



Planning Board Public Hearing and Meeting

Date: Tuesday, July 27, 2021

Locations: 200 Henry Johnson Boulevard, Second Floor Community Room and Zoom Teleconference and Videoconference (Instructions Listed Below)

Time: 6:00 PM

Information on the July 27th Hearing and Meeting

The expiration of Executive Order 202.109 has required that the July 27th Planning Board Public Hearing and Meeting have an in-person component. As a result, members of the Planning Board will be attending the Public Hearing and Meeting in the Second Floor Community Room at 200 Henry Johnson Boulevard. The Planning Board Public Hearing and Meeting can also be attended via Zoom Teleconference and Videoconference. Members of the public can provide public comment through Zoom or in person.

Members of the public and applicants that wish to attend the Public Hearing and Meeting in person will be required to complete contact tracing and individuals who are not completely vaccinated will be required to wear a mask at all times in the building.

The non-COVID maximum seated occupancy of the Second Floor Community Room is 39 people and the gallery will have seating for 20 people. If the room has the potential to exceed maximum seated occupancy, members of the public and applicants for cases not currently being presented will be required to leave the Second Floor Community Room until their case/s appear on the agenda.

To register for the Zoom meeting, use the following registration Link:

https://us02web.zoom.us/webinar/register/WN_OKTtDI83RFCffrbgeXLvjw

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

The Planning Department will attempt to live stream the July 27th Hearing and Meeting on YouTube and can be accessed using the following link:

<https://www.youtube.com/channel/UCw2w4Cdeai5sd8IQPUDlcyw/videos>

Public Hearing Agenda

PROJECT #00423

Application	ZMA #0009
Property Addresses	77,79,81,83,83.5,85 Sherman Street
Applicant	Legal Aid Society of Northeast NY
Representing Agent	Yates Scott Lansing – Lansing Engineering, P.C.
Zoning District	R-2 (Two-Family)
Request	Zoning Map Amendment - §375-505(24)
Proposal	Amendment to the Zoning Map changing the zoning classification of the subject properties from R-2 (Two-Family) to MU-CU (Mixed-Use, Community Urban).

PROJECT #00422

Application	CUP #0043; ZMA #0010
Property Addresses	91,93,95 Clinton Street
Applicant	Kerwyn Kirton
Zoning District	R-T (Townhouse)
Request	Conditional Use Permit Review - §375-505(16); Zoning Map Amendment - §375-505(24)
Proposal	Occupation of +/- 1,300 square feet of the ground floor of 91 Clinton Street as a restaurant. Amendment to the Zoning Map changing the zoning classification of 91,93,95 Clinton Street from R-T (Townhouse) to MU-NE (Mixed-Use, Neighborhood Edge).

Public Meeting Agenda

PROJECT #00371

Application	DPR #0103
Property Addresses	255-271 Clinton Avenue
Applicant	Home Leasing
Representing Agent	Hershberg & Hershberg
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Request	Major Development Plan Review - §375-505(14)
Proposal	Construction of a parking lot with 38 spaces.

PROJECT #00282

Applications	DPR #0064
Property Address	25 Delaware Avenue
Applicant	25 Delaware, LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-505(14)

Proposal Construction of a +/- 14,540 square foot multifamily dwelling consisting of 52 dwelling units and thirty parking spaces, and the renovation of an existing +/- 5,532 square foot structure.

PROJECT #00418

Application **DPR #0124**
Property Address 66 State Street
Applicant Jeff Buell, Redburn Development
Zoning District MU-DT (Mixed-Use, Downtown)
Request Major Development Plan Review - §375-505(14)
Proposal Conversion of +/-21,357 square feet of office space into 27 dwelling units.

PROJECT #00388

Application **DPR #0109**
Property Addresses 76 and 80 Third Avenue
Applicant 1040 Keyes, LLC
Representing Agent August Montgomery
Zoning District MU-NE (Mixed-Use, Neighborhood Edge)
Request Major Development Plan Review- §375-505(14)
Proposal Conversion of +/-9,013 square feet of garage space into 7 dwelling units.

PROJECT #00420

Application **DR #0111; DPR #0125**
Property Addresses 804 & 808 Central Avenue
Applicant Speedway, LLC
Representing Agent Bergmann Associates
Zoning District MU-CH (Mixed-Use, Community Highway)
Request Demolition Review - §375-505(17)
Proposal Demolition of three structures totaling +/-14,450 square feet and the construction of a vehicle fueling station and +/-4,600 square feet of convenience retail.

PROJECT #00421

Application **DPR #0126**
Property Address 242 Spruce Street
Applicant Patrick Chiou
Zoning District MU-CU (Mixed-Use, Community Urban)
Request Concept Review of a Major Development Plan- §375-505(14)
Proposal Conversion and +/-16,915 square foot expansion of a commercial structure to a mixed-use structure with 54 dwelling units, +/-8,257 square feet of commercial uses, and 22 automobile parking spaces.

PROJECT #00429

Application **DR #0113**
Property Addresses 92 Alexander Street
Applicant City of Albany Department of Buildings and Regulatory Compliance
Representing Agent Sam Wells
Zoning District R-T (Townhouse)
Request Demolition Review - §375-505(17)
Proposal Demolition of a +/-3,300 square foot residential structure.

PROJECT #00430

Application	DR #0114
Property Addresses	507 First Street
Applicant	City of Albany Department of Buildings and Regulatory Compliance
Representing Agent	Sam Wells
Zoning District	R-2 (Two-Family)
Request	Demolition Review - §375-505(17)
Proposal	Demolition of a +/-985 square foot residential structure.

PROJECT #00381

Application	DPR #0122
Property Address	191 North Pearl Street
Applicant	191 North Pearl Street, LLC
Representing Agent	Ron Stein
Zoning District	R-M (Multi-Family); MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-505(14)
Proposal	Construction of a +/-25,968 square foot, four-story multi-family building with 18 dwelling units and an internal parking garage with 13 automobile parking spaces.

Other Business Agenda

PROJECT #00071

Applications	CUP #0006
Property Address	222 South Pearl Street
Applicant	Ahsan Farooq
Representing Agent	Shawn Gregoire, Bohler Engineering
Zoning District	MU-FS (Mixed-Use, Form-Based South End)
Request	Extension of Conditional Use Permit Approval- § 375-504(12)(c)(iii)B
Proposal	Occupation of a +/-10,890 square foot property as a vehicle fueling station.

PROJECT #00372

Applications	CUP #0035; DPR #0102; DR#0092
Property Address	1415 Washington Avenue
Applicant	Evan Podob, 1415 Washington Property, LLC
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Presentation of Proposed Traffic Mitigation Measures
Proposal	Demolition of a +/-66,237 square foot hotel and the construction of a +/-414,580 square foot student dormitory with 240 dwelling units and a parking garage with +/-207 automobile parking spaces.