

# CITY OF ALBANY



## NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Board

**MAYOR:** KATHY M. SHEEHAN  
**COMMISSIONER:** CHRISTOPHER P. SPENCER

**CONTACT:** Brad Glass  
planning@albanyny.gov

### Planning Board Actions Taken

Date:	Tuesday, February 26, 2019
Location:	200 Henry Johnson Blvd   2nd Floor Community Room
Time:	5:45 PM
Members Present:	DeSalvo, Hull, Kuchera, Ellis, Gailliard

### CONSENT AGENDA

- 6 Cuyler Avenue for Conditional Use Permit

Motion to Move Item to Consent Agenda **Vote:** 5-0-0

Motion to Approve Consent Agenda **Vote:** 5-0-0

### PROJECT # 00266

Applications	<b>CUP #0019; DR #0062</b>
Property Address	1020 Madison Avenue Consent Agenda Items
Applicant	The College of Saint Rose
Representing Agent	John Ellis
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Request	Conditional Use Permit - §375-5(E)(16) Demolition Review - §375-5(E)(17)
Proposal	Conversion and expansion of the principal structure for use by a Higher Education Institution. An existing +/- 900 square foot accessory structure will be demolished.
SEQRA - Negative Declaration	<b>Vote:</b> 5-0-0
Conditional Use Permit- Approved with Condition	<b>Vote:</b> 5-0-0  <b>Condition:</b> Applicant must provide two (2) bicycle parking spaces with at least one (1) bicycle parking space enclosed.
<b>Demolition Review - Approved</b>	<b>Vote:</b> 5-0-0

### PROJECT # 00263

Applications	<b>DPR #0048; CUP #0017; DR# 0060</b>
Property Address	423 & 427 Washington Avenue

Applicant	Edward Maitino
Representing Agent	Luigi Palleschi, ABD Engineers, LLP
Zoning District	MU-FM (Mixed-Use Form-Based Midtown)
Request	Major Development Plan Review - §375-5(E)(14) Conditional Use Permit - §375-5(E)(16) Demolition Review - §375-5(E)(17)
Proposal	Construction of a +/- 16,900 square foot multi-family dwelling with 16 dwelling units. An existing +/- 2,025 square foot residential structure will be demolished.
SEQRA – Negative Declaration	<b>Deferred</b>
Conditional Use Permit	<b>Deferred</b>
Demolition Review	<b>Deferred</b>
Major Development Plan Review	<b>Deferred</b>

**PROJECT # 00268**

Applications	<b>CUP #0020</b>
Property Address	240-242 Second Street
Applicant	Bonaquisti Brothers Construction
Representing Agent	Luigi Palleschi, ABD Engineers, LLP
Zoning District	R-2 (Two-Family)
Request	Conditional Use Permit - §375-5(E)(16)
Proposal	Construction of two, +/- 2,500 square foot townhouse dwellings.
Conditional Use Permit - Approved	<b>Vote: 5-0-0</b>

**PROJECT #00259**

Applications	<b>CUP # 0016</b>
Property Address	6 Cuyler Street
Applicant	Alex & Kim Champion
Representing Agent	N/A
Zoning District	R-T (Townhouse)
Request	Conditional Use Permit - §375-5(E)(16)
Proposal	Conversion of a +/- 1,896 square foot one-family dwelling to a two-family dwelling.
Conditional Use Permit - Approved	<b>Vote: 5-0-0</b>

**PROJECT # 00086**

Applications	<b>DIST #001</b>
Property Address	60 Academy Road
Applicant	Parsons Child & Family Center

Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-CI (Mixed-Use Campus/Institutional)
Request	District Plan Amendment - §375-5(D)(12)
Proposal	Amendment to a previously approved district plan involving construction of a +/- 12,910 square foot community residential facility and demolition of an existing +/-8,750 square foot structure.
SEQRA	<b>Deferred</b>
Conditional Use Permit	<b>Deferred</b>

**PROJECT # 00178**

Applications	<b>DPR # 0030; DR #0042</b>
Property Address	1211 Western Avenue
Applicant	GSX Ventures
Representing Agent	Donald Zee, P.C.
Zoning District	MU-CU (Mixed-Use Community Urban)
Request	Major Development Plan Review - §375-5(E)(14) Demolition Review - §375-5(E)(17)
Proposal	Construction of a six (6)-story 151,575 square foot multi-family dwelling with 136 dwelling units. An existing +/- 12,036 square foot commercial structure at the site will be demolished.
SEQRA – Negative Declaration	<b>Vote: 5-0-0</b>
Demolition Review - Approved	<b>Vote: 5-0-0</b>
Major Development Plan Review - Approved	<b>Vote: 5-0-0</b>
	<b>Conditions:</b>
	<ol style="list-style-type: none"> <li><b>1. The Applicant must receive a sewer extension permit from the Albany County Department of Health.</b></li> <li><b>2. The Applicant must submit and receive approval for a Maintenance of Traffic Plan from the City of Albany Division of Traffic and Traffic Safety.</b></li> <li><b>3. The Applicant must bury utility lines on Western Avenue prior to the issuance of a Certificate of Occupancy.</b></li> <li><b>4. The owner of the proposed building and their successors in interest shall restrict residential lease terms within the proposed building to one year or longer except where doing so interferes with the owners’ obligations under any Federal or state Law, the protection of vulnerable classes, or until such time as this approval condition is explicitly rescinded by this Board or its successor(s) or this condition directly conflicts with subsequent amendments to this Albany City Code.</b></li> </ol>

**PROJECT # 00242**

Applications	<b>CUP #0014, WDA #002</b>
Property Address	251-255 North Pearl Street
Applicant	Capital Repertory Theatre
Representing Agent	CSARCH
Zoning District	MU-CU (Mixed-Use Community Urban)
Request	Conditional Use Permit - §375-5(E)(16) Wall Display Application -
Proposal	Conversion of a +/- 28,200 SF warehouse to a performing arts venue with seating for a total of +/- 410 spectators and the installation of three (4) LED sign displays.
SEQRA – Negative Declaration	<b>Vote:</b> 4-0-0 (Albert DeSalvo recused himself)
Conditional Use Permit - Approved	<b>Vote:</b> 4-0-0 (Albert DeSalvo recused himself)
Wall Display Application – Approved	<b>Vote:</b> 3-0-1 (Albert DeSalvo recused himself)

**PROJECT # 00253**

Applications	<b>DPR # 0044</b>
Property Address	543 North Pearl Street
Applicant	St. Catherine’s Center for Children
Zoning District	MU-NE (Mixed-Use Neighborhood Edge)
Request	Major Development Plan Review - §375-5(E)(14) Demolition Review - §375-5(E)(17)
Proposal	Construction of a three (3)-story, +/- 21,925 square foot multi-family dwelling with 20 dwelling units. An existing +/- 21,825 square foot structure at the site will be demolished.
SEQRA – Negative Declaration	<b>Vote:</b> 5-0-0
Major Development Plan Review – Approved with Conditions	<b>Vote:</b> 5-0-0  <b>Conditions:</b> <b>1. The Applicant must receive approval from the City of Albany Water Department.</b> <b>2. The Applicant must include at least two (2) covered bicycle parking spaces on the site.</b>
Demolition Review - Approved	<b>Vote:</b> 5-0-0

**PROJECT # 00256**

Applications	<b>DPR #0046; DR #0059-0061</b>
Property Address	74- 86 Dana Avenue
Applicant	Ron Stein, TRPS2, LLC
Representing Agent	Madison Park Management
Zoning District	R-M (Multi-Family)
Request	Major Development Plan Review - §375-5(E)(14) Demolition Review - §375-5(E)(17)
Proposal	Construction of a four (4)-story, +/- 45,200 square foot multi-family dwelling with 36 dwelling units. Three existing structures at the site totaling +/- 8,640 square feet will be demolished.
SEQRA – Negative Declaration	<b>Vote:</b> 5-0-0
Major Development Plan Review	<b>Deferred</b>
Demolition Review - Approved	<b>Vote:</b> 5-0-0