

# 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, June 11, 2019

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

**Time:** 5:45 PM

## WORKSHOP AGENDA

1. Discussion regarding cases for the **June 25, 2019** public meeting (subject to revision).
2. Open Discussion and Pending Business.
3. Adjourn.

---

**Enclosure:** Draft Agenda for upcoming June 25, 2019 Public Meeting.

## Planning Board Public Meeting

**Date:** Tuesday, June 25, 2019

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

**Time:** 5:45 PM

## Public Hearing 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

<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

<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

<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.

## Public Meeting Agenda

### PROJECT #00257

<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) Conditional Use Permit- §375-5(E)(16) 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 # 00285

<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, Rivkin Radler
<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

<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>	Major Development Plan Review - §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.

**PROJECT #00238**

Applications	<b>DPR # 0038; DR #0052-58</b>
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 # 00065**

Application	<b>DPR #0070</b>
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.

**Other Business**

**PROJECT # 00293**

Application	<b>DPR #0069</b>
Property Addresses	1 Homestead Avenue
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.