



Planning Board Public Workshop and Meeting

Date:	Tuesday, February 1, 2022
Location:	Teleconference and Videoconference via Zoom
Time:	6:03 PM
Members Present:	DeSalvo, Ellis, Gailliard, Hull, Kuchera

Public Workshop Agenda (No Action Taken or Public Comment Period)

PROJECT #00345

Application	DPR #0145
Property Address	244 State Street (AKA 90 South Swan Street)
Applicant	Man Realty LLC
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-505(3)
Proposal	Conversion of a +/-44,916 square foot office building into 61 dwelling units and a +/-490 square foot café (restaurant).
DPR #0145	No Action Taken.

Public Meeting Agenda

PROJECT #00442

Application	DPR #0133
Property Address	16,18,20 Morris Street; 353 Lark Street
Applicant	Ron Stein
Zoning District	R-M (Multifamily)
Request	Major Development Plan Review - §375-5(E)(14) Major Development Plan Review Waiver - §375-5(E)(14)
Proposal	Construction of a four-story, +/-37,260 square foot multi-family structure with 40 dwelling units and requested waiver to not provide on-site parking, when 32 on-site parking spaces are required.
SEQRA – Negative Declaration	Vote: 5-0-0
DPR #0133 Waiver – Approve with Condition	Vote: 5-0-0

CONDITION: Prior to the issuance of a building permit, the Applicant must submit sufficient evidence to demonstrate compliance with §375-401(4)(a)(iii) and submit evidence that the remaining parking requirement of 24 automobile parking spaces is met through:

- **Leases for a minimum period of two years for legally established parking spaces within 300 feet of the project site that meet the standards of §375-405(3)(d) of the USDO as adopted on September 3, 2021, and/or**
- **A Parking Demand Study that meets the standards of §375-405(3)(e) of the USDO as adopted on September 3, 2021 and has been approved by the Chief Planning Official.**

DPR #0133 - Approve

Vote: 5-0-0

PROJECT #00457

Application	CUP #0053; DPR #0147
Property Address	1048 Central Avenue
Applicant	Ryan Blatt, 1048 Central Ave ALB LLC
Zoning District	MU-NC (Mixed-Use, Neighborhood Center)
Request	Conditional Use Permit Review - §375-505(6) Major Development Plan Review - §375-505(3)
Proposal	Change of use of the subject property from indoor recreation or entertainment to a restaurant.
CUP #0053	No Action Taken.
DPR #0147	No Action Taken.

Public Speaker

16, 18, 20 Morris Street; 353 Lark Street

Andrew Harvey, Park South Neighborhood Association (Resident of the City of Albany)