

CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Board

MAYOR: KATHY M. SHEEHAN

COMMISSIONER: CHRISTOPHER P. SPENCER

CONTACT: Zach Powell
planning@albanyny.gov

Planning Board Public Meeting

Date: Tuesday, March 26, 2019

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

Time: 5:45 PM

Members Present DeSalvo, Gailliard, Hull*, Kuchera
*Martin Hull Arrived After the Approval of the Consent Agenda

Consent Agenda

PROJECT # 00086

Application	DIST #001
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.
District Plan Amendment- Approved	Vote: 3-0-0

PROJECT #00256

Applications	DPR #0046
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)
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.

DPR #0046 – Approved with
Condition

Vote: 3-0-0

Condition: The Applicant must receive approval from the City of Albany Division of Engineering and the Department of Water and Water Supply.

Public Hearing Agenda

PROJECT #00257

Applications	DPR #0045; CUP# 0019; DR #0050-0057
Property Address	237 Western Avenue
Applicant	Patrick Rafferty
Representing Agent	David Osher
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 five (5)-story, +/- 117,160 square foot structure with 101 dwelling units and 5,639 square feet of commercial space. Multiple existing structures at the site totaling +/- 22,100 square feet will be demolished.

DPR #0045; CUP #0019; DR
#0050-0057

No Action Taken

Public Meeting Agenda

PROJECT #00263

Applications	DPR #0048; CUP #0017; DR #0060
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

Vote: 4-0-0

DPR #0048 – Approved
with Conditions

Vote: 4-0-0

Condition #1: Applicant must submit a finalized two-year lease agreement for

seven (7) parking spaces to the Department of Planning and Development

Condition #2: Applicant must provide at least two (2) enclosed bicycle spaces that meet the standards of §375-4(E)(6) of the USDO.

CUP #0017 - Approved **Vote:** 4-0-0

DR #0060 - Approved **Vote:** 4-0-0

PROJECT #00238

Applications	DPR # 0038; DR #0052-58
Property Address	563 New Scotland Avenue
Applicant	Jankow Companies
Representing Agent	Hershberg & Hershberg
Zoning District	MU-NC (Mixed-Use Neighborhood Center); R-M (Multifamily)
Request	Major Development Plan Review - §375-5(E)(14) Demolition Review - §375-5(E)(17)
Proposal	Construction of a five (5) –story, +/- 155,372 square foot, mixed-use structure, two four-story multifamily structures having 55,264 square feet and 42,932 square feet respectively, and a two (2)-story +/- 21,154 square foot multifamily structure. A total of 13,515 square feet of commercial/ retail floor area and 188 dwelling units are proposed. Seven (7) existing structures at the site will be demolished.

DPR #0038; DR #0052-58 **No Action Taken.**

PROJECT #00277

Applications	DPR #0057; CUP #0023
Property Address	31 New Karner Road
Applicant	Stewarts Shops
Representing Agent	Tyler Fronte
Zoning District	I-1 (Light Industrial)
Request	Concept Review of a Major Development Plan - §375-5(E)(14)(b)(ii)
Proposal	Construction of a vehicle fueling station, car wash and +/- 5,290 square foot convenience retail establishment.

SEQRA – Declaration of Lead Agency **Vote:** 4-0-0

DPR #0057; CUP #0023 **No Action Taken.**

PROJECT # 00264

Applications	DPR #0049; DR #0061
Property Address	950, 960, and 964 Central Avenue
Applicant	Armory Garage, Inc.
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CH (Mixed-Use Community Highway)
Request	Concept Review of a Major Development Plan - §375-5(E)(14)(b)(ii)
Proposal	Construction of a single-story, +/-53,267 square foot structure for an automobile dealership. An existing +/- 13,196 square foot structure will be demolished.
DPR #0049; DR #0061	No Action Taken.

PROJECT # 00269

Applications	DPR #0054
Property Address	705 Broadway
Applicant	Pioneer Companies
Representing Agent	Hershberg & Hershberg
Zoning District	MU-DT (Mixed-Use Downtown)
Request	Concept Review of a Major Development Plan - §375-5(E)(14)(b)(ii)
Proposal	Construction of a six (6)-story mixed-use structure with 129 residential units and +/- 14,352 square feet of retail space and construction of an eight (8)-story, +/- 106,352 square foot hotel with 132 rooms.
DPR #0054	No Action Taken.