



### Planning Board Public Hearing and Meeting

<b>Date:</b>	Tuesday, February 22, 2022
<b>Location:</b>	Teleconference and Videoconference via Zoom
<b>Time:</b>	6:07 PM
<b>Members Present:</b>	DeSalvo, Gailliard, Hull, Kuchera

### Public Hearing Agenda

#### PROJECT #00438

<b>Application</b>	<b>DPR #0136; CUP #0048</b>
<b>Property Address</b>	329 North Pearl Street
<b>Applicant</b>	Philip Morris, Capital Repertory Theatre
<b>Representing Agent</b>	Weston & Sampson
<b>Zoning District</b>	MU-CU (Mixed-Use, Community Urban)
<b>Request</b>	Conditional Use Permit Review - §375-5(E)(16) Major Development Plan Review - §375-5(E)(14) Major Development Plan Review Waiver - §375-5(E)(14)
<b>Proposal</b>	Construction of a surface parking lot with 44 parking spaces.
<b>SEQRA – Negative Declaration</b>	<b>Vote: 3-0-0 (Roman Kuchera Motioned, Glinnesa Gailliard Seconded)</b>
<b>CUP #0048 – Approved</b>	<b>Vote: 3-0-0 (Roman Kuchera Motioned, Glinnesa Gailliard Seconded)</b>
<b>DPR #0136 Waiver (Curb Cut) – Approved</b>	<b>Vote: 3-0-0 (Roman Kuchera Motioned, Glinnesa Gailliard Seconded)</b>
<b>DPR #0136 – Approved</b>	<b>Vote: 3-0-0 (Roman Kuchera Motioned, Glinnesa Gailliard Seconded)</b>

#### PROJECT #00457

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

## Public Meeting Agenda

### **PROJECT #00450**

Application  
Property Address  
Applicant  
Zoning District  
Request  
Proposal  
SEQRA – Negative  
Declaration  
DR #0118 – Approved with  
Conditions

**DR #0118**  
276 Central Avenue  
North Islamic Trust  
MU-FC (Mixed-Use, Form-Based Central Avenue)  
Demolition Review - §375-5(E)(17)  
Demolition of the front façade of the subject property.

**Vote: 4-0-0 (Roman Kuchera Motioned, Martin Hull Seconded)**

**Vote: 4-0-0 (Martin Hull Motioned, Roman Kuchera Seconded)**

**CONDITION: Prior to the issuance of building permits, the Applicant must receive approval from the Board of Zoning Appeals for the three area variance applications related to the compliance with §375-407(4)(a), §375-407(4)(f)(i), and §375-407(4)(g)(i) of the USDO.**

### **PROJECT #00345**

Application  
Property Address  
Applicant  
Zoning District  
Request  
Proposal  
DR #0118 – Approved with  
Conditions

**DPR #0145**  
244 State Street (AKA 90 South Swan Street)  
Man Realty LLC  
MU-CU (Mixed-Use, Community Urban)  
Major Development Plan Review - §375-505(3)  
Conversion of a +/-44,916 square foot office building into 61 dwelling units and a +/-490 square foot café (restaurant).

**Vote: 4-0-0 (Glinnessa Gailliard Motioned, Martin Hull Seconded)**

**CONDITION #1: Prior to the issuance of Building Permits, the Applicant must receive approval from the Office of the Forester for the installation of shade trees within the City right-of-way.**

**CONDITION #2: Prior to the issuance of a temporary or full Certificate of Occupancy, the Applicant must implement an Affordable Housing Compliance Plan.**

**CONDITION #3: Prior to the issuance of a temporary or full Certificate of Occupancy, the proposed rooftop mechanical installations shall be screened in accordance with §375-406(8)(b) of the USDO.**

## Public Speakers

No Public Speakers