

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

PLANNING BOARD

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

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planning@albanyny.gov

## Meeting Agenda

Thursday, October 19, 2017  
City Hall Court Room 209  
5:30 PM

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### PUBLIC HEARING AGENDA

Project #00040  
CUP #0002

Property Address: 290 Delaware Avenue  
Applicant: Colin Pratt  
Representing Agent: N/A  
Zoning District: MU-NC (Mixed-Use Neighborhood Center)  
Request: Conditional Use Permit - §375-5E(16)

Proposal: Occupy of +/- 875 square feet on the ground level of the structure at the premises as a bar/tavern.

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### PUBLIC MEETING AGENDA

Project #00035  
DPR #0008  
DR # 0006

Property Address: 363 Ontario Street  
Applicant: Jankow Companies  
Representing Agent: Hershberg & Hershberg  
Current Zoning: MU-NC (Mixed-Use Neighborhood Center)  
Requested Approval: Major Development Plan Review - §375-5E(14)  
Demolition Review - §375-5E(17)

Proposal: Construction of three, 4-story multifamily structures with +/- 3,000 square feet of ground level commercial space and a total +/- 110 dwelling units. An existing, +/- 41,200 square foot commercial structure will be demolished in order to accommodate the proposed construction.

Project # 00045  
DPR # 0012

Property Address: 526 Central Avenue  
Applicant: Regan Development Corporation

Representing Agent: Larry Regan  
Current Zoning: MU-FC (Mixed-Use Form-Based Central Avenue)  
Requested Approval: Concept Review of a Major Development Plan - 375-5(E)(14)(b)(ii)

Proposal: Construction of a +/- 130,000 square foot, 5-story, mixed-use structure with +/- 20,000 square feet of ground level retail/commercial space and 74 residential dwelling units.

Project # 00033  
DPR #0006

Property Address: 90 State Street  
Applicant: Harmony Mills South, LLC  
Representing Agent: Nadine Shadlock, Esq.  
Current Zoning: MU-DT (Mixed-Use Downtown)  
Requested Approval: Major Development Plan Review - §375-5E(14)

Proposal: Conversion of 143,900 square feet of commercial floor area (floors 5-15) to 120 residential dwelling units.

Project # 00046  
DPR # 0013  
DR # 0009

Property Address: 705 Broadway  
Applicant: Pioneer Companies  
Representing Agent: Hershberg & Hershberg  
Current Zoning: MU-DT (Mixed-Use Downtown)  
Requested Approval: Major Development Plan Review - §375-5E(14)  
Demolition Review - §375-5E(17)

Proposal: Construction of three, 7-10-story structures having a total of +/- 181 residential dwelling units, a 136-room hotel, +/- 24,548 square feet of ground level retail space around an urban plaza and over an underground parking structure. A +/- 1,307 square foot structure would be demolished to accommodate the project.

Project # 00007  
DPR #0002

Property Address: 252 North Pearl Street  
Applicant: Albany Housing Authority  
Representing Agent: Kelsey Carr, The Chazen Companies  
Zoning District: MU-CU (Mixed-Use Community Urban)  
Request: Major Development Plan Review - §375-5E(14)

Proposal: Construction of 3 and 7-story multifamily residential structures totaling 72 dwelling units.

Project # 00018  
DPR # 0004

Property Address: 351 Southern Boulevard  
Applicant: 351 Diamond Development, LLC  
Representing Agent: CHA Consulting  
Zoning District: MU-CH (Mixed-Use Community Highway)  
Request: Major Development Plan Review - §375-5E(14)

Project Description: Construction of 5 commercial structures at the site - a 105-room hotel; a +/- 2,350 square foot drive-thru restaurant; a +/- 18,600 square foot, three-tenant retail building; and a +/- 4,400 square foot vehicle fueling station and automobile wash.

Project # 00036  
DPR # 0011  
DR # 0007

Property Address: 30 Pine Lane  
Applicant: Cardona Development Group  
Representing Agent: Hershberg & Hershberg  
Current Zoning: R-V (Residential Village)  
Requested Approval: Major Development Plan Review - §375-5E(14)  
Demolition Review - §375-5E(17)

Proposal: Construction of a 2-story, 24-unit multifamily dwelling with ancillary surface and garage parking. An existing, 1,265 square foot single-family dwelling will be demolished in order to accommodate the proposed construction.

Project # 00043  
DR # 0008

Property Address: 197 Holmes Dale  
Applicant: Amarit Rosin  
Representing Agent: Hershberg & Hershberg  
Current Zoning: R-1M (Single-Family Medium-Density Residential)  
Requested Approval: Demolition Review - §375-5E(17)

Proposal: Demolition of a +/- 2,800 square foot, single-family dwelling. The site is proposed to be redeveloped with a new, single-family dwelling.

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OTHER BUSINESS AGENDA

Case # 12-14, 927

Property Address: 4 Central Avenue  
Applicant: West Mall Office Center, LLC  
Representing Agent: Nadine Shadlock, Esq.  
Current Zoning: MU-CU (Mixed-Use Community Urban)  
Requested Approval: Extension of Approval Time Period - §375-5(D)(12)(c)(iii)(B)

Proposal: Conversion of a +/- 42,000 square foot commercial office building to 35 residential dwelling units and 3,000 square feet of ground level retail space.