

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, June 25, 2019

Location: City Hall, 24 Eagle St | Common Council Chambers, 2nd Floor

Time: 5:45 PM

Members Present: DeSalvo, Ellis, Gailliard* Hull, Kuchera
***Glinessa Gailliard arrived after the approval of the Consent Agenda**

Consent Agenda

- Motion to Move Items to Consent Agenda: 4-0-0
- Motion to Approve Consent Agenda: 4-0-0

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.
SEQRA – Negative Declaration	Vote: 4-0-0
DR #0050-#0057- Approved	Vote: 4-0-0
CUP #0019- Approved	Vote: 4-0-0
DPR #0045- Approved with Condition	Vote: 4-0-0
	CONDITION: Applicant must receive approval from the Division of Traffic and Traffic Safety.

PROJECT # 00285

Application	DPR #0062
Property Addresses	123 Morris Street and 12 New Scotland Avenue
Applicant	ARHC NSALBANY01,LLC
Representing Agent	Richard Frankel, Rivkin Radler
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Removal of 18 existing automobile parking spaces and the construction of 9 new automobile parking spaces.
Waiver of Parking Width Requirement - Approve	Vote: 4-0-0
DPR #0062- Approved	Vote: 4-0-0

PROJECT # 00293

Application	DPR #0069
Property Addresses	1 Homestead Street
Applicant	Zachary Chaplin, Stonefield Engineering and Design
Zoning District	MU-NC (Mixed-Use, Neighborhood Center)
Request	SEQRA Lead Agency Declaration
Proposal	Construction of a +/- 3,026 one-story bank and twenty (20) automobile parking spaces.
SEQRA Lead Agency Declaration – Approved	Vote: 4-0-0

Public Hearing Agenda

PROJECT #00071

Applications	CUP #0006
Property Address	222 South Pearl Street
Applicant	Ahsan Farooq
Representing Agent	Steven Wilson
Zoning District	MU-FS (Mixed-Use, Form-Based South End)
Request	Conditional Use Permit- §375-5(E)(16)
Proposal	Occupation of a +/-10,890 square foot property as a vehicle fueling station.
CUP #0006 - Deferred	No Action

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 #0008 – Deferred	No Action

ZTA #0008

Application	ZTA #0008
Applicant	Christopher Spencer, Chief Planning Official
Representing Agent	Bradley Glass, Director of Planning and Development
Request	Zoning Text Amendment - §375-5(E)(24)
Proposal	Amendment to the Unified Sustainable Development Ordinance (USDO) to establish aesthetic review criteria for the installation of small wireless facilities.
ZTA #0008 – Favorable Recommendation	Vote: 4-1-0 (Christopher Ellis Voted Against ZTA #0008)

ZTA #0009

Application	ZTA #0009
Applicant	City of Albany Common Council
Representing Agent	Judy Doesschate, 9 th Ward Common Councilmember
Request	Zoning Text Amendment - §375-5(E)(24)
Proposal	Amendment to the Unified Sustainable Development Ordinance (USDO) to suspend the low impact development incentive.
ZTA #0009– Favorable Recommendation	Vote: 5-0-0

Public Meeting Agenda

PROJECT # 00288

Application	DPR #0065
Property Addresses	152 Washington Avenue
Applicant	152 Washington Avenue, LLC
Representing Agent	Nadine Shadlock
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Conversion of an existing office building into 35 residential dwelling units and the

construction of a one-story, +/-3,489 square foot addition.

DPR #0065-Deferred **No Action**

PROJECT # 00065

Application	DPR #0070
Property Addresses	745 Broadway
Applicant	BROADWAY 915 LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Concept Review of a Major Development Plan - §375-5(E)(14)
Proposal	Removal of +/-67 existing automobile parking spaces and the construction of a +/-100,983 square foot, six-story structure with 82 dwelling units and two (2) commercial units totaling +/-7,000 square feet.

DPR #0070-Deferred **No Action**

PROJECT # 00277

Application	DPR #0057; CUP #0023
Property Addresses	31 New Karner Road
Applicant	Stewart's Shops
Representing Agent	Tyler Fronte
Zoning District	I-1 (Light Industrial)
Request	SEQRA Declaration
Proposal	Construction of a vehicle fueling station, car wash and +/-5,290 square foot convenience retail establishment.

SEQRA – Negative Declaration **Vote: 5-0-0**

Other Business

- Proposed amendment to the Planning Board Rules of Procedure related to time limits for presentation
Rules of Procedure- Approved **Vote: 5-0-0**