

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 Workshop

Date: Tuesday, March 12, 2019

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

Time: 5:45 PM

WORKSHOP AGENDA

1. Discussion regarding cases for the **March 26, 2019** public meeting (subject to revision).
2. Open Discussion and Pending Business.
3. Adjourn.

Enclosure: *Draft Agenda for upcoming March 26, 2019 Public Meeting.*

Planning Board Public Meeting

Date: Tuesday, March 26, 2019

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

Time: 5:45 PM

AGENDA

ZTA #0007

Application	ZTA #0007
Applicant	Christopher Spencer, Chief Planning Official
Representing Agent	Bradley Glass, Director of Planning and Development
Request	Zoning Text Amendment - §375-5(E)(24)
Proposal	Comprehensive amendments to the Unified Sustainable Development Ordinance (USDO) pursuant to the initial evaluation period established in §375-5(E)(24)(d)(i).

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.

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) 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.

PROJECT # 00247

Applications **DPR #0042**
Property Address 39 Columbia Street
Applicant Redburn Development Partners, LLC
Zoning District MU-DT (Mixed-Use Downtown)
Request Major Development Plan Review - §375-5(E)(14)
Proposal Conversion of +/- 60,000 square feet of office space to +/- 46 dwelling units.

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.

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, four (4) 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.

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.

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.

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.