



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT & PLANNING

GERALD D. JENNINGS
Mayor

MICHAEL J. YEVOLI
Commissioner

BOARD OF ZONING APPEALS

**Wednesday, February 27, 2013
AGENDA**

**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 # 2-00, 341

The case of Peter Vadney regarding the premises located at 199 Sherman Street requesting a review of a conditionally approved Use Variance pursuant to §375-26C and §375-64A of the City of Albany Zoning Ordinance that allowed the reestablishment of an automobile repair garage. An automobile repair garage is not a permitted use in the R-2A One- and Two-Family Residential zoning district and the Use Variance was granted conditionally on a one (1)-year temporary basis.

2. Case # 2-13, 4073

The case of Nisar A. Fazlani regarding the premises located at 108 Sycamore Street requesting a Use Variance pursuant to §375-26 and §375-63A of the City of Albany Zoning Ordinance to allow for the construction of a +/- 1,800 square foot, two (2)-family dwelling. The proposed two (2)-family dwelling is not a permitted use in the R-1B Single-Family Medium-Density Residential zoning district.

3. Case # 2-13, 4074

The case of Edward Maitino regarding the premises located at 141B Washington Avenue requesting a Use Variance pursuant to §375-26 and §375-72A of the City of Albany Zoning Ordinance to allow conversion of a +/- 4,000 square foot former private club/gymnasium to four (4) residential dwelling units. The proposed four (4)-unit apartment building is not a permitted use in the C-O Commercial Office zoning district.

4. Case # 2-13, 4075

The case of Horizon Milling, LLC regarding the premises located at 101 Normanskill Drive requesting an Area Variance pursuant to §375-26 and §375-76D of the City of Albany Zoning Ordinance to allow for construction of a +/- 1,700 square foot addition to an existing flour warehouse that will reach +/- eighty (80) feet in height. A maximum building height of 55 feet is permitted in the M-1 General Industrial zoning district.

5. Case # 2-13, 4076

The case of The Estate of Joseph F. Aliberti c/o The Caponera Law Firm, P.C. regarding the premises located at 82 Rose Court requesting Area Variances pursuant to §375-26, §375-63A and §375-85 of the City of Albany Zoning Ordinance to allow

for the construction of a +/- 1,530 square foot, single-family dwelling on a lot that is 42.5 feet in width. A minimum lot width of 45 feet is required for a single-family dwelling to be constructed on a nonconforming lot of record in the R-1B Single-Family Medium-Density Residential zoning district.

6. Case # 2-13, 4077

The case of Anthony & Richard DeThomasis c/o Whiteman, Osterman & Hanna, LLP regarding the premises located at 1 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 the construction of a +/- 2,500 square foot addition consisting of office space and two (2) dwelling units to an existing mixed-use building. The existing parking area will also be expanded to accommodate an additional fifteen (15) parking spaces. The existing commercial / residential use, located R-1B Single-Family Medium-Density Residential zoning district, was approved by Use Variance in Case # 4-93, 352.

7. Case # 2-13, 4078

The case of Dimitris Masonry regarding the premises located at 119 Lark Street requesting a Use Variance pursuant to §375-26 and §375-65A of the City of Albany Zoning Ordinance to allow the establishment of three (3) dwelling units in a vacant building. The proposed three (3)-family dwelling is not a permitted use in the R-2B One- and Two-Family Medium-Density Residential zoning district.

BZA Contact Information

Brad Glass

glassb@ci.albany.ny.us

Phone: (518) 445-0754