

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

MAYOR: KATHY M. SHEEHAN

COMMISSIONER: CHRISTOPHER P. SPENCER

CONTACT: Lauren Alpert
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Board of Zoning Appeals Public Hearing

Date: Wednesday, March 27, 2019

Location: 200 Henry Johnson Blvd | 2nd Floor Community Room

Time: 6:00 PM

Members Present Daley, Pasquil, Peoples, White

AGENDA

PROJECT # 00238

Application(s)	AV #0044
Property Address	563 New Scotland Avenue
Applicant	Jankow Companies
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-NC (Mixed-Use, Neighborhood Center) & R-M (Residential, Multi-Family)
Proposal	Area Variance - §375-5(E)(21)
Request	Area Variance to allow for the construction of a five (5)-story mixed-use building, where the maximum permitted height for principal buildings is 4.5 stories with a low impact development incentive.
Area Variance	Deferred

PROJECT # 00246

Application(s)	AV 0037
Property Address	341 Madison Avenue
Applicant	Michael Harrington
Representing Agent	N/A
Zoning District	R-T (Residential, Townhouse)
Proposal	Conversion of a two-family townhouse to a three-family townhouse.
Request	Area Variance (375-2(C)(5)) to the requirement that a unit has to occupy at least 80 percent of a single floor plane to occupy +/-52 percent of a single floor plane.

Area Variance **Deferred**

PROJECT # 00252

Application(s)	AV 0038
Property Address	89 (AKA 95) Central Avenue
Applicant	Legal Aid Society of New York
Representing Agent	Lillian M. Moy, Executive Director, Legal Aid Society of New York
Zoning District	MU-FC (Mixed Use Form-Based Central Avenue)
Proposal	Installation of a sign
Request	Area Variance (375-4(I)(5)(a)(i)) from the maximum wall sign from 24 square foot to a +/- 35 square foot wall sign.

Area Variance **Deferred**

PROJECT # 00261

Application(s)	AV 0039
Property Address	33 Arthur Drive
Applicant	Richard Barber and Margaret Barrows
Zoning District	R-1M (Single-Family, Medium Density)
Proposal	Area Variance - §375-5(E)(21)
Request	Area Variance to allow for the installation of +/- 184 feet of six (6)-foot fencing, +/- 108 feet of which will be located within the exterior side yard area. Fences located within required front or exterior side yards may not exceed four (4) feet in height or be more than 60% opaque (§375-4(F)(8)(b)(i)(A) of the USDO).

Area Variance- Denied **Vote: 3-1-0**

PROJECT # 00264

Application(s)	AV #0041
Property Address	950, 960, 964 Central Avenue
Applicant	BBL Construction Services, Inc.
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-CH (Mixed-Use, Community Highway)
Proposal	Area Variance - §375-5(E)(21)
Request	Area Variance to allow for a 136-foot front setback, where the maximum permitted front setback is 100 feet.

Area Variance- Denied **Vote: 0-4-0**