



## Planning Board Public Hearing and Meeting

**Date:** Tuesday, May 25, 2021

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

**Time:** 6:06 PM

**Members Present:** DeSalvo, Ellis, Gailliard (Left at 8:20 PM), Hull, Kuchera

## Public Hearing Agenda

### PROJECT #00410

<b>Applications</b>	<b>CUP #0041</b>
<b>Property Address</b>	336 Clinton Avenue
<b>Applicant</b>	TAGA Associates, LLC
<b>Representing Agent</b>	Keith Cramer
<b>Zoning District</b>	R-T (Townhouse)
<b>Request</b>	Conditional Use Permit Review - §375-5(E)(16)
<b>Proposal</b>	Conversion of a two-family townhouse to a three-family townhouse.

**CUP #0041- Approved**      **Vote: 5-0-0**

### PROJECT #00413

<b>Application</b>	<b>CUP #0042</b>
<b>Property Address</b>	204 Washington Avenue
<b>Applicant</b>	Roger David
<b>Zoning District</b>	MU-NC (Mixed-Use, Neighborhood Center)
<b>Request</b>	Conditional Use Permit Review - §375-5(E)(16)
<b>Proposal</b>	Occupation of +/-1,613 square feet of the subject property as a hookah lounge (Bar or Tavern).

**CUP #0042- Approved**      **Vote: 5-0-0**

### PROJECT #00247

<b>Application</b>	<b>CUP #0043</b>
<b>Property Address</b>	39 Columbia Street
<b>Applicant</b>	Jeff Buell, Redburn Development
<b>Zoning District</b>	MU-DT (Mixed-Use, Downtown)
<b>Request</b>	Conditional Use Permit Review - §375-5(E)(16)
<b>Proposal</b>	Occupation of +/-6,385 square feet of the subject property as a school.

**CUP #0043- Approved**      **Vote: 5-0-0**

## Public Meeting Agenda

### PROJECT #00321

Application	<b>DPR #0081</b>
Property Address	11 Spring Street
Applicant	166 Washington 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 5-story, +/-14,095 square foot multi-family dwelling with 19 dwelling units.
SEQRA – Negative Declaration	<b>Vote: 5-0-0</b>
DPR #0081 – Approved	<b>Vote: 5-0-0</b>

### PROJECT #00280

Application	<b>DPR #0068; DR #0080</b>
Property Address	67 Livingston Avenue
Applicant	Clinton Square Studios LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CU (Mixed-Use, Community Urban)
Request	Major Development Plan Review - §375-5(E)(14) Demolition Review - §375-5(E)(16)
Proposal	Construction of a six-story mixed-use structure with 67 dwelling units and +/- 2,006 square feet of commercial space. An existing +/-1,486 square foot residential structure is proposed to be demolished.
SEQRA – Negative Declaration	<b>Vote: 4-0-0 (DeSalvo Recused)</b>
DR #0080 – Approved with Conditions	<b>Vote: 4-0-0 (DeSalvo Recused)</b>
	<b>CONDITION #1: The Applicant must complete all mitigation requirements within six months of the execution of the Letter of Resolution with the New York State Historic Preservation Office.</b>
	<b>CONDITION #2: Prior to approval of any building permits for demolition activities, the Applicant must submit completed documentation reports to the New York State Historic Preservation Office.</b>
DPR #0068 – Approved with Conditions	<b>Vote: 4-0-0 (DeSalvo Recused)</b>
	<b>CONDITION #1: Prior to the approval of building permits, the Applicant must develop and receive approval for a licensing agreement and easement for the proposed retaining wall on Livingston Avenue with the City’s Department of General Services.</b>
	<b>CONDITION #2: At the beginning of construction activities at the site, the Applicant must contact the Division of Traffic Engineering for review and concurrence in the field once the work zone safety plan is implemented.</b>

**CONDITION #3: Prior to receiving a Certificate of Occupancy, the Applicant must meet receive approval from the Chief Planning Official for a Transportation Demand Management Plan.**

**CONDITION #4: The City of Albany Department of Water and Water Supply's final acceptance is contingent upon review and approval of documents by Albany County Department of Health (ACDOH), Albany County Water Pollution District (ACWPCD), and New York State Department of Environmental Conservation (NYSDEC). Construction may not begin until acceptance from ACDOH, ACWPCD, and NYSDEC is received.**

**CONDITION #5: Prior to receiving a Certificate of Occupancy, the Applicant must submit a site plan and elevations that confirm the site is screening all roof-mounted and ground mechanical equipment to the standards of § 375-406(9)(b&c) of the USDO.**

**CONDITION #6: The Applicant must implement an Affordable Housing Compliance Plan.**

**PROJECT #00381**

Application	<b>DPR #0122</b>
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	Concept Review of a Major Development Plan - §375-5(E)(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.

DPR #0122      **No Action Taken.**

**PROJECT #00395**

Application	<b>DPR #0107</b>
Property Address	42 & 47 Besch Avenue
Applicant	Ron Stein
Zoning District	R-M (Multi-Family)
Request	Major Development Plan Review - §375-5(E)(14)
Proposal	Construction of a 4-story, +/-60,000 square foot multi-family dwelling with 39 dwelling units and +/-36 parking spaces.

SEQRA – Negative Declaration	<b>Vote: 4-0-0 (DeSalvo, Ellis, Hull, Kuchera)</b>
Waiver – Parking Dimension Requirements	<b>Vote: 4-0-0 (DeSalvo, Ellis, Hull, Kuchera)</b>
DPR #0107 – Approved with Conditions	<b>Vote: 4-0-0 (DeSalvo, Ellis, Hull, Kuchera)</b>

**CONDITION #1: Prior to the approval of building permits for construction activities, the Applicant must receive approval from the Division of Traffic Engineering**

**CONDITION #2: Prior to the approval of building permits for construction activities, the Applicant must receive approval of the plans and reports related to the proposed sewer extension from the Albany County Department of Health and the New York State Department of Environmental Conservation.**

**CONDITION #3: The Applicant must submit and receive approval from the Department of Planning and Development for an updated landscaping plan that includes non-deciduous trees along the Besch Avenue frontage that adequately screen the property and meet the standards of § 375-406(3)(a)(ii) of the USDO.**

**PROJECT #00411**

<b>Application</b>	<b>DPR #0123</b>
<b>Property Address</b>	257 South Pearl Street
<b>Applicant</b>	Capital City Rescue Mission
<b>Representing Agent</b>	Hershberg & Hershberg
<b>Zoning District</b>	MU-FS (Mixed-Use, Form-Based South End)
<b>Request</b>	Concept Review of a Major Development Plan - §375-5(E)(14) SEQRA Lead Agency Declaration
<b>Proposal</b>	Consolidation of 245,249, 257 South Pearl Street and 78, 80, 82, 84 Trinity Place into one parcel, demolition of a +/-1,140 square foot structure at 80 Trinity Place, and construction of a +/-30,972 square foot, four-story addition to expand an existing Group Living, Other use (Shelter).
<b>DPR #0123</b>	<b>No Action Taken.</b>

**PROJECT #00407**

<b>Application</b>	<b>DPR #0118</b>
<b>Property Address</b>	17, 19, 21, and 25 Erie Boulevard
<b>Applicant</b>	21 Erie Assoc., LLC
<b>Representing Agent</b>	Jeff Buell, Redburn Development
<b>Zoning District</b>	MU-FW (Mixed-Use, Form-Based Warehouse)
<b>Request</b>	Concept Review of a Major Development Plan - §375-5(E)(14)
<b>Proposal</b>	Conversion of an existing +/-243,000 square foot warehouse to 298 apartments and expansion of an existing surface parking lot of +/-185 spaces.
<b>DPR #0118</b>	<b>No Action Taken.</b>

Public Speakers

336 Clinton Avenue

Roger Markovics (38 Myrtle Avenue)

11 Spring Street

Cherie Devall (11 Spring Street)

Julie Lundgren (51 Winthrop Avenue)

Richard Hixon (150 Washington Avenue)

67 Livingston Avenue

Julie Lundgren (Historic Albany Foundation)

Ankit Sood (795 Broadway)

Jeff Buell (204 Lafayette Street, Schenectady, NY)

Julie Lundgren (51 Winthrop Avenue)

42 & 47 Besch Avenue

Brian Pentecost (42 & 47 Besch Avenue)

Julie Lundgren (51 Winthrop Avenue)