

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Board

MAYOR: KATHY M. SHEEHAN

COMMISSIONER: CHRISTOPHER P. SPENCER

CONTACT: Brad Glass

planningboard@albanyny.gov

Planning Board Public Meeting

Date: Thursday, December 20, 2018

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

Time: 5:45 PM

PUBLIC HEARING AGENDA

PROJECT # 00232

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| Application(s) | CUP # 0019 |
| Property Address | 448 Madison Avenue |
| Applicant | Aumond Enterprises, LLC |
| Representing Agent | Harris A. Sanders Architects, P.C. |
| Zoning District | MU-NC (Mixed-Use Neighborhood Center) |
| Request | Conditional Use Permit - §375-5(E)(16) |
| Proposal | Occupy +/- 1,250 SF of floor area within the structure the premises for the purpose of Artisan Manufacturing, and expand an existing Conditional Use (Bar/Tavern) occupying +/- 2,250 SF of floor area by an additional +/- 1,150 SF. |

ZONING MAP AMENDMENT # 0001

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| Application(s) | ZMA # 0001 |
| Property Address | 10-15 Krank Street, 4-12 Leonard Street & 7-15 Scott Street |
| Applicant | South End Development, LLC |
| Representing Agent | Hershberg & Hershberg |
| Zoning District | R-T (Townhouse) |
| Request | Amendment to Zoning Map - §375-5(E)(24) |
| Proposal | Amendment to the Zoning Map changing the zoning classification of the affected properties from R-T (Townhouse) to MU-NE (Mixed-Use Neighborhood Edge). |

ZONING MAP AMENDMENT # 0002

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| Application(s) | ZMA # 0002 |
| Property Address | 151 & 153 Grand Street |
| Applicant | Christopher Spencer, Chief Planning Official |
| Representing Agent | Brad Glass, Director of Planning |
| Zoning District | MU-FS (Mixed-Use Form-Based South End) |
| Request | Amendment to Zoning Map - §375-5(E)(24) |
| Proposal | Amendment to the Zoning Map changing the zoning classification of the affected properties from MU-FS (Mixed-Use Form-Based South End) to LC (Land Conservation). |

ZONING TEXT AMENDMENT # 0003

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| Application(s) | ZTA # 0003 |
| Applicant | City of Albany Common Council |
| Sponsor | Richard Conti, 6 th Ward Common Councilmember Cathy Fahey, 7 th Ward Common Councilmember |
| Request | Amendment to Zoning Text - §375-5(E)(24) |
| Relevant Sections | §375-2(C)(4)(d) |
| Proposal | Amend the USDO to require a Conditional Use Permit for new construction of townhouse dwellings having three dwelling units in the R-T (Townhouse) zoning district and qualify the minimum standards to allow such construction. |

ZONING TEXT AMENDMENT # 0004

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| Application(s) | ZTA # 0004 |
| Applicant | City of Albany Common Council |
| Sponsor | Judy Doeschate, 9 th Ward Common Councilmember |
| Request | Amendment to Zoning Text - §375-5(E)(24) |
| Relevant Sections | §375-4(I)(5); §375-5(F)(5) |
| Proposal | Amend the USDO to reduce the size of allowable signs within residential zone districts and to require the removal of obsolete signs. |

ZONING TEXT AMENDMENT # 0005

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| Application(s) | ZTA # 0005 |
| Applicant | City of Albany Common Council |
| Sponsor | Richard Conti, 6 th Ward Common Councilmember |
| Request | Amendment to Zoning Text - §375-5(E)(24) |
| Relevant Sections | §375-3(B) |
| Proposal | Amend the USDO to allow Artisan Manufacturing in the MU-NE (Mixed-Use Neighborhood Edge) district subject to a Conditional Use Permit. |

ZONING TEXT AMENDMENT # 0006

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| Application(s) | ZTA # 0006 |
| Applicant | Christopher Spencer, Chief Planning Official |
| Representing Agent | Brad Glass, Director of Planning |
| Request | Amendment to Zoning Text - §375-5(E)(24) |
| Proposal | Amend the USDO in recognition of Letter of Map Revision (LOMR) Case No. 17-02-1160P altering the boundaries of the FP-O (Floodplain Overlay) district. |

PUBLIC MEETING AGENDA

PROJECT # 00034

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| Applications | DPR # 0007 |
| Property Address | 60 Colvin Avenue |
| Applicant | Anthony DeThomasis |
| Zoning District | MU-NC (Mixed-Use Neighborhood Center) |
| Request | Concept Review of a Major Development Plan - §375-5(E)(14)(b)(ii) |
| Proposal | Construction of a three (3)-story, +/- 72,500 SF mixed-use building with +/- 17,500 SF of retail and +/- 44 dwelling units, and four (4) townhouse dwellings. |

PROJECT # 00205

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| Applications | DPR # 0031 |
| Property Address | 185-189 Elm Street |
| Applicant | 100 N 5, LLC |
| Representing Agent | ABD Engineers, LLP |
| Zoning District | R-T (Residential Townhouse) |
| Request | Major Development Plan Review - §375-5(E)(14) |
| Proposal | Construction of three (3) townhouse dwellings having a total of nine (9) dwelling units on contiguous lots. |

PROJECT # 00233

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| Application(s) | DR # 0038 |
| Property Address | 57 Liebel Street |
| Applicant | Albany County Land Bank Corporation |
| Zoning District | R-2 (Two-Family) |
| Request | Demolition Review - §375-5(E)(17) |
| Proposal | Demolition of the +/- 3,049 SF structure at the premises. |

PROJECT # 00234

Application(s) DR # 0039
Property Address 174 Livingston Avenue
Applicant Albany County Land Bank Corporation
Zoning District R-2 (Two-Family)
Request Demolition Review - §375-5(E)(17)
Proposal Demolition of the +/- 2,613 SF structure at the premises.

PROJECT # 00235

Application(s) DR # 0040
Property Address 281 Sheridan Avenue
Applicant Albany County Land Bank Corporation
Zoning District R-2 (Two-Family)
Request Demolition Review - §375-5(E)(17)
Proposal Demolition of the +/- 2,178 SF structure at the premises.

PROJECT # 00237

Application(s) DR # 0042
Property Address 446 Elk Street
Applicant Albany County Land Bank Corporation
Zoning District R-2 (Two-Family)
Request Demolition Review - §375-5(E)(17)
Proposal Demolition of the +/- 1,600 SF structure at the premises.

OTHER BUSINESS AGENDA

PROJECT # 00189

Property Address 100 Kenwood Road
Applicant Kenwood Commons, LLC
Representing Agent Hershberg & Hershberg
Zoning Districts MU-CI (Mixed-Use Campus/Institutional)
MU-CH (Mixed-Use Community Highway)
R-T (Townhouse)
Request SEQRA Determination of Significance
Proposal District Plan involving construction of +/- 35 structures ranging from two (2) to eight (8) stories and totaling +/- 3,976,960 SF. A total of +/- 2,224 dwelling units, +/- 575 hotel rooms, +/- 437,760 SF of commercial / community space and associated parking facilities are proposed. Five (5) existing structures at the site will be demolished.

PROJECT # 00247

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| Applications | DPR # TBD |
| Property Address | 39 Columbia Street |
| Applicant | Redburn Development Partners, LLC |
| Zoning District | MU-DT (Mixed-Use Downtown) |
| Request | SEQRA Declaration of Lead Agency |
| Proposal | Conversion of a +/- 60,000 square foot office building to a multi-family residential dwelling with +/- 46 dwelling units. |

PROJECT # 6-16, 971

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| Applications | PB Case #06-16, 971 |
| Property Address | 191 North Pearl Street |
| Applicant | 191 North Pearl, LLC (Rudy R. Lynch) |
| Representing Agent | N/A |
| Zoning District | R-M (Residential Multifamily) |
| Request | Extension of Approval Time Period - §375-5(D)(12)(c)(iii)(B) |
| Proposal | Construction of a 3.5-story, +/- 28,800 square foot, multifamily dwelling. |

PROJECT # 00242

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| Applications | CUP#0014, WDA #002 |
| Property Address | 251-255 North Pearl Street |
| Applicant | Capitol Repertory Theatre |
| Representing Agent | CSARCH |
| Zoning District | MU-CU (Mixed-Use Community Urban) |
| Request | SEQRA Declaration of Lead Agency |
| Proposal | Conversion of a +/- 28,200 square foot warehouse to a performing arts venue with seating for a total of +/- 410 spectators and the installation of four (4) LED sign displays. |

RULES OF PROCEDURE

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| Proposal | Amendments to the Planning Board Rules of Procedure to create procedures for consent agendas. |
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