



Planning Board Public Hearing and Meeting

Date: Tuesday, March 15, 2022

Location: Teleconference and Videoconference via Zoom

Time: 6:00 PM

Information on How to Attend the March 15th Hearing and Meeting

- **Zoom:** You can use the following link to register via Zoom:
https://us02web.zoom.us/webinar/register/WN_p_pG-S1sR5OpHzWQkv4hPw

After registering, you will receive a confirmation email containing information about joining the webinar.

- **YouTube Live Stream:** You can use the following link to view on YouTube:
<https://www.youtube.com/channel/UCw2w4Cdeal5sd8IQPUDlcyw/videos>

Information on How to Submit Written Comments for the March 15th Hearing and Meeting

Written comments can be emailed to planningboard@albanyny.gov at least 48 hours in advance for the comments to be reviewed and discussed at the March 15th Hearing and Meeting.

Information on How to Provide Public Comments at the March 15th Hearing and Meeting

Requests to provide public comment at the March 15th Hearing and Meeting must be submitted to planningboard@albanyny.gov at least 24 hours in advance to guarantee the opportunity to speak. Requests to provide public comments must include:

- The Speaker's Name
- The Project/s the Speaker Requests to Provide Public Comments On, and
- The Municipality where the Speaker Lives, to comply with §34-1b of the Albany City Code.

Requests received less than 24 hours in advance may be accommodated by the Planning Board.

Workshop Agenda

PROJECT #00451

Application	DPR # 139
Property Address	1379 Washington Avenue
Applicant	1379 Washington Ave Assoc, LLC
Zoning District	MU-CU (Mixed-Use, Community Urban)
Proposal	Conversion of a +/- 54,995 square foot hotel to a 100-unit multi-family dwelling.

PROJECT #00407

Application	DPR # 118
Property Address	19-21 Erie Boulevard
Applicant	1379 Washington Ave Assoc, LLC
Zoning District	MU-CU (Mixed-Use, Community Urban)
Proposal	Amendment of development plan approval issued December 7, 2021 to decrease the amount of commercial space and increase the total number of dwelling units from 261 to 273.

Public Hearing Agenda

PROJECT #00462

Application	CUP #0054
Property Address	97 Central Avenue
Applicant	97 Central, LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-FC (Mixed-Use, Form-Based Central Avenue)
Proposal	Conversion of the +/- 30,550 square foot building at the site for use as a self-storage facility.
Request(s) Under Consideration	Conditional Use Permit Review - §375-505(6) – Self-storage facility

PROJECT #00463

Application	CUP #0055
Property Address	271 Central Avenue
Applicant	Hospitality House
Representing Agent	Hershberg & Hershberg
Zoning District	MU-FC (Mixed-Use, Form-Based Central Avenue)
Proposal	Construction of a +/- 21,324 square foot addition to the existing building at the site in accommodation of a group living, other, use.
Request(s) Under Consideration	Conditional Use Permit - §375-505(6) – Group living, other

PROJECT #00464

Application	CUP #0052
Property Address	237 Western Avenue
Applicant	Lofts at Pine Hills, LLC
Representing Agent	Hershberg & Hershberg

Zoning District Proposal	MU-FM (Mixed-Use, Form-Based Midtown) Construction two mixed-use buildings dwellings having : a +/- 62,925 square foot building with 52 dwelling units and +/- 3,820 square feet of retail space, and a +/- 42,000 square foot building with 31 dwelling units +/- 2,370 square feet of retail space. Nine existing structures at the site will be demolished.
Request(s) Under Consideration	Conditional Use Permit - §375-505(6) – Dwelling, multi-unit

Public Meeting Agenda

PROJECT #00380

Application	DPR # 106
Property Address	15 Champlain Street
Applicant	Bonacquisti Holdings, LLC
Representing Agent	Arico Associates
Zoning District	I-1 (General Industrial)
Proposal	Construction of a +/- 9,000 square foot structure for storage and wholesale distribution or a similarly permitted use.
Request(s) Under Consideration	<p>Waiver of Development Standard - §375-403(5)(b)(i) – Street amenities</p> <p>Waiver of Development Standard - §375-403(6)(b)(ii) – ROW Access Distance</p> <p>Waiver of Development Standard - §375-403(6)(e)(i) – Right-of-way access width</p> <p>Waiver of Development Standard - §375-405(5)(b)(i) – Parking location</p> <p>Waiver of Development Standard - §375-405(6)(c) – Loading space location</p> <p>Waiver of Development Standard - §375-406(4)(a)(i) – Street trees</p> <p>Waiver of Development Standard - §375-406(4)(b)(i) – Frontage landscaping</p> <p>Waiver of Development Standard - §375-406(7)(c)(i) – Fence height</p>

PROJECT #00345

Application	DPR # 126
Property Address	242 Spruce Street
Applicant	242 Spruce Street, LLC
Zoning District	MU-CU (Mixed-Use, Community Urban)
Proposal	Rehabilitation and addition to an existing structure to accommodate 37 dwelling units and +/- 8,097 square feet of general retail or a similarly permitted use.
Request(s) Under Consideration	<p>Waiver of Development Standard - §375-403(5)(b)(i) – Street amenities</p> <p>Waiver of Development Standard - §375-407(5)(d)(1)(C) – Upper floor transparency</p>