing Report to be made available to the members of the Agency; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations (the "Regulations") adopted pursuant thereto by the Department of Environmental Conservation of the State of New York (collectively with the SEQR Act, "SEQRA"), by resolution adopted by the members of the Agency on December 20, 2012 (the "SEQR Resolution"), the Agency (A) determined that the Project constituted an "unlisted action" under SEQRA, (B) determined that the Project will not have a "significant effect on the environment" and therefore that an environmental impact statement is not required to be prepared with respect to the Project and (C) authorized the issuance of a "negative declaration" with respect to the Project (as said quoted terms are used in SEQRA); and

WHEREAS, by resolution adopted by the members of the Agency on December 20, 2012 (the "Commercial Determination Resolution"), the Agency determined that Project constituted a "commercial project" within the meaning of the Act; and

WHEREAS, the Agency has given due consideration to the Application, and to representations by the Company that (A) the granting by the Agency of the Financial Assistance with respect to the Project will be an inducement to the Company to undertake the Project in City of Albany, New York and (B) the completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York; and

WHEREAS, the Agency desires to encourage the Company to preserve and advance the job opportunities, health, general prosperity and economic welfare of the people of City of Albany, New York by undertaking the Project in City of Albany, New York; and

WHEREAS, in order to consummate the Project and the granting of the Financial Assistance described in the notice of the Public Hearing, the Agency proposes to enter into the following documents (hereinafter collectively referred to as the "Agency Documents"): (A) a certain lease to agency (the "Lease to Agency" or the "Underlying Lease") by and between the Company, as landlord, and the Agency, as tenant, pursuant to which the Company will lease to the Agency a portion of the Land and all improvements now or hereafter located on said portion of the Land (collectively, the "Leased Premises"); (B) a certain license agreement (the "License to Agency" or the "License Agreement") by and between the Company, as licensor, and the Agency, as licensee, pursuant to which the Company will grant to the Agency (1) a license to enter upon the balance of the Land (the "Licensed Premises") for the purpose of undertaking and completing the Project and (2) in the event of an occurrence of an Event of Default by the Company, an additional license to enter upon the Licensed Premises for the purpose of pursuing its remedies under the Lease Agreement (as hereinafter defined); (C) a lease agreement (and a memorandum thereof) (the "Lease Agreement") by and between the Agency and the Company, pursuant to which, among other things, the Company agrees to undertake the Project as agent of the Agency and the Company further agrees to lease the Project Facility from the Agency and, as rental thereunder, to pay the Agency's administrative fee relating to the Project and to pay all expenses incurred by the Agency with respect to the Project; (D) a payment in lieu of tax agreement (the "Payment in Lieu of Tax Agreement") by and between the Agency and the Company, pursuant to which the Company will agree to pay certain payments in lieu of taxes with respect to the Project Facility; (E) if the Company intends to finance the Project with borrowed money, one or more mortgages and any other security documents and related documents (collectively, the "Mortgage") from the Agency and the Company to the Company's lenders

with respect to the Project (the “Lender”), which Mortgage will grant liens on and security interests in the Project Facility to secure one or more loans from the Lender to the Company with respect to the Project (collectively, the “Loan”); (F) all building loan and other agreements requested by the Lender in connection with the Loan (collectively with the Mortgage, the “Loan Documents”); and (G) various certificates relating to the Project (the “Closing Documents”);

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF CITY OF ALBANY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. All action taken by the Chief Executive Officer of the Agency with respect to the Public Hearing with respect to the Project is hereby ratified and confirmed.

Section 2. The law firm of Hodgson Russ LLP is hereby appointed Special Counsel to the Agency with respect to all matters in connection with the Project. Special Counsel for the Agency is hereby authorized, at the expense of the Company, to work with the Company, counsel to the Company, counsel to the Agency and others to prepare, for submission to the Agency, all documents necessary to effect the transactions contemplated by this Resolution. Special Counsel has prepared and submitted an initial draft of the Agency Documents to staff of the Agency.

Section 3. The Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act;

(B) The Project constitutes a “project,” as such term is defined in the Act;

(C) The Project site is located entirely within the boundaries of City of Albany, New York;

(D) It is estimated at the present time that the costs of the planning, development, acquisition, construction, reconstruction and installation of the Project Facility (collectively, the “Project Costs”) will be approximately \$_____;

(E) The completion of the Project will not result in the removal of a plant or facility of any proposed occupant of the Project Facility from one area of the State of New York to another area in the State of New York and will not result in the abandonment of one or more plants or facilities of any occupant of the Project Facility located in the State of New York;

(F) The granting of the Financial Assistance by the Agency with respect to the Project will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of City of Albany, New York and the State of New York and improve their standard of living, and thereby serve the public purposes of the Act;

(G) The Agency has reviewed the Public Hearing Report and has fully considered all comments contained therein; and

(H) It is desirable and in the public interest for the Agency to enter into the Agency Documents.

Section 4. In consequence of the foregoing, the Agency hereby determines to: (A) proceed with the Project; (B) acquire the Project Facility; (C) lease the Project Facility to the Company pursuant to the Lease Agreement; (D) enter into the Payment in Lieu of Tax Agreement; (E) secure the Loan by entering into the Loan Documents; and (F) grant the Financial Assistance with respect to the Project.

Section 5. The Agency is hereby authorized (A) to acquire a license in the Licensed Premises pursuant to the License Agreement, (B) to acquire a leasehold interest in the Leased Premises pursuant to the Underlying Lease, (C) to acquire title to the Equipment pursuant to a bill of sale (the "Bill of Sale to Agency") from the Company to the Agency, and (D) to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisitions are hereby approved, ratified and confirmed.

Section 6. The Agency is hereby authorized to acquire, construct and install the Project Facility as described in the Lease Agreement and to do all things necessary or appropriate for the accomplishment thereof, and all acts heretofore taken by the Agency with respect to such acquisition, construction and installation are hereby ratified, confirmed and approved.

Section 7. The Chairman (or Vice Chairman) of the Agency, with the assistance of Agency Counsel and/or Special Counsel, is authorized to negotiate and approve the form and substance of the Agency Documents.

Section 8. (A) The Chairman (or Vice Chairman) of the Agency is hereby authorized, on behalf of the Agency, to execute and deliver the Agency Documents, and, where appropriate, the Secretary (or Assistant Secretary) of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in the forms thereof as the Chairman (or Vice Chairman) shall approve, the execution thereof by the Chairman (or Vice Chairman) to constitute conclusive evidence of such approval.

(B) The Chairman (or Vice Chairman) of the Agency is hereby further authorized, on behalf of the Agency, to designate any additional Authorized Representatives of the Agency (as defined in and pursuant to the Lease Agreement).

Section 9. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Agency Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing Resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Agency Documents binding upon the Agency.

Section 10. This Resolution shall take effect immediately.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Anthony J. Ferrara	VOTING	_____
John R. Vero	VOTING	_____
Susan Pedo	VOTING	_____
Hon. Kathy Sheehan	VOTING	_____
Martin Daley	VOTING	_____
C. Anthony Owens	VOTING	_____

The foregoing Resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
) SS.:
COUNTY OF ALBANY)

I, the undersigned (Assistant) Secretary of City of Albany Industrial Development Agency (the “Agency”), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the Resolution contained therein, held on December 20, 2012 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such Resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the “Open Meetings Law”), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached Resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 20th day of December, 2012.

(Assistant) Secretary

(SEAL)