

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Board

**MAYOR:** KATHY M. SHEEHAN

**COMMISSIONER:** CHRISTOPHER P. SPENCER

**CONTACT:** Zach Powell  
planningboard@albanyny.gov

## Planning Board Public Hearing and Meeting

**Date:** Tuesday, April 21, 2020

**Location:** Videoconference via Zoom

**Time:** 6:00 PM

## Zoom Registration Instructions

Register in advance for this webinar at:

[https://zoom.us/webinar/register/WN\\_K8PeLqJlQoiG\\_2yJvpgqNw](https://zoom.us/webinar/register/WN_K8PeLqJlQoiG_2yJvpgqNw)

After registering, you will receive a confirmation email containing information about joining the webinar.

This public hearing and meeting is being held pursuant to Governor Cuomo's executive order 202.1 and Mayor Sheehan's emergency order 315-1b. Anyone wishing to be heard can submit written comments or audio (not video) comments up to three minutes in length to [planningboard@albanyny.gov](mailto:planningboard@albanyny.gov) or if you wish to speak during the public hearing or meeting, you must email [planningboard@albanyny.gov](mailto:planningboard@albanyny.gov) with your name, contact number, and an email. Comments and/ or registration must occur on or before 6:00pm April 20, 2020. The Planning Board will attempt to accommodate registered attendees who wish to speak but did not email 24 hours in advance of the meeting.

Zoom is a digital platform that may require you to have certain capabilities. For more information please visit: <https://support.zoom.us/hc/en-us/articles/204003179-System-Requirements-for-Zoom-Rooms>.

## Public Hearing Agenda

ZTA #0013

<b>Application Applicant Relevant Sections Request Proposal</b>	<b>ZTA #0013</b> Councilmember Thomas Hoey, 11 <sup>th</sup> Ward §375-5(E)(14)(iii) ; §375-5(E)(1)(C); §375-5(E)(17) Zoning Text Amendment - §375-5(E)(24) Amendment to the Unified Sustainable Development Ordinance (USDO) to repeal §375-5(E)(14)(iii) and amend §375-5(E)(1)(c) and §375-5(E)(17) to remove the ability of the Planning Board to grant waivers, require the Chief Building Official to enforce all relevant City, County, State, and Federal requirements, and remove the ability of the Chief Planning Official or Chief Building Official from waiving or altering conditions placed by all relevant City, County, State, and Federal entities.
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**PROJECT #00338**

Application	<b>CUP #0026</b>
Property Address	619-621 North Pearl Street
Applicant	Ajay Vohra
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Request	Conditional Use Permit Amendment - §375-5(E)(16)
Proposal	Occupation of +/-1,700 square feet as a restaurant/catering business.

**PROJECT #00341**

Application	<b>CUP #0027</b>
Property Address	319 Ontario Street
Applicant	Jennifer Garo
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Request	Conditional Use Permit Amendment - §375-5(E)(16)
Proposal	Occupation of +/- 792 square feet as a restaurant.

**PROJECT #00344**

Application	<b>CUP #0029</b>
Property Address	330 Madison Avenue
Applicant	Katherine Steinbach
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Request	Conditional Use Permit Amendment - §375-5(E)(16)
Proposal	Occupation of +/-1,450 square feet of the subject property as a personal or business service (hair salon).

**PROJECT #00049**

Applications	<b>CUP #0029; DPR #0092</b>
Property Address	900 Central Avenue
Applicant	Somerset Associates, LP; 900 Central Avenue, LLC; Central Colvin Realty, LLC; Dedham Post Funding LLC
Zoning District	MU-CH (Mixed-Use, Community Highway)
Request	Conditional Use Permit Amendment - §375-5(E)(16) Major Development Plan Review - §375-5(E)(14)
Proposal	Change of use of +/-11,000 square feet of retail space to light manufacturing (blood plasma center).

**Public Meeting Agenda**

**PROJECT #00065**

Application	<b>DPR #0070</b>
Property Address	745 Broadway
Applicant	BROADWAY 915 LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Removal of +/- 67 existing automobile parking spaces and the construction of a +/-100,983 square foot, six (6)-story structure with 82 dwelling units and two (2) commercial units totaling +/-7,000 square feet.

**PROJECT #00322**

<b>Application</b>	<b>DPR #0082</b>
<b>Property Address</b>	25 Holland Avenue
<b>Applicant</b>	CDP Holland LLC
<b>Representing Agent</b>	Hershberg & Hershberg
<b>Zoning District</b>	MU-CU (Mixed-Use, Community Urban)
<b>Request</b>	Major Development Plan Review - §375-5(E)(14)
<b>Proposal</b>	Construction of a four (4)-story, +/-67,132 square foot multifamily structure with 60 dwelling units.

**PROJECT #00339**

<b>Application</b>	<b>DR #0095</b>
<b>Property Address</b>	30 Park Avenue
<b>Applicant</b>	Albany Housing Authority
<b>Representing Agent</b>	Steve Longo, Albany Housing Authority
<b>Zoning District</b>	MU-FS (Mixed-Use, Form-Based South End)
<b>Request</b>	Demolition Review - §375-5(E)(17)
<b>Proposal</b>	Demolition of a +/- 3,862 square foot garage.

**PROJECT #00342**

<b>Applications</b>	<b>CUP #0028; DPR #0091; DR#0096-0098</b>
<b>Property Address</b>	2, 2A, and 2 Rear Colvin Avenue; 1057 & 1061 Washington Avenue
<b>Applicant</b>	Stewart's Shops
<b>Zoning District</b>	MU-NC (Mixed-Use, Neighborhood Center)
<b>Request</b>	Concept Review of a Major Development Plan - §375-5(E)(14)(b)(ii)
<b>Proposal</b>	Demolition of four (4) structures totaling +/-10,133 square feet and the construction of a +/-3,996 square foot convenience store and vehicle fueling station.