



Planning Board Public Hearing and Meeting

Date: Tuesday, April 5, 2022

Location: Teleconference and Videoconference via Zoom

Time: 6:00 PM

Information on How to Attend the April 5th Hearing and Meeting

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

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/UCw2w4Cdeal5sd8IQPUDIcyw/videos>
- **Application documents** are available on the web at:
<https://selfservice.albanyny.gov/development-review>

Information on How to Submit Written Comments for the April 5th 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 April 5th Hearing and Meeting.

Information on How to Provide Public Comments at the April 5th Hearing and Meeting

Requests to provide public comment at the April 5th 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 #00468

Application	DPR #0150
Property Address	875 Broadway
Applicant	GMS Realty, LLP
Representing Agent	Hershberg & Hershberg
Zoning District	MU-FS (Mixed-Use Form-Based South End)

Consent 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.
Request(s) Under Consideration	Development Plan Review - §375-505(3)

PROJECT #00407

Application	DPR # 118
Property Address	19-21 Erie Boulevard
Applicant	21 Erie 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.
Request(s) Under Consideration	Development Plan Review (Amendment) - §375-505(3)

Public Hearing Agenda

PROJECT #00467

Application	CUP #0056
Property Address	250 Washington Avenue Extension
Applicant	Fusion Recovery Albany
Representing Agent	Young / Sommer, LLC
Zoning District	MU-CI (Campus/Institutional)
Proposal	Occupy +/- 5,448 square foot within the building at the site for use as a controlled substance dispensary.

Request(s) Under
Consideration

Conditional Use Permit Review - §375-505(6) – Controlled Substance Dispensary

Public Meeting Agenda

PROJECT #00440

Application
Property Address
Applicant
Representing Agent
Zoning District
Proposal

DPR # 134
344 West Church Street
Global Companies, LLC
PowerFlex, LLC
I-2 (General Industrial)
Installation of ground-mounted solar panels.

Request(s) Under
Consideration

Waiver of Development Standard - §375-403(5)(a) – Sidewalks required

PROJECT #00464

Application
Property Address
Applicant
Representing Agent
Zoning District
Proposal

CUP #0052; DPR #0144; DR #119-127
237 Western Avenue
Lofts at Pine Hills, LLC
Hershberg & Hershberg
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
Development Plan Review - §375-505(3)
Demolition Review - §375-505(7) – 177 Quail Street
Demolition Review - §375-505(7) – 179 Quail Street
Demolition Review - §375-505(7) – 181 Quail Street
Demolition Review - §375-505(7) – 183 Quail Street
Demolition Review - §375-505(7) – 185 Quail Street
Demolition Review - §375-505(7) – 187 Quail Street
Demolition Review - §375-505(7) – Rear 694 State Street
Demolition Review - §375-505(7) – 233 Western Avenue
Demolition Review - §375-505(7) – 237 Western Avenue

PROJECT #00453

Application
Property Address
Applicant
Representing Agent
Zoning District
Proposal

DPR # 142
700 Smith Boulevard
Albany Port District Commission
Steve Boisvert, P.E.
I-2 (General Industrial)
Construction of a +/- 19,000 square foot building for heavy commercial services or a similarly permitted use.

**Request(s) Under
Consideration**

Waiver of Development Standard - §375-403(5)(a) – Sidewalks required
Waiver of Development Standard - §375-405(2)(c) – Exceed maximum parking
Waiver of Development Standard - §375-405(5)(c)(iii) – Parking surface material
Waiver of Development Standard - §375-405(5)(c)(iv)(A) – Parking lot landscaping
Waiver of Development Standard - §375-406(4)(a)(i) – Street trees
