Minutes

Agenda Item(s): Ordinance 3.12.19 and 4.12.19

Questions and Discussion:

- Ordinance 4.12.19 proposes to rezone parcels located at 151 & 153 Grand Street to LC (Land Conservation).
- The properties are currently located in the MU-FS (Form-Based South End) zoning district. The purpose of the MU-FS district is to encourage redevelopment in the South End area by re-creating a more fine-grained street system that encourages internal pedestrian and bicycle circulation, encouraging a vibrant mix of residential and nonresidential uses, and creating new investment opportunities along the waterfront. The coding of the MU-FS district failed to anticipate the growth of an existing, community benefit use - the Radix Ecological Sustainability Center - that has specific needs and characteristics that are best served by the zoning parameters set forth in the LC zone district, and are greatly complicated by those set forth for the MU-FS zone district. The mission of the Radix Center is to promote ecological literacy and environmental stewardship through educational programs based around demonstrations of sustainable technologies.
- Scott Kellogg states that the Radix Center was awarded $422,410 grant from the New York State Department of Environmental Conservation to expand its current educational facilities by constructing an Ecological Justice Literacy Center at 151 Grand Street.
- The Radix Center currently operates an existing greenhouse, raised bed gardens and animal habitat at 153 Grand Street. Due to the nature of the existing site buildings and operations, as well as the need for unobstructed solar access to the new building, the proposed site development would be unable to meet the frontage standards established for the MU-FS zone district.
- Council Member Anane congratulates for Kellogg on grant and for the work they are doing in the Southend.
- The proposed LC designation would allow for the necessary flexibility in dimensional regulations needed to accommodate the use, the purpose, and intent of which is consistent with that of the LC district.
- Everyone in the neighborhood supports it.
- Council Member Farrell made a motion to move Ordinance 4.12.19 out of committee with a favorable recommendation, which was seconded by Council Member Doesschate. The motion passed unanimously.
- Public hearing is scheduled for Ordinance 3.12.19 and 4.12.19 on February 27, 2019, at 7 pm.
- FEMA updated our flood map which impacts North Albany (warehouse district) flood insurance for the property owners in that area.
- We haven’t has flood since the 1950s which is mostly in the 4<sup>th</sup> ward.
- Ordinance 3.12.19 revises the Flood Insurance Risk Maps and Flood Insurance Study along the Patroon Creek from Tivoli Street to the Hudson River. The new maps and study were developed using more advanced modeling techniques than the previous versions.
- This correction to the map will reduce the special flood hazard area and lower the base flood elevations.
- This will benefit property owners.
Council Member Farrell made a motion to move Ordinance 3.12.19 out of committee with a favorable recommendation, which was seconded by Council Member Balarin. The motion passed unanimously.

**Public Comment:**

**Adjourn:**
After public comments, the chairperson asked for a motion to adjourn at 6:40PM, which was duly made, seconded, and passed.

Respectfully Submitted,
Michele Andre
Legislative Aide to Common Council