

# 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, April 23, 2019

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

**Time:** 5:45 PM

## Consent Agenda

### PROJECT # 00264

<b>Applications</b>	<b>DPR #0049; DR #0061</b>
<b>Property Address</b>	950, 960, and 964 Central Avenue
<b>Applicant</b>	Armory Garage, Inc.
<b>Representing Agent</b>	Hershberg & Hershberg
<b>Zoning District</b>	MU-CH (Mixed-Use Community Highway)
<b>Request</b>	Major Development Plan Review - §375-5(E)(14) Demolition Review - §375-5(E)(17)
<b>Proposal</b>	Construction of a single-story, +/-53,267 square foot structure for an automobile dealership. An existing +/- 13,196 square foot structure will be demolished.

## Public Hearing Agenda

### PROJECT #00271

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

## Public Meeting Agenda

**PROJECT #00247**

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

**PROJECT # 00269**

<b>Applications</b>	<b>DPR #0054</b>
<b>Property Address</b>	705 Broadway
<b>Applicant</b>	Pioneer Companies
<b>Representing Agent</b>	Hershberg & Hershberg
<b>Zoning District</b>	MU-DT (Mixed-Use Downtown)
<b>Request</b>	Major Development Plan Review - §375-5(E)(14)
<b>Proposal</b>	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.

**PROJECT # 00280**

<b>Applications</b>	<b>DPR #0061; DR #0062</b>
<b>Property Address</b>	67 Livingston Avenue
<b>Applicant</b>	Clinton Square Studios, LLC
<b>Representing Agent</b>	Hershberg & Hershberg
<b>Zoning District</b>	MU-CU (Mixed-Use Community Urban)
<b>Request</b>	Major Development Plan Review - §375-5(E)(14) Demolition Review - §375-5(E)(17)
<b>Proposal</b>	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.

**ZTA # 0007**

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