

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, July 9, 2019

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

Time: 5:45 PM

WORKSHOP AGENDA

1. Discussion regarding cases for the **July 23, 2019** public meeting (subject to revision).
2. Open Discussion and Pending Business.
3. Adjourn.

Enclosure: Draft Agenda for upcoming July 23, 2019 Public Meeting.

Planning Board Public Meeting

Date: Tuesday, July 23, 2019

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

Time: 5:45 PM

Public Hearing Agenda

ZMA #0003

Application	ZMA #0003
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.

PROJECT #00306

Applications	CUP #0024
Property Address	69 South Lake Avenue
Applicant	Francesca Gifford
Zoning District	R-T (Residential 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.

Public Meeting Agenda

PROJECT # 00277

Application	DPR #0057
Property Addresses	31 New Karner Road
Applicant	Stewart's Shops
Representing Agent	Tyler Fronte
Zoning District	I-1 (Light Industrial)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Construction of a vehicle fueling station, car wash and +/-5,290 square foot convenience retail establishment.

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.

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.

PROJECT #00238

Applications	DPR # 0038; DR #0052-58
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 # 00293

Application	DPR #0069
Property Addresses	1 Homestead Avenue
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 one-story bank and twenty (20) automobile parking spaces.

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).

PROJECT #00305

Applications	DPR #0070
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 commercial building, collectively creating 77 dwelling units.

PROJECT #00296

Applications **DR #0081**
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.

PROJECT #00297

Applications **DR #0082**
Property Address 98 Third Avenue
Applicant Albany County Land Bank
Representing Agent Amanda Wyckoff
Zoning District R-T (Residential Townhouse)
Request Demolition Review - §375-5(E)(17)
Proposal Demolition of a +/- 2,040 square foot residential structure.

PROJECT #00298

Applications **DR #0083**
Property Address 219 Orange Street
Applicant Albany County Land Bank
Representing Agent Amanda Wyckoff
Zoning District R-T (Residential Townhouse)
Request Demolition Review - §375-5(E)(17)
Proposal Demolition of a +/- 1,468 square foot residential structure.

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.

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.

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.