

# 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, May 28, 2019

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

**Time:** 5:45 PM

## Public Meeting Agenda

### PROJECT #00071

|                           |  |
|---------------------------|--|
| <b>Applications</b>       | <b>CUP #0006</b>   |
| <b>Property Address</b>   | 222 South Pearl Street   |
| <b>Applicant</b>          | Ahsan Farooq   |
| <b>Representing Agent</b> | Steven Wilson  |
| <b>Zoning District</b>    | MU-FS (Mixed-Use, Form-Based South End)                                      |
| <b>Request</b>            | Conditional Use Permit- §375-5(E)(16)  |
| <b>Proposal</b>           | Occupation of a +/-10,890 square foot property as a vehicle fueling station. |

### ZTA #0007

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|---------------------------|--|
| <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). |

### ZTA #0008

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|---------------------------|---|
| <b>Application</b>        | <b>ZTA #0008</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>           | Amendment to the Unified Sustainable Development Ordinance (USDO) to establish aesthetic review criteria for the installation of small wireless facilities. |

**ZTA #0009**

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|---------------------------|--|
| <b>Application</b>        | <b>ZTA #0009</b>   |
| <b>Applicant</b>          | City of Albany Common Council  |
| <b>Representing Agent</b> | Judy Doesschate, 9 <sup>th</sup> Ward Common Councilmember   |
| <b>Request</b>            | Zoning Text Amendment - §375-5(E)(24)  |
| <b>Proposal</b>           | Amendment to the Unified Sustainable Development Ordinance (USDO) to suspend the low impact development incentive. |

**PROJECT #00257**

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|---------------------------|---|
| <b>Applications</b>       | <b>DPR #0045; CUP# 0019; DR #0050-0057</b>  |
| <b>Property Address</b>   | 237 Western Avenue  |
| <b>Applicant</b>          | Patrick Rafferty  |
| <b>Representing Agent</b> | David Osher   |
| <b>Zoning District</b>    | MU-FM (Mixed-Use Form-Based Midtown)  |
| <b>Request</b>            | Major Development Plan Review - §375-5(E)(14)<br>Conditional Use Permit- §375-5(E)(16)<br>Demolition Review - §375-5(E)(17)   |
| <b>Proposal</b>           | 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 #00286**

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|---------------------------|---|
| <b>Applications</b>       | <b>DR #0067</b>   |
| <b>Property Address</b>   | 303 Sheridan Avenue                                       |
| <b>Applicant</b>          | Janine Robitaille   |
| <b>Representing Agent</b> | Daniel Proper   |
| <b>Zoning District</b>    | R-T (Residential, Townhouse)                              |
| <b>Request</b>            | Demolition Review - §375-5(E)(17)                         |
| <b>Proposal</b>           | Demolition of an existing +/-1,400 square foot structure. |

**PROJECT # 00287**

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|---------------------------|--|
| <b>Application</b>        | <b>DIST #0004</b>  |
| <b>Property Addresses</b> | 634 New Scotland Avenue, 700 New Scotland Avenue, Rear 700 New Scotland Avenue, 700A New Scotland Avenue   |
| <b>Applicant</b>          | Maria College  |
| <b>Representing Agent</b> | Lisa Tonneson-McCorkell, The LA Group, PC  |
| <b>Zoning District</b>    | MU-CI (Mixed-Use Campus/Institutional)   |
| <b>Request</b>            | District Plan Amendment - §375-5(E)(12)  |
| <b>Proposal</b>           | Development of a district plan that encompasses five existing structures associated with a higher education institution totaling +/-130,705 square feet, |

construction of two additions totaling +/-1,120 square feet, and a proposed increase in automobile parking spaces from 280 spaces to 302 spaces.

**PROJECT #00282**

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|---------------------------|---|
| <b>Applications</b>       | <b>DPR #0064</b>  |
| <b>Property Address</b>   | 25 Delaware Avenue  |
| <b>Applicant</b>          | 25 Delaware, LLC  |
| <b>Representing Agent</b> | Lisa Kasseman, Conifer Realty   |
| <b>Zoning District</b>    | MU-CU (Mixed-Use, Community Urban)  |
| <b>Request</b>            | Concept Review of a Major Development Plan - §375-5(E)(14)  |
| <b>Proposal</b>           | Construction of a +/- 14,540 square foot multifamily dwelling consisting of 52 dwelling units and thirty parking spaces, and the renovation of an existing +/- 5,532 square foot structure. |

**PROJECT # 00285**

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|---------------------------|---|
| <b>Application</b>        | <b>DPR #0062</b>  |
| <b>Property Addresses</b> | 123 Morris Street and 12 New Scotland Avenue  |
| <b>Applicant</b>          | ARHC NSALBANY01,LLC   |
| <b>Representing Agent</b> | Richard Frankel, Iseman, Cunningham, Riester & Hyde   |
| <b>Zoning District</b>    | MU-CU (Mixed-Use, Community Urban)  |
| <b>Request</b>            | Major Development Plan Review - §375-5(E)(14)   |
| <b>Proposal</b>           | Removal of 18 existing automobile parking spaces and the construction of 9 new automobile parking spaces. |

**PROJECT # 00288**

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|---------------------------|--|
| <b>Application</b>        | <b>DPR #0065</b>   |
| <b>Property Addresses</b> | 152 Washington Avenue  |
| <b>Applicant</b>          | 152 Washington Avenue, LLC   |
| <b>Representing Agent</b> | Nadine Shadlock  |
| <b>Zoning District</b>    | MU-CU (Mixed-Use, Community Urban)   |
| <b>Request</b>            | Concept Review of a Major Development Plan - §375-5(E)(14)   |
| <b>Proposal</b>           | Conversion of an existing office building into 35 residential dwelling units and the construction of a one-story, +/-3,489 square foot addition. |