

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: 5:48 PM

Members Present DeSalvo, Ellis, Gailliard, Hull, Kuchera

Consent Agenda

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 Demolition Review - §375-5(E)(17)
Major Development Plan Review - §375-5(E)(14)

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.

SEQRA- Negative Declaration

DR #0061- Approved

**DPR #0049- Approved with
Condition**

Vote: 5-0-0

Vote: 5-0-0

Vote: 5-0-0

- **CONDITION: Applicant must receive approval from the City of Albany Division of Traffic and Traffic Safety.**

Public Hearing Agenda

PROJECT # 00271

Application	CUP #0022
Property Address	9 View Avenue
Applicant	Mark Negrola
Zoning District	R-2 (Two-Family)
Request	Conditional Use Permit- §375-5(E)(16)
Proposal	Conversion of a +/- 1,710 square foot single-family detached dwelling to a two-family detached dwelling.
Conditional Use Permit- Approved	Vote: 5-0-0

Public Meeting Agenda

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.
SEQRA- Negative Declaration	Vote: 5-0-0
DPR #0042 – Approved with Condition	Vote: 5-0-0 <ul style="list-style-type: none">○ CONDITION: Applicant must establish a long-term lease or purchase the portion of the Applicant's parking lot that encroaches on Van Tromp Street.

PROJECT # 00269

Applications	DPR #0054
Property Address	705 Broadway
Applicant	Pioneer Companies
Representing Agent	Hershberg & Hershberg
Zoning District	MU-DT (Mixed-Use Downtown)
Request	Major Development Plan Review - §375-5(E)(14)
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, +/- 84,538 square foot hotel with 132 rooms.

SEQRA Amendment –
Approved
DPR #0054- Approved with
Conditions

Vote: 5-0-0

Vote: 5-0-0

- **CONDITION 1:** Final signal plans will need to be stamped by an engineer once all comments are included and our office has approved them for construction.
- **CONDITION 2:** Traffic signal must be constructed and operational prior to issuance of a Certificate of Occupancy for any site use.
- **CONDITION 3:** The applicant shall be subject to the terms and conditions of the April 7, 2019 correspondence of the Albany County Water Purification District, including but not limited to the protection, lining, repair and/or replacement of the existing County sewer main identified on the plans, as well as the assumed insurance and liability for potential damages. All work must be completed and agreements endorsed prior to issuance of a Certificate of Occupancy for any site use.
- **CONDITION 4:** The applicant shall secure approval from the Capitalize Albany Corporation for any work to be undertaken on lands owned by the Corporation prior to the start of construction. Applicant shall further obtain a lease or easement agreement for use of said lands prior to issuance of a Certificate of Occupancy for any site use.
- **CONDITION 5:** The project is approved pursuant to an anticipated agreement to lease parking spaces for the proposed hotel from the Albany Parking Authority at the nearby Quackenbush Garage. No parking shall otherwise be constructed at the site until the full site building has commenced and shall not be utilized absent the issuance of Certificates of Occupancy for all the proposed site structures.

PROJECT # 00280

Applications	DPR #0061; DR #0062
Property Address	67 Livingston Avenue
Applicant	Clinton Square Studios, LLC
Representing Agent	Hershberg & Hershberg
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 mixed-use structure with 66 dwelling units and +/-2,006 square feet of commercial space. An existing +/-1,486 square foot structure is proposed to be demolished.

DPR #0061 & DR #0062

No Action Taken.

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).
ZTA #0007	No Action Taken.