

# 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, May 26, 2020

**Location:** Videoconference via Zoom

**Time:** 6:00 PM

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

**Vote to Move Projects #00346, #00347, and #00348 to the Consent Agenda: 5-0-0**

## Consent Agenda

### PROJECT #00346

Application	<b>DR #0099</b>
Property Address	294A & 298 Colonie Street
Applicant	Albany County Land Bank
Representing Agent	Will Sikula, Albany County Land Bank
Zoning District	R-2 (Two-Family)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of three accessory structures totaling +/-2,000 square feet.
SEQRA – Negative Declaration	<b>Vote: 5-0-0</b>
DR #0099 – Approved	<b>Vote: 5-0-0</b>

### PROJECT #00347

Application	<b>DR #0100</b>
Property Address	52 Emmet Street
Applicant	Albany County Land Bank
Representing Agent	Will Sikula, Albany County Land Bank
Zoning District	R-T (Townhouse)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of a +/-1,980 square foot detached townhouse.
SEQRA – Negative Declaration	<b>Vote: 5-0-0</b>
DR #0100 – Approved	<b>Vote: 5-0-0</b>

**PROJECT #00348**

Application	<b>DR #0101</b>
Property Address	354 Second Street
Applicant	Albany County Land Bank
Representing Agent	Will Sikula, Albany County Land Bank
Zoning District	R-2 (Two-Family)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of a +/-1,980 square foot detached two-family structure.
SEQRA – Negative Declaration	<b>Vote: 5-0-0</b>
DR #0101 – Approved	<b>Vote: 5-0-0</b>

**Public Hearing Agenda**

**ZTA #0014**

Application	<b>ZTA #0014</b>
Applicant	Councilmember Judy Doesschate, 9 <sup>th</sup> Ward
Relevant Section	§375-4(A)(4)(a)(ii)
Request	Zoning Text Amendment - §375-5(E)(24)
Proposal	Amendment to the Unified Sustainable Development Ordinance (USDO) to extend the suspension of the Low-Impact Development Incentive until June 30, 2021.
ZTA #0014 – Favorable Recommendation	<b>Vote: 5-0-0</b>

**PROJECT #00354**

Application	<b>CUP #0031</b>
Property Address	163 Clinton Avenue
Applicant	Home Leasing
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	R-T (Townhouse)
Request	Conditional Use Permit - §375-5(E)(16)
Proposal	Conversion of a +/-15,650 square foot religious institution into a multifamily dwelling with 13 dwelling units.
CUP #0031 – Defer	<b>Vote: 5-0-0</b>

**Other Business**

**PROJECT #00342**

Applications	<b>CUP #0028; DPR #0091; DR#0096-0098</b>
Property Addresses	2, 2A, and 2 Rear Colvin Avenue; 1057 & 1061 Washington Avenue
Applicant	Stewart’s Shops
Zoning District	MU-NC (Mixed-Use, Neighborhood Center)
Request	SEQRA Lead Agency Declaration
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.
SEQRA- Planning Board Declares Lead Agency	<b>Vote: 5-0-0</b>

## Pending Business

### 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 +/-107,300 square foot, five (5)-story structure with 80 dwelling units.
DPR #0070 – Approved	<b>Vote: 5-0-0</b>

### PROJECT #00322

Application	<b>DPR #0082</b>
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.
SEQRA – Negative Declaration	<b>Vote: 5-0-0</b>
DPR #0082 – Approved with Condition	<b>Vote: 5-0-0</b>

**CONDITION 1: If the Division of Traffic and Traffic Safety should find that pedestrians are walking in the roadway around the site, the submission of a more substantial detour plan will need to be submitted to and approved by the Division of Traffic and Traffic Safety, and installed by the developer.**

## Public Speakers

### 163 Clinton Avenue

Cara Macri (Historic Albany Foundation)  
Councilmember Joyce Love (23 Eagle Street)  
Michael Fiske (154.5 Clinton Avenue)  
Aaron Walters (140 Clinton Avenue)  
Mary King (148 Clinton Avenue)  
Ian Benjamin (134 Jefferson Street)  
Brenda Robinson (Arbor Hill Neighborhood Association)  
Cara Macri (Historic Albany Foundation)

### The Seventy Six

Cara Macri (Historic Albany Foundation)

### 2 Colvin Avenue

Paul Lamar (143 Rosemont Street)  
Shumaila Qureshi (1029 Washington Avenue)  
Zachary Simpson (175 Homestead Avenue)  
Cara Macri (Historic Albany Foundation)