



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

GERALD D. JENNINGS
Mayor

MICHAEL J. YEVOLI
Commissioner

BOARD OF ZONING APPEALS

**Wednesday, December 12, 2012
PENDING CASES**

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



21 Lodge Street
Albany, NY 12207
518.434.2532
(fax) 518.434.9846
sustainability@ci.albany.ny.us
www.albanyustainability.org

**ECONOMIC DEVELOPMENT
CAPITALIZE ALBANY CORPORATION**
21 Lodge Street
Albany, NY 12207
518.434.2532
(fax) 518.434.9846
development@capitalizealbany.com
www.capitalizealbany.com

**NEIGHBORHOOD &
LONG-RANGE PLANNING**
21 Lodge Street
Albany, NY 12207
518.434.2532
(fax) 518.434.9846
albany2030@ci.albany.ny.us

LAND USE PLANNING
200 Henry Johnson Boulevard
Albany, NY 12210
(fax) 518.434.5294

**Board of Zoning Appeals
Planning Board**
518.445.0754
zoningb@ci.albany.ny.us

Historic Resources Commission
518.434.5271
planning@ci.albany.ny.us

**HOUSING &
COMMUNITY DEVELOPMENT**
200 Henry Johnson Boulevard
Albany, NY 12210
518.434.5265
(fax) 518.434.5242
communitydevelopment@
ci.albany.ny.us



www.albanyny.gov
www.albany2030.org

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 # 8-12, 4015

The case of SRDH, Inc. regarding the premises located at 90 South Swan Street AKA 244 State Street requesting a Special Use Permit pursuant to §375-26 and §375-72C of the City of Albany Zoning Ordinance to allow for the conversion of 2,520 +/- square feet of ground floor office space for use as a restaurant. The proposed restaurant is a special permit use in the C-O Commercial Office zoning district.

3. Case # 8-12, 4019

The reapplication of The Addictions Care Center of Albany, Inc. regarding the premises located at 115 Ontario Street requesting a Special Use Permit pursuant to §375-23, §375-27 and §375-74C of the City of Albany Zoning Ordinance to allow for the conversion of office space to 14 single-room occupancy (SRO) dwelling units. The Board may amend, rescind or otherwise change its decision if a reapplication reveals relevant facts, information or circumstances not available to the Board prior to its initial decision.

4. Case # 10-12, 4040

The case of Amanda Wray regarding the premises located at 402 North Pearl Street requesting a Special Use Permit pursuant to §375-27 and §375-76C of the City of Albany Zoning Ordinance to allow a banquet / bingo hall to occupy an existing +/- 6,600 structure at the site. The proposed banquet / bingo hall (auditoria) is not a permitted use in the M-1 General Industrial zoning district.

5. Case # 11-12, 4053

The case of Robert Savoca d/b/a Waterworks Pub c/o Stephen G. DeNigris, Esq. regarding the parcel located at 76 Central Avenue appealing a decision of the City Clerk pursuant to §111-69F and §111-73 of the City of Albany Amusements

Ordinance requesting removal of conditions requiring live entertainment to cease at 12PM on weeknights and 2AM on weekends, and restricting those under 21 years of age from entering the premises after 11PM. The City Clerk has the authority to condition the issuance of a cabaret license for the purpose of minimizing adverse impacts that it may have upon the community and as is directly related to the preservation of the public interest and health, safety and welfare of the citizenry.

6. Case # 12-12, 4059

The case of Ravens Head Brewing, LLC c/o Lynch & Hetman, PLLC regarding the premises located at 38 Ten Broeck Street requesting a Use Variance and Area Variance pursuant to §375-26, §375-65A and §375-185 of the City of Albany Zoning Ordinance to allow a brewery and restaurant to occupy a +/- 17,500 square foot former house of worship. The proposed brewery and restaurant is not a permitted use in the R-2B One- and Two-Family Medium-Density Residential zoning district and does not provide the minimum number of off-street parking spaces required to support the use. **AMENDED**

7. Case # 12-12, 4060

The case of Theresa Vatrano c/o Tully Rinckey, PLLC regarding the premises located at 1095 Central Avenue AKA 16 Vatrano Road requesting Area Variances pursuant to §375-26, §375-76D and §375-142 of the City of Albany Zoning Ordinance to allow a minor subdivision creating a 2,931 square foot lot without street frontage. A minimum lot size of 20,000 square feet is required in the M-1 General Industrial zoning district and no lot shall be subdivided so as to leave it without required street frontage.

BZA Contact Information

Brad Glass

glassb@ci.albany.ny.us

Phone: (518) 445-0754