

# CITY OF ALBANY



## NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Board

MAYOR: KATHY M. SHEEHAN  
COMMISSIONER: CHRISTOPHER P. SPENCER

CONTACT: Zach Powell  
dpd@albanyny.gov

### Planning Board Public Meeting

Date: **Tuesday, August 27, 2019**

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

Time: 5:48 PM

Members Present: DeSalvo, Ellis, Gailliard\*, Hull, Kuchera

\*Glinessa Gailliard left the meeting at 7:40 PM

### Public Meeting Agenda

#### 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)<br>Demolition Review - §375-5(E)(17)   |
| Proposal           | Construction of a five (5) –story, +/- 155,372 square foot, mixed-use structure, a four-story multifamily structure containing 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. |

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

DR #0052-58- Approve with Conditions **Vote: 5-0-0**

- CONDITION 1: Applicant must receive endorsement of a Maintenance and Protection of Traffic Plan by the Division of Traffic and Traffic Safety.**
- CONDITION 2: Applicant must receive subdivision approval from the Chief Planning Official and the Albany County Real Property Tax Service Agency.**
- CONDITION 3: Execution of a maintenance agreement, to the satisfaction of the City of Albany, for the portions of Onderdonk Avenue located between New Scotland Avenue and the easternmost property boundary along Onderdonk Avenue.**
- CONDITION 4: Execution of a legal agreement allowing for the installation of a sidewalk and landscaping on the property known as 299 South Allen Street.**

DPR #0038 – Approve with  
Conditions

**Vote:** 5-0-0

**CONDITION 1: Approval from the Albany County Department of Health for the proposed Sewer Extension.**

**CONDITION 2: Execution of a maintenance agreement, to the satisfaction of the City of Albany, for the portions of Onderdonk Avenue located between New Scotland Avenue and the easternmost property boundary along that street.**

**CONDITION 3: Execution of a Universal Access Agreement with the Capital District Transportation Authority providing for free transit passes for all residents and employees residing and working at the site.**

**CONDITION 4: Execution of a legal agreement allowing for the installation of a sidewalk and landscaping on the property known as 299 South Allen Street.**

**CONDITION 5: Endorsement of a Maintenance and Protection of Traffic Plan by the Division of Traffic and Traffic Safety.**

**CONDITION 6: Applicant must receive subdivision approval from the Chief Planning Official and the Albany County Real Property Tax Service Agency.**

ZTA #0007

|                    |  |
|--------------------|--|
| Application        | <b>ZTA #0007</b>   |
| 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). |

ZMA #0003 – Favorable  
Recommendation

**Vote:** 5-0-0

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 – Favorable  
Recommendation

**Vote:** 4-0-0 (Yes: DeSalvo, Ellis, Hull, Kuchera; Not In Attendance: Gailliard)

PROJECT # 00277

|                    |  |
|--------------------|--|
| Application        | <b>DPR #0057</b>   |
| 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. |

DPR #0057 – Approve with  
Condition

**Vote:** 4-0-0 (Yes: DeSalvo, Ellis, Hull, Kuchera; Not In Attendance: Gailliard)

**CONDITION :** Applicant must receive approval from the Division of Engineering and  
Division of Traffic and Traffic Safety.

## Public Speakers

### ZTA #0007

None

### ZMA #0003

None

### 31 New Karner Road

None

### 563 New Scotland Avenue

Honor Conkin, 18 Oakwood Street

Janet Dwyer Stutzman, 226 Euclid Avenue

Pete Sheehan, 32 Buckingham Drive

Andrew Neidhart, 62 Park Avenue

Jack Gazewich, 61 Melrose Avenue

Virginia Hammer, 52 South Allen Street

Stephen Holt, 506 Madison Avenue

Councilmember Judy Doesschate, 380 New Scotland Avenue

Leah Golby, 550 Myrtle Avenue

Councilmember Tom Hoey, 19 Vine Street

Commissioner Christopher Spencer, 200 Henry Johnson Boulevard

Director Brad Glass, City of Albany Department of Planning and Development

Mallory Wright, Engineer, City of Albany Department of Water and Water Supply