

# 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

**Tuesday, October 10, 2017**  
200 Henry Johnson Boulevard  
Second Floor Community Room  
6:00 PM

## PUBLIC HEARING

**Wednesday, October 25, 2017**  
City Hall, 24 Eagle Street  
Common Council Chambers  
6:00 PM

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## NEW 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 apartment buildings with a total of +/- 106 apartment units and retail space along Ontario Street.

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

### Project #00047 Area Variance # 0014

Property Address: 104 Watervliet Avenue Extension  
Applicant: Spectrum News  
Representing Agent: Wendy Schoute-Eades, Action Sign Company  
Zoning District: MU-CH (Mixed-Use Community Highway)

Project Description: Installation of a +/- 32 square foot wall sign.

Request: Area Variance (375-4(I)(5)(a)(i)): A maximum of 1 wall sign per street frontage is permitted in the MU-CH zoning district. Proposed are two wall signs along the Watervliet Avenue Extension frontage. to permit installation of a second a +/-32 square foot sign on a wall with street frontage .

**Project # 00049**  
**Interpretation # 0004**

Property Address: 900 Central Avenue  
Applicant: Somerset Associates, LP, 900 Central, LLC, Central Colvin Realty, LLC and Dedham Post Funding LLC  
Representing Agent: John Allen Esq, Whiterman, Osterman & Hanna, LLP  
Zoning District: Mixed-Use Community Highway (MU-CH)

Project Description: Proposed occupancy of +/- 11,000 square feet in the existing commercial plaza as a blood plasma collection center

Request: Interpretation (Section 375-1(G)): Applicant seeks a determination that the proposed use, a donation/collection center for blood and blood products, is a permitted use in the MU-CH zoning district as a "personal business service", "hospital", and/or a "retail, residential, and commercial use."