

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Board

MAYOR: KATHY M. SHEEHAN
DIRECTOR: BRAD GLASS

CONTACT: Zach Powell
planningboard@albanyny.gov

Planning Board Public Hearing and Meeting

Date: Tuesday, September 28, 2021

Location: Teleconference and Videoconference via Zoom and 200 Henry Johnson Boulevard, Second Floor Community Room (See Information Below)

Time: 6:06 PM

Members Present: DeSalvo, Ellis, Gailliard, Hull, Kuchera

Public Hearing Agenda

PROJECT #00425

Application	CUP #0044
Property Address	7 Wilbur Street
Applicant	7 Wilbur LLC (Gerard Marzocchi)
Representing Agent	Donata Rea
Zoning District	R-T (Townhouse)
Request	Conditional Use Permit - §375-5(E)(16)
Proposal	Conversion of a two-family townhouse to a three-family townhouse.
CUP #0044 – Approved	Vote: 5-0-0

PROJECT #00434

Application	CUP #0046
Property Address	869 Madison Avenue
Applicant	Madison Pub LLC
Zoning District	MU-NC (Mixed-Use, Neighborhood Center)
Request	Conditional Use Permit - §375-5(E)(16)
Proposal	Occupation of +/-2,000 square feet of the ground floor as a bar or tavern.
CUP #0046 – Approved with Condition	Vote: 5-0-0 CONDITION: There must be a security guard present from 9:00 PM to 2:00 AM.

Public Meeting Agenda

PROJECT #00407

Application	DPR #0118
Property Address	17, 19, 21, and 25 Erie Boulevard
Applicant	21 Erie Assoc., LLC
Representing Agent	Jeff Buell, Redburn Development
Zoning District	MU-FW (Mixed-Use, Form-Based Warehouse)
Request	SEQRA Lead Agency Declaration
Proposal	Conversion of an existing +/-243,000 square foot warehouse to 300 apartments and expansion of an existing surface parking lot of +/-185 spaces.

SEQRA- Planning Board
Declared Lead Agency

Vote: 5-0-0

PROJECT #00372

Applications	CUP #0035; DPR #0102; DR#0092
Property Address	1415 Washington Avenue
Applicant	Evan Podob, 1415 Washington Property, LLC
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Conditional Use Permit - §375-505(16) Demolition Review - §375-505(17) Major Development Plan Review - §375-505(14)
Proposal	Demolition of a +/-66,237 square foot hotel and the construction of a +/-414,580 square foot student dormitory with 231 dwelling units and a parking garage with +/-207 automobile parking spaces.

CUP #0035; DPR #0102;
DR #0092

No Action Taken.

Public Comments

7 Wilbur Street

Betsy Mercogliano, 3 Wilbur Street

Ellen Becker, 21 Wilbur Street

869 Madison Avenue

Leah Golby, Pine Hills Neighborhood Association, 728 Madison Avenue, Suite 105

James Grimaldi, 869 Madison Avenue

1415 Washington Avenue

Councilmember Alfredo Balarin, 55 Partridge Street