

# 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, July 23, 2019

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

**Time:** 5:45 PM

**Members Present:** Albert DeSalvo, Glinnesa Gailliard, Martin Hull

### Consent Agenda

#### PROJECT #00296

Applications	<b>DR #0081</b>
Property Address	56 Quail Street
Applicant	Albany County Land Bank
Representing Agent	Amanda Wyckoff
Zoning District	MU-NC (Mixed-Use, Neighborhood Center)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of a +/- 920 square foot residential structure.
SEQRA- Negative Declaration	<b>Vote:</b> 3-0-0
DR #0081 – Approved	<b>Vote:</b> 3-0-0

#### PROJECT #00297

Applications	<b>DR #0082</b>
Property Address	98 Third Avenue
Applicant	Albany County Land Bank
Representing Agent	Amanda Wyckoff
Zoning District	R-T (Townhouse)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of a +/- 2,040 square foot residential structure.
SEQRA- Negative Declaration	<b>Vote:</b> 3-0-0
DR #0082 – Approved	<b>Vote:</b> 3-0-0

#### PROJECT #00298

Applications	<b>DR #0083</b>
Property Address	219 Orange Street
Applicant	Albany County Land Bank
Representing Agent	Amanda Wyckoff
Zoning District	R-T (Townhouse)
Request	Demolition Review - §375-5(E)(17)

Proposal Demolition of a +/- 1,468 square foot residential structure.  
SEQRA- Negative Declaration **Vote: 3-0-0**  
DR #0083 – Approved **Vote: 3-0-0**

**PROJECT #00299**

Applications **DR #0084**  
Property Address 378 Second Street  
Applicant Albany County Land Bank  
Representing Agent Amanda Wyckoff  
Zoning District R-2 (Residential, Two-Family)  
Request Demolition Review - §375-5(E)(17)  
Proposal Demolition of a +/- 2,154 square foot residential structure.  
SEQRA- Negative Declaration **Vote: 3-0-0**  
DR #0084 – Approved **Vote: 3-0-0**

**PROJECT #00300**

Applications **DR #0085**  
Property Address 443 Second Street  
Applicant Albany County Land Bank  
Representing Agent Amanda Wyckoff  
Zoning District R-2 (Residential, Two-Family)  
Request Demolition Review - §375-5(E)(17)  
Proposal Demolition of a +/- 1,980 square foot residential structure.  
SEQRA- Negative Declaration **Vote: 3-0-0**  
DR #0085 – Approved **Vote: 3-0-0**

**PROJECT #00301**

Applications **DR #0086**  
Property Address 188 Livingston Avenue  
Applicant Albany County Land Bank  
Representing Agent Amanda Wyckoff  
Zoning District R-2 (Residential, Two-Family)  
Request Demolition Review - §375-5(E)(17)  
Proposal Demolition of a +/- 1,468 square foot residential structure.  
SEQRA- Negative Declaration **Vote: 3-0-0**  
DR #0086 – Approved **Vote: 3-0-0**

**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.  
SEQRA- Negative Declaration **Vote: 3-0-0**  
DPR #0065 – Approved **Vote: 3-0-0**

## Public Hearing Agenda

### ZMA #0003

Application	<b>ZMA #0003</b>
Property Addresses	140 Hamilton Street, 42 Philip Street, 44 Philip Street
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 Zoning Map changing the zoning classification of the affected properties from R-T (Townhouse) to Mixed-Use Neighborhood Center (MU-NC).
ZMA #0003 – No Recommendation	<b>Vote:</b> 3-0-0

### PROJECT #00306

Applications	<b>CUP #0024</b>
Property Address	69 South Lake Avenue
Applicant	Francesca Gifford
Zoning District	R-T (Townhouse)
Request	Conditional Use Permit- §375-5(E)(16)
Proposal	Conversion of a +/- 2,169 square foot single-family townhouse to a two-family townhouse.
CUP #0024 – Approved	<b>Vote:</b> 3-0-0

## Public Meeting Agenda

### PROJECT #00071

Applications	<b>CUP #0006</b>
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.
SEQRA- Negative Declaration	<b>Vote:</b> 3-0-0
CUP #0006 – Approved	<b>Vote:</b> 3-0-0

### PROJECT # 00293

Application	<b>DPR #0069</b>
Property Addresses	1 Homestead Street
Applicant	Zachary Chaplin, Stonefield Engineering and Design
Zoning District	MU-NC (Mixed-Use, Neighborhood Center)
Request	Major Development Plan Review - §375-5(E)(14)

Proposal Construction of a +/- 3,026 square foot, one-story bank and twenty-three (23) automobile parking spaces.

DPR #0069 **Defer**

**PROJECT #00305**

Applications	<b>DPR #0070</b>
Property Address	425 North Pearl Street
Applicant	Dakota Partners, LLC
Representing Agent	Carmina Wood Morris DPC
Zoning District	MU-FW (Mixed-Use, Form-Based Warehouse)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Construction of a five (5)-story, +/- 34,882 square foot multifamily structure and the conversion of an existing structure, collectively creating 77 dwelling units.

DPR #0070 **Defer**

**Public Speakers**

ZMA #0003

Robert A. Anderson, 132 Hamilton Street  
Frank C. Dixon, 128 Hamilton Street

69 South Lake Avenue

Arnelle Ullrich, 75 South Lake Avenue  
Karen Wolner, 73 South Lake Avenue  
Leah Golby (PHNA), 550 Myrtle Avenue