

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

BOARD OF ZONING APPEALS

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

(518) 465-6066
zoning@albanyny.gov

WORKSHOP

Wednesday, November 8 2017

200 Henry Johnson Boulevard
Planning Conference Room
6:00 PM

PUBLIC HEARING

Wednesday, November 22, 2017

City Hall, 24 Eagle Street
Common Council Chambers
6:00 PM

NEW BUSINESS

Project # 00018

Area Variance # 0015 & 0016

Property Address: 351 Southern Blvd
Applicant: 351 Diamond Development, LLC
Representing Agent: Tony Stellato, CHA Consulting
Zoning District: MU-CH (Mixed Use Community Highway)

Project Description: Construction of 5 commercial structures at the site - a 105-room hotel; a +/- 2,350 square foot drive-through restaurant; a +/- 18,600 square foot, three-tenant retail building; and a +/- 4,400 square foot vehicle fueling station and automobile wash.

Request: **Area Variance** [Section 375-2(D)(4)] to allow one of the proposed structures at the site to have a front yard setback of +/- 135 feet. of the maximum front yard setback for the MU-CH district is 100 feet.

Area Variance [375-4(E)(8)(b)(ii)] to allow for a drive-through service window to be located within corner side yard along Mount Hope Drive. USDO states that no services shall be rendered or sales conducted within the required corner side yard.

Project # 00064

Area Variance # 0017

Property Address: 146 Fourth Avenue
Applicant: Larry L. Plac
Representing Agent: N/A
Zoning District: R-T (Residential Townhouse)

Project Description: Installation +/- 6 foot fence

Request: **Area Variance** [375-4(F)(8)(b)(i)(A)] to allow installation of +/- 6 foot fence in a front yard. Walls and fences in any front yard may be no more than four (4) feet in height.

PENDING BUSINESS

Project # 00035

Area Variance # 0013

Property Address: 363 Ontario Street
Applicant: Jankow Companies
Representing Agent: Daniel R. Hershberg, PE & LS
Zoning District: MU-NC (Mixed-Use Neighborhood Center)

Project Description: Mixed use development of the property to include three (3) apartment buildings with a total of +/- 109 apartment units and retail space along Ontario Street.

Request: **Area Variance** [375-2(D)(2)(c)] to allow the three (3) proposed structures at the site to be 4 stories in height. The maximum allowable height for principal buildings in the MU-NC zoning district is 3.5 stories.