



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

BOARD OF ZONING APPEALS

GERALD D. JENNINGS
Mayor

MICHAEL J. YEVOLI
Commissioner

Wednesday, June 12, 2013
PENDING CASES

City Hall, 2nd Floor
Common Council Chambers
(unless otherwise announced on the City's website)
5:30 pm



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1. Case # 6-12, 3073

The case of Lang Media, Inc. c/o Meyers & Meyers, LLP regarding the premises located at 60 AKA 48 Broadway requesting a Variance from the City of Albany Sign Ordinance pursuant to §307-10 of the City of Albany Code to allow for the addition of a sign face to a billboard currently improved with a single sign face. Off-premises sign faces located within the City of Albany are limited to a total of 95 in number.

2. Case # 6-10, 1868

Review of the case of Albany Auto Parts, LLC regarding the premises located at 222 Spruce Street and relative to a conditionally approved Use Variance pursuant to §375-26, §375-75A and §375-107A of the City of Albany Zoning Ordinance that allowed for the establishment of a retail and wholesale vehicle dismantling operation. A 10/12/11 decision of the Board conditioned that the use be subject to a review in six (6) months time and that the remaining conditions of approval be satisfied.

3. Case # 8-11, 2057

Review of the case of The Lark Tavern regarding the premises located at 453 AKA 445 Madison Avenue and relative to a conditionally approved Special Use Permit pursuant to §375-27 and §375-71C of the City of Albany Zoning Ordinance that allowed for the expansion of a nonconforming tavern with closing hours of 4AM, daily. Any business in a C-1 Zoning District that is open between the hours of 11:00PM and 6:00AM is required to obtain a special use permit. A 4/25/12 decision of the Board conditioned that the use be subject to a review in one (1) year's time.

4. Case # 4-13, 4093

The case of Ramona Barry regarding the premises located at 44 AKA 40-48 South Pearl Street requesting an Interpretation pursuant to §375-7, §375-25 and §375-74 of the City of Albany Zoning Ordinance seeking a determination that the proposed use of the space is consistent with that of a tavern and is therefore a permitted use in the C-3 Central Business zoning district. February 13, 2013 and March 13, 2013 determinations of the Zoning Administrator indicate that a Special Use Permit is required for use as a "lounge & restaurant" and a "Platinum Pub / Tavern," respectively.

5. Case # 4-13, 4094

The case of Interfaith Partnership for the Homeless c/o Landmark Consulting regarding the premises located at 315 Sheridan Avenue requesting a Use Variance pursuant to §375-26 and §375-64A of the City of Albany Zoning Ordinance to allow for the establishment of a homeless service facility inclusive of a dining room / commercial kitchen, counseling services, storage and laundry facilities, as well as the provision of five (5) residential dwelling units. The proposed homeless service facility with five (5) dwelling units is not a permitted use in the R-2A One- and Two-Family zoning district.

6. Case # 5-13, 4104*

The case of Boys and Girls Club of Albany regarding the premises located at Pt. 164 Delaware Avenue requesting a Use Variance pursuant to §375-26 and §375-80A of the City of Albany Zoning Ordinance to allow a charitable youth service organization to occupy the existing +/- 11,900 square foot building at the premise. The proposed charitable institution is not a permitted use in the LC Land Conservation zoning district.

7. Case # 5-13, 4105

The case of John Marincic d/b/a Munchies on Madison regarding the premises located at 848 Madison Avenue requesting Special Use Permits pursuant to §375-27, §375-71A and §375-71C of the City of Albany Zoning Ordinance to allow a take-out restaurant with hours of operation until 3AM, daily, to occupy the +/- 750 commercial storefront at the subject premise. The proposed take-out restaurant is special permit use and any business open between the hours of 11PM and 6AM is required to obtain a special use permit in the C-1 Neighborhood Commercial zoning district.

BZA Contact Information

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