



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

GERALD D. JENNINGS
Mayor

MICHAEL J. YEVOLI
Commissioner

BOARD OF ZONING APPEALS

**Wednesday, February 13, 2013
AGENDA**

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



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**Board of Zoning Appeals
Planning Board**
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1. Case # 6-12, 3071

The case of Capital South, LLC c/o CSArch regarding the premises located at 201 Warren Street AKA 1-2 Lincoln Square requesting an Amendment to a previously approved Area Variance pursuant to §375-26 and §375-185 of the City of Albany Zoning Ordinance allowing for the construction of a three (3)-story, 17,000 +/- square foot educational campus center with 58 off-street parking spaces. The applicant seeks to amend its proposal to decrease the number of off-street parking spaces provided to 25. A minimum of 99 off-street parking spaces are required to support the proposed use per the specifications of the City Zoning Ordinance.

2. Case # 1-13, 4067

The case of Jacqueline Robinson regarding the premises located at 19 Lexington Avenue requesting a Use Variance pursuant to §375-26 and §375-64A of the City of Albany Zoning Ordinance to allow for the reestablishment of three (3) dwelling units in a vacant building. The proposed three (3)-family dwelling is not a permitted use in the R-2A One- and Two-Family Residential zoning district and no nonconforming use may be reestablished after it has been discontinued or vacated for a period of 180 days or more.

3. Case # 1-13, 4068

The case of SunCare Adult Day Services, LLC c/o Nadine F. Shadlock, Esq. regarding the premises located at 583 New Scotland Avenue requesting a Special Use Permit pursuant to §375-27 and §375-71C of the City of Albany Zoning Ordinance to allow for the establishment of an adult day care center in a +/- 2,000 square foot commercial space. The proposed adult day care center is a special permit use in the C-1 Neighborhood Commercial zoning district.

4. Case # 1-13, 4069

The case of Rob Field regarding the premises located at 431 New Scotland Avenue requesting a Use Variance pursuant to §375-26 and §375-64A of the City of Albany Zoning Ordinance to allow conversion of a +/- 5,000 square foot former rectory to an office space and two (2) residential dwelling units. The proposed office space and two (2) residential dwelling units is not a permitted use in the R-2A One- and Two-Family Residential zoning district.

5. Case # 2-13, 4070

The case of Golub Corporation c/o Signworks Neon Corp. regarding the premises located at 1 Russell Road requesting an Area Variance pursuant to §375-26 of the City of Albany Zoning Ordinance and §307-12A of the City of Albany Sign Ordinance to allow for the installation of an 11'x 17' electronic message board on the rear façade of the building. Copy-change wall signs are permitted only on theaters.

6. Case # 2-13, 4071

The case of Biernacki Property Management, Inc. c/o ABD Engineers & Surveyors regarding the premises located at 8 Rapp Road requesting a Use Variance and Parking Lot Permit pursuant to §375-26, §375-63A and §375-174 of the City of Albany Zoning Ordinance to allow for the construction of a +/- 2,850 square foot office building with a ten (10)-space accessory parking area. The proposed office building is not a permitted use in the R-1B Single-Family Medium-Density Residential zoning district and Board authorization is required for the parking, storage or garaging of more than four vehicles.

BZA Contact Information

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