

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

**MAYOR:** KATHY M. SHEEHAN

**COMMISSIONER:** CHRISTOPHER P. SPENCER

**CONTACT:** Zach Powell  
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## Board of Zoning Appeals Public Workshop

**Date:** Wednesday, April 10, 2019

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

**Time:** 6:00 PM

## Workshop Agenda

### PROJECT #00252

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

### PROJECT # 00246

<b>Applications</b>	<b>AV #0037</b>
<b>Property Address</b>	341 Madison Avenue
<b>Applicant</b>	Michael Harrington
<b>Representing Agent</b>	N/A
<b>Zoning District</b>	R-T (Residential, Townhouse)
<b>Request</b>	Area Variance - §375-5(E)(21)
<b>Proposal</b>	Area Variance to the requirement that a unit has to occupy at least 80 percent of a single floor plate to occupy +/-52 percent of a single floor plate.

### PROJECT #00238

<b>Applications</b>	<b>AV #0044</b>
<b>Property Address</b>	563 New Scotland Avenue
<b>Applicant</b>	Jankow Companies
<b>Representing Agent</b>	Daniel Hershberg, Hershberg & Hershberg

**Zoning District** MU-NC (Mixed Use Neighborhood Center)  
**Request** Area Variance - §375-5(E)(21)  
**Proposal** 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.

**PROJECT #00275**

**Applications** **AV #0042**  
**Property Address** 301 Orange Street  
**Applicant** Habitat for Humanity Capital District  
**Representing Agent** Fred Darguste  
**Zoning District** R-T (Residential, Townhouse)  
**Request** Area Variance - §375-5(E)(21)  
**Proposal** Area Variance to allow for a six (6)-foot side setback, where the maximum permitted side setback is 3.5 feet.

**PROJECT #00276**

**Applications** **AV #0043**  
**Property Address** 288 Orange Street  
**Applicant** Habitat for Humanity Capital District  
**Representing Agent** Fred Darguste  
**Zoning District** R-T (Residential, Townhouse)  
**Request** Area Variance - §375-5(E)(21)  
**Proposal** Area Variance to allow for a six (6)-foot side setback, where the maximum permitted side setback is 3.5 feet.

**PROJECT #00277**

**Applications** **AV #0045**  
**Property Address** 31 New Karner Road  
**Applicant** Stewart's Shops  
**Representing Agent** Tyler Fronte  
**Zoning District** I-1 (Light Industrial)  
**Request** Area Variance - §375-5(E)(21)  
**Proposal** Area Variance to allow for a 166-foot front setback, where the maximum permitted front setback is 50 feet and for the installation of a 74-square foot freestanding sign, where the maximum permitted size of freestanding signage is 64 square feet

**PROJECT #00277**

<b>Applications</b>	<b>AV #0046</b>
<b>Property Address</b>	581 Central Avenue
<b>Applicant</b>	Walgreens Pharmacy
<b>Representing Agent</b>	AGI
<b>Zoning District</b>	MU-FC (Mixed-Use Form-Based Central Avenue)
<b>Request</b>	Area Variance - §375-5(E)(21)
<b>Proposal</b>	Area Variance to allow for a +/- 10 square foot freestanding sign in a district that does not permit freestanding signage and would exceed the maximum permitted amount of signage for the site.