



Planning Board Public Hearing and Meeting

Date: Tuesday, April 26, 2022

Location: Teleconference and Videoconference via Zoom

Time: 6:00 PM

Information on How to Attend the April 26th Hearing and Meeting

- **Zoom:** You can use the following link to register via Zoom:
https://us02web.zoom.us/webinar/register/WN_NPyA7-LCR4mm_hB-wbp9kQ

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

Information on How to Submit Written Comments for the April 26th 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 26th Hearing and Meeting.

Information on How to Provide Public Comments at the April 26th Hearing and Meeting

Requests to provide public comment at the April 26th 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

The Board will be discussing the items. Planning Staff and Applicants will provide any additional information requested by the Board. Public comment will not be taken for Workshop Items.

PROJECT #00411

Application	CUP #0049; DPR #0123
Property Address	257 South Pearl Street
Applicant	Capital City Rescue Mission
Representing Agent	Hershberg & Hershberg
Zoning District	MU-FS (Mixed-Use Form-Based South End)
Proposal	Expansion of a group living, other use involving the construction of a +/- 31,460 square foot addition to the existing building.
Actions(s) Under Consideration	SEQRA: Lead Agency Declaration

PROJECT #00423

Application	CUP #0050; DPR #0138; DR #0117
Property Address	69-85 Sherman Street
Applicant	Legal Aid Society of Northeast NY
Representing Agent	Lansing Engineering, PC
Zoning District	MU-CU (Mixed-Use Community Urban)
Proposal	Construction of a 44-space parking lot. Demolition of a +/- 2,355 square foot building is proposed in accommodation of the proposal.

PROJECT #00435

Application	DPR #0130
Property Address	185 Henry Johnson Boulevard
Applicant	Roy E. Vincent & Josette Vincent
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use Community Urban)
Proposal	Construction of a +/- 6,720 square foot addition in accommodation the expansion of an existing restaurant and the addition of four dwelling units.

PROJECT #00470

Application	CUP #0057
Property Address	159 First Street
Applicant	Kody Davis
Zoning District	R-T (Townhouse)
Proposal	Conversion of a townhouse from two to three dwelling units.

Consent Agenda

The Board will take a vote to hear items for Consent, prior to any action.

PROJECT #00468

Application	DPR #0150
Property Address	875 Broadway
Applicant	GMS Realty, LLP

Representing Agent	Hershberg & Hershberg
Zoning District	MU-FW (Mixed-Use Form-Based Warehouse District)
Proposal	Construction of a +/- 3,276 square foot building addition.
Actions(s) Under Consideration	SEQRA: Determination of Significance Development Plan Review - §375-505(3)

Public Meeting Agenda

The Applicant will present the proposal to the Board. Public Comment will be taken, as outlined within the above mentioned guidelines.

PROJECT #00421

Application	DPR # 0126
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.
Actions(s) Under Consideration	SEQRA: Determination of Significance Development Plan Review - §375-505(3) Waiver of Development Standard - §375-403(5)(b)(i) – Street amenities Waiver of Development Standard - §375-407(5)(d)(1)(C) – Upper floor transparency

PROJECT #00453

Application	DPR # 0142
Property Address	700 Smith Boulevard
Applicant	Albany Port District Commission
Representing Agent	Steve Boisvert, P.E.
Zoning District	I-2 (General Industrial)
Proposal	Construction of a +/- 19,000 square foot building for heavy commercial services or a similarly permitted use.
Actions(s) Under Consideration	Development Plan Review - §375-505(3) Waiver of Development Standard - §375-403(5)(a) – Sidewalks required
