

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

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

Vote to Move Project #00339 to Consent Agenda: 5-0-0

Consent Agenda

PROJECT #00339

Application	DR #0095
Property Address	30 Park Avenue
Applicant	Albany Housing Authority
Representing Agent	Steve Longo, Albany Housing Authority
Zoning District	MU-FS (Mixed-Use, Form-Based South End)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of a +/- 3,862 square foot garage.
SEQRA – Negative Declaration	Vote: 5-0-0
DR #0095- Approved	Vote: 5-0-0

Public Hearing Agenda

ZTA #0013

Application	ZTA #0013
Applicant	Councilmember Thomas Hoey, 15 th Ward
Relevant Sections	§375-5(E)(14)(iii) ; §375-5(E)(1)(C); §375-5(E)(17)
Request	Zoning Text Amendment - §375-5(E)(24)
Proposal	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.

ZTA #0013 – Unfavorable
Recommendation

**Vote: 4-1-0 (Roman Kuchera Voted Against an Unfavorable
Recommendation)**

PROJECT #00338

Application	CUP #0026
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.

CUP #0026 - Approved

Vote: 5-0-0

PROJECT #00341

Application	CUP #0027
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.

CUP #0027 – Approved

Vote: 5-0-0

PROJECT #00344

Application	CUP #0030
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).

CUP #0030- Approved

Vote: 5-0-0

PROJECT #00049

Applications	CUP #0029; DPR #0092
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).

CUP #0029; DPR #0092

No Action Taken

Public Meeting Agenda

PROJECT #00065

Application	DPR #0070
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

Application	DPR #0082
Property Address	25 Holland Avenue
Applicant	CDP Holland LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Construction of a four (4)-story, +/-67,132 square foot multifamily structure with 60 dwelling units.
DPR #0082	No Action Taken

PROJECT #00342

Applications	CUP #0028; DPR #0091; DR#0096-0098
Property Address	2, 2A, and 2 Rear Colvin Avenue; 1057 & 1061 Washington Avenue
Applicant	Stewart's Shops
Zoning District	MU-NC (Mixed-Use, Neighborhood Center)
Request	Concept Review of a Major Development Plan - §375-5(E)(14)(b)(ii)
Proposal	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.
Concept Review of DPR #0091	No Action Taken

Public Speakers

ZTA #0013

Councilmember Mike O'Brien (33 Danker Avenue)
Zachary Simpson (175 Homestead Avenue)
Catina Mavodones (59 Melrose Avenue)
Ian Benjamin (134 Jefferson Street)

Jack Guzewich (61 Melrose Avenue)
Councilmember Alfredo Balarin (55 Partridge Street)

319 Ontario Street

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900 Central Avenue

Councilmember Mike O'Brien (33 Danker Avenue)
Hyde Clarke (39 Van Buren Street)
Zachary Simpson (175 Homestead Avenue)
Catina Mavodones (59 Melrose Avenue)
Councilmember Tom Hoey (19 Vine Street)
Jack Guzewich (61 Melrose Avenue)
Councilmember Alfredo Balarin (55 Partridge Street)

2, 2A, and 2 Rear Colvin Avenue; 1057 & 1061 Washington Avenue

Councilmember Mike O'Brien (33 Danker Avenue)
Paul Lamar (143 Rosemont Street)
Sarah Harrington (141 Rosemont Street)
Shumaila Qureshi (1029 Washington Avenue)
Hyde Clarke (39 Van Buren Street)
Albert Wilson (141 Rosemont Street)
Mark Eamer (143 Rosemont Street)
Councilmember Tom Hoey (19 Vine Street)
Ian Benjamin (134 Jefferson Street)
John Walsh (150 Rosemont Street)