

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

MAYOR: KATHY M. SHEEHAN

COMMISSIONER: CHRISTOPHER P. SPENCER

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Board of Zoning Appeals Public Meeting

Date: Wednesday, January 29, 2020

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

Time: 6:00 PM

Members Present: Berkley, Cummings, Daley, LeBlan, White-Lake

Public Meeting Agenda

PROJECT # 0052

Application(s)	AV #0053
Property Address	745 Broadway
Applicant	Broadway 915 LLC
Representing Agent	Daniel R. Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Proposal	Remove portion of existing parking lot and construction of a six-story building with commercial space and parking on the first floor and apartments on the upper five floors.
Request	Area Variance (375-4(A)(3)(b)(i)) to allow a 104-foot front setback on Jackson Street, where the maximum permitted setback is 10 feet.
AV #0052 - Approved	Vote 5-0-0

ADMINISTRATIVE APPEAL #0003

Application(s)	A #0003
Property Address	900 Central Avenue
Applicants	Somerset Associates, LP; 900 Central Avenue, LLC; Central Colvin Realty, LLC; Dedham Post Funding LLC
Zoning District	MU-CH (Mixed-Use, Community Highway)
Proposal	Determination of blood plasma collection facility classification as "office" where it is currently not explicitly listed in Table 375-3-1 of City's Unified Sustainable Development Ordinance (USDO).
AA #0003 – Approval with modification	Vote 5-0-0 Modification: The proposal was modified to classify the blood plasma collection

facility as "Light Manufacturing", a conditional use in the MU-CH district.

Request **Administrative Appeal** of a July 20th 2017 Commissioner's response to Zoning Compliance certificate (#0010) determining that the described usage was not consistent with any presently listed usages, where such finding led to the Commissioner exercising the authority to delay making determination of usage classification until an amendment to the USDO could be made during the periodic review period to add a new use classification and use standards for the applicants intended use.