

To Whom It May Concern:

I am writing to support Common Councilman Mike O'Brien's ordinance 20.92.20 to rezone 1057 and 1061 Washington Avenue from Mixed Use Commercial to R-2.

The zoning of the two properties came into question when Stewart's proposed to demolish the two residential buildings (in addition to the existing Key Bank) and to construct a convenience store and gasoline fueling station abutting the residential properties on Rosemont. The main opposition to the proposed Stewart's was that the commercial expansion project was inconsistent with the harmony of the neighborhood. Zoning districts are meant to protect neighborhoods and ensure orderly development. So long as these properties remain Mixed Use Commercial, future developers will look to bundle the two residential properties with the existing Key Bank and create a commercial lot which is inconsistent with the Colvin Ave Corridor and the nearby residences.

The proposed rezone does not impact the current use of the properties and merely ensures that the zoning district classification is consistent with the use.

Thank you for your consideration.  
Patricia A. Doyle

This area should be designated residential. The Sunoco gas station and former Key Bank at Washington and Colvin should be grandfathered in with no other commercial designation in that area.

Renee Marois  
89 Eileen St  
Albany NY 12203

**I am writing in support of Common Councilman Mike O'Brien's ordinance 20.92.20 to rezone 1057 and 1061 Washington Avenue from Mixed Use Commercial to R-2.**

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**The proposed rezone does not impact the current use of the properties and merely ensures that the zoning district classification is consistent with the use.**

Thank you for your consideration.

**BettyAnn Benware  
85 Eileen Street**

Dear Common Council members,

I am writing in favor of the reappointment of Martin Hull to Albany's Planning Board. As a professional planner, Mr. Hull is highly qualified member of the planning board, and his experience shows. I am concerned that some common council members' disagreement with the USDO have translated to a non-partisan board member.

As you all know, a planning board member's responsibilities are determined by NYS law, and they are tasked with implementing the zoning laws that are approved by the common council. As such, planning board members have limited discretion in their decision-making. In describing the role of findings in local government decisions, The NYS Department of State Office of General Council says:

"Local boards, such as planning boards, zoning boards of appeals, historic preservation boards and environmental quality review boards, are subject to standard rules of administrative law and do not have unfettered decision-making authority. They may make a decision only when all of the requirements specified in state statute or local law are addressed."

I have lived in Albany all of my adult life, and I served on the Albany 2030 comprehensive plan committee. It is exciting that 12 years later, the plan continues to be implemented through the USDO. I have never seen so much private development in the city, which is essential for a vital Albany of the future. What we need on the planning board is a person who is willing to learn the complexities, understands their role, who can fairly apply the law, and is willing to devote the time needed to fulfill this volunteer position to the best of their ability. We are lucky to have Mr. Hull on the planning board, and I urge you to vote in favor of his reappointment.

Thank you,  
Karen Strong  
162 Chestnut Street, Albany

To the Members of the Albany Common Council,

I am writing in support of Councilman Michael O'Brien's ordinance 20.92.20 to rezone 1057 and 1061 Washington Avenue to R-2. These properties are part of a residential community and should be classified as such. This area within in the Upper Washington Avenue Neighborhood Association is a community of families and friends. Currently there is an abundance of commercial business of all kinds within a few blocks of everyone . Continued commercial and high density construction will have a negative impact on its livability and will create decline of a stable Albany neighborhood. The R-2 designation will help reduce decline.

Again, I support Councilman O'Brien's Ordinance 20.92.20.

Sincerely,

Karen Cunniff  
10 Croswell Street  
Albany, NY 12206

Name	Marlon Anderson
Address	Street Address: 214 Lark St Street Address Line 2: Apt 2A City: Albany State / Province: NY Postal / Zip Code: 12210
Topic	Community Violence Over a year ago I presented the council and the city with a Idea that would change the dynamic on city streets regarding gun violence, something that was clearly and is clearly needed, but to your detriment, it was ignored. And now look at the Dynamic on our streets. Gun Violence has become the accepted norm. People are looking for the chance to shoot and kill in This city. WE MUST Change that DYNAMIC and MENTALITY!! And it wont change with politics, political committees, task forces or appointees, It will take ACTION!! A Targeted Anti-loitering ordinance Geared to preventing gun violence will SAVE LIVES, and clearly Lives need to be saved. It is now up to you, as elected Leaders to take the action that is needed to save them!!

February 1, 2021

Albany Common Council  
Albany City Hall  
24 Eagle St # 202  
Albany, NY 12207

Re: Ordinance No. 20.92.20  
AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY  
OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE)  
CHANGING THE ZONING CLASSIFICATION OF 1057 WASHINGTON  
AVENUE AND 1061 WASHINGTON AVENUE FROM "MIXED-USE  
NEIGHBORHOOD CENTER" (MU-NC) TO RESIDENTIAL "TWO-FAMILY"  
(R-2) AND AMENDING THE ZONING MAP ACCORDINGLY

Dear Councilmembers:

We represent a number of residents of Rosemont Street whose properties are closely situated to the properties that are the subject of the above-referenced ordinance. We write to reiterate our support for Councilmember Michael O'Brien's application to amend the zoning map to change the classification of 1057 and 1061 Washington Avenue from MU-NC (Mixed-Use, Neighborhood Center) to R-2 (Two-Family Residential).

We detailed reasons for our support in our letter dated January 11, 2021. We would just like to emphasize a couple of points in response to some of the comments of the property owners and the Councilmembers expressed at the January 11, 2021 meeting of the Planning, Economic Development and Land Use Committee.

Specifically, there appeared to be some concern that the proposed change was reactionary or intended to defeat a particular development proposal. The Stewart's project was denied by the Planning Board. But this application is not about Stewart's. The proposed zoning amendment is to achieve more appropriate zoning at this location, so that scaled-commercial uses may be pursued along the commercial corridor on Colvin Avenue and the current residential use may be maintained on Washington Avenue, the residential corridor.

The USDO sets forth several standards for the Council to consider in determining whether to amend the zoning map. Among others, these considerations include whether the proposed amendment would be consistent with the Comprehensive Plan, "improve compatibility among uses and . . . ensure efficient development within the City" and "result in a logical and orderly development pattern."<sup>1</sup> The proposed zoning map amendment accomplishes these goals.

The current use of the properties is incompatible with its zoning designation and the amendment would make the zoning for these properties consistent not only with their current use but also with the surrounding properties that face Washington Avenue, all of which are zoned as R-1 or R-2 properties, improving compatibility and logical and orderly development.

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<sup>1</sup> USDO § 375-6(E)(24)(c)(i)(E)-(F).

Based on the foregoing and for the reasons set forth in our January letter, we ask that the Council zone to approve of the proposed change to the zoning map.

Thank you for your consideration.

Sarah Harrington  
141 Rosemont St.

Paul Lamar  
143 Rosemont St.

Albert Wilson, IV  
141 Rosemont St.

Mark Eamer  
143 Rosemont St.

Deborah Conti  
142 Rosemont St

Janet Miller  
145 Rosemont St.

Christopher Conti  
142 Rosemont St.

Gregory Miller  
145 Rosemont St.

cc: Councilmember Michael O'Brien, Edward Hyde Clark (Upper Washington Neighborhood Association), Zachary Simpson (Upper Washington Neighborhood Association)

February 1, 2021

Common Council

I am writing in full support of Mike O'Brien's ordinance 20.92.20 to rezone 1057 and 1061 Washington Avenue from Mixed Use Commercial to R-2.

The issue came to my attention when Stewart's proposed to build a convenience store and gas station on the site of KeyBank and the two residential properties, in competition with a long established station across the street. I looked through the U.S.D.O and the previous zoning regulations and saw the Christopher Spencer approved grandfathering in the previous zone without removing the two residential properties to where they should be, R-2. The purpose of the U.S.D.O was to rectify past errors and to support traditional neighborhoods. It has become more and more clear that what is in writing has not been the goal of the Commissioner of the Planning Department nor this Administration.

The above ordinance would correct the error of the present zoning of the two residential buildings and properly set a precedence for future discoveries in the flawed U.S.D.O.

Honor Conklin

18 Oakwood Street  
Albany, New York, 12208

Common Council, I wish to speak in favor of Mike Obrian's ordinance 20.92.20. When the Pandemic leaves the traffic will return to Washington ave. and especially at colvin ave. When I walked thru this intersection it was bubper to bumper at rush hour with many driving thru the intersection and ignoring the traffic and pedisterian signals. Already a gas station and convenience store there on the other corner. Those homes in that neighborhood are mostly single family, well kept. Many people would not buy a home close to such a busy area. New prospective homeowners would wonder how many other lots will be filled with commercial development after they purchased property there. Soon the value of homes will drop and become opportunities for conversion to multiple units with loud parties and poor property upkeep. Leads to lower value assessments and less taxes being collected, raising taxes for the rest of the home owners in the city.

Please vote for this Ordinance.

Tim Looker  
146 Winthrop ave. Albany,ny. 12203  
518-482-1259

It has come to my attention that the Common Council is currently evaluating certain members of the Albany Planning Board for extensions of tenure.

I would like to express the high level of consternation that I (and many residents that I know in my and other neighborhoods in the western part of the City share) regarding the performance and decision history related to the number and locations of several of high rise, low quality apartment building developments.

In brief, I would not favor the extension of any members of the current Board due to several years of: (i) a demonstrated total lack of interest, inquiry, or understanding of the impacts these projects will have on the quality of their surrounding neighborhoods; (ii) little to no regard to the role of SEQR and other regulations or a proper planning process; and (iii) the propagation of the unfounded characterization of concerned residents as NIMBYs - which they are clearly not.

This issue is not trivial. The quality of several neighborhoods has been impacted, and more will be under the arbitrary actions that are the hallmark of the current Planning Board membership.

I appreciate your time and consideration.

Stephen Burke  
11 Clarendon Road  
Albany, NY 12203