



## Planning Board Public Meeting

**Date:** Tuesday, February 23, 2021

**Location:** Teleconference and Videoconference via Zoom (Instructions Listed Below)

**Time:** 6:04 PM

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

## Consent Agenda

### PROJECT #00368

Application	<b>DPR #0101</b>
Property Address	35 Commerce Avenue
Applicant	CFM 25 Industrial, INC
Zoning District	I-1 (Light Industrial)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Construction of a +/-17,320 square foot warehouse addition.
Move Item to Consent	<b>Vote: 5-0-0</b>
Agenda	
SEQR – Negative Declaration	<b>Vote: 5-0-0</b>
DPR #0101 – Approved	<b>Vote: 5-0-0</b>

### PROJECT #00398

Application	<b>DR #0109</b>
Property Address	514 Bradford Street
Applicant	Pinewood Realty LLC
Representing Agent	Albert Szesnat
Zoning District	R-2 (Two-Family)
Request	Demolition Review - §375-5(E)(17)
Proposal	Demolition of a +/-820 square foot detached accessory garage.
SEQR – Negative Declaration	<b>Vote: 5-0-0</b>
DR #0109 – Approved	<b>Vote: 5-0-0</b>

### PROJECT #00399

Application	<b>DR #0110</b>
Property Address	97 Ryckman Avenue
Applicant	Southwood Realty LLC
Zoning District	R-M (Multi-Family)
Representing Agent	Albert Szesnat
Request	Demolition Review - §375-5(E)(17)

Proposal  
SEQR – Negative Declaration  
DR #0110 – Approved

Demolition of a +/-594 square foot detached accessory garage.  
**Vote: 5-0-0**  
**Vote: 5-0-0**

## Public Meeting Agenda

### PROJECT #00385

Application  
Property Address  
Applicant  
Zoning District  
Request  
Proposal

**DPR #0107**  
425 North Pearl Street  
413 North Pearl Assoc LLC  
MU-FW (Mixed-Use, Form-Based Warehouse District)  
Major Development Plan Review - §375-5(E)(14)  
Conversion of +/-78,071 square feet of an existing warehouse into +/-82 dwelling units.

Waiver – Not Providing  
Pedestrian-Scaled Lighting as  
required by §375-4(H)(4)(b) of  
the USDO

**Vote: 5-0-0**

Waiver- Not Planting 5 of the  
19 street trees required by  
§375-4(F)(4) of the USDO  
DPR #0107 – Approved with  
Conditions

**Vote: 5-0-0**

**Vote: 5-0-0**

**CONDITION #1: The Applicant must receive approval from the Division of Traffic Engineering for the site plan submitted on February 22, 2021.**

**CONDITION #2: The Applicant must receive approval from the Department of Water and Water Supply for the February 22, 2021 Water and Sewer Engineering Report and Site Plan.**

### PROJECT #00396

Applications  
Property Address  
Applicant  
Representing Agent  
Zoning District  
Request  
Proposal  
Concept Review of DPR #0115

**CUP #0038; DPR #0115**  
22 Holland Avenue  
Ed Baksh, The Parikh Network  
Daniel Hershberg, Hershberg & Hershberg  
MU-CU (Mixed-Use Community Urban)  
Concept Review of a Major Development Plan - §375-5(E)(14)  
Construction of a +/-2,472 square foot restaurant with a drive-through facility.  
**No Action Taken.**

### PROJECT #00397

Applications  
Property Address  
Applicant  
Representing Agent  
Zoning District  
Request

**CUP #0039; DIST #0005; DPR #0116**  
1385 Washington Avenue  
Jacky He, DMG Investments  
Daniel Hershberg, Hershberg & Hershberg  
MU-CU (Mixed-Use Community Urban)  
Concept Review of a Major Development Plan - §375-5(E)(14)

<b>Proposal</b>	Construction of a five-story dormitory with +/-184 units and a parking garage and surface parking lot totaling +/-98 parking spaces.
SEQR – Declare Planning Board Lead Agency	<b>Vote: 5-0-0</b>
Concept Review of DPR #0116	<b>No Action Taken.</b>

## Public Speakers

### 22 Holland Avenue

Councilmember Cathy Fahey (32 Lawnridge Avenue)

Louise McNeilly (27 Summit Avenue)

Violetta De Rosa (140 Grove Avenue)

Simone Freeman (3 Summit Avenue)

Shawn Morris (24 Marinello Terrace)

Gregory Bell (536 Providence Street)

Ian Benjamin (209 Jay Street)

Julie Lundgren (51 Winthrop Avenue)

### 1385 Washington Avenue

Mike Daood (LodgeWorks, 8100 East 22nd Street North, Building 500, Wichita,KS)

Greg Epp (LodgeWorks, 8100 East 22nd Street North, Building 500, Wichita,KS)

Julie Lundgren (51 Winthrop Avenue)

Jordan Carleo-Evangelist (University at Albany)