

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Planning Board

**MAYOR:** KATHY M. SHEEHAN  
**DIRECTOR:** BRAD GLASS

**CONTACT:** Zach Powell  
planningboard@albanyny.gov

## 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

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

## Consent Agenda

### PROJECT #00371

<b>Application</b>	<b>DPR #0103</b>
<b>Property Addresses</b>	255-271 Clinton Avenue
<b>Applicant</b>	Home Leasing
<b>Representing Agent</b>	Hershberg & Hershberg
<b>Zoning District</b>	MU-NE (Mixed-Use, Neighborhood Edge)
<b>Request</b>	Major Development Plan Review - §375-505(14)
<b>Proposal</b>	Construction of a parking lot with 38 spaces.
<b>SEQRA – Negative Declaration</b>	<b>Vote: 5-0-0</b>
<b>DPR #0103 – Approved</b>	<b>Vote: 5-0-0</b>

### PROJECT #00071

<b>Applications</b>	<b>CUP #0006</b>
<b>Property Address</b>	222 South Pearl Street
<b>Applicant</b>	Ahsan Farooq
<b>Representing Agent</b>	Shawn Gregoire, Bohler Engineering
<b>Zoning District</b>	MU-FS (Mixed-Use, Form-Based South End)
<b>Request</b>	Extension of Conditional Use Permit Approval- § 375-504(12)(c)(iii)B
<b>Proposal</b>	Occupation of a +/-10,890 square foot property as a vehicle fueling station.
<b>CUP #0006 - Approved</b>	<b>Vote: 5-0-0</b>

## Public Hearing Agenda

### PROJECT #00423

Application	<b>ZMA #0009</b>
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).
SEQRA – Declare Planning Board Lead Agency	<b>Vote: 5-0-0</b>
ZMA #0009 – Favorable Recommendation	<b>Vote: 5-0-0</b>

### PROJECT #00422

Application	<b>CUP #0043; ZMA #0010</b>
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).
SEQRA – Declare Planning Board Lead Agency	<b>Vote: 5-0-0</b>
ZMA #0010 – Favorable Recommendation with Advisory Note	<b>Vote: 5-0-0</b>  <b>Advisory Note. The Applicant should work with the Common Council to incorporate 89 and 94 Clinton Street and 117 Fourth Avenue as part of the zoning map amendment to address shared issues among these properties that have or have had a history of ground-floor commercial uses.</b>
CUP #0043	<b>No Action Taken</b>

## Public Meeting Agenda

### PROJECT #00282

Applications	<b>DPR #0064</b>
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.

DPR #0064      **No Action Taken**

### PROJECT #00418

Application	<b>DPR #0124</b>
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.

DPR #0124      **No Action Taken**

### PROJECT #00388

Application	<b>DPR #0109</b>
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.

DPR #0109 – Approved with  
Conditions      **Vote: 5-0-0**

**CONDITION #1: Prior to the issuance of any building permits, the Applicant must receive approval from the Department of Water and Water Supply to ensure that the buildings have acceptable water and sewer services. The Applicant must satisfy the requirements, listed in the July 27, 2021 correspondence from the Department of Water and Water Supply.**

**CONDITION #2: Prior to the issuance of any building permits, the Applicant must complete the required ownership and maintenance agreements for shared water and sewer services to the satisfaction of the Department of Water and Water Supply.**

**PROJECT #00420**

Application	<b>DR #0111; DPR #0125</b>
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.
DR #0111	<b>No Action Taken</b>

**PROJECT #00421**

Application	<b>DPR #0126</b>
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.
DPR #0126	<b>No Action Taken</b>

**PROJECT #00429**

Application	<b>DR #0113</b>
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.
SEQRA – Negative Declaration	<b>Vote: 5-0-0</b>
DR #0113 – Approved	<b>Vote: 5-0-0</b>

**PROJECT #00430**

Application	<b>DR #0114</b>
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.
SEQRA – Negative Declaration	<b>Vote: 5-0-0</b>
DR #0114 – Approved	<b>Vote: 5-0-0</b>

**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	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.
DPR #0122	<b>No Action Taken</b>

**Other Business Agenda**

**PROJECT #00372**

Applications	<b>CUP #0035; DPR #0102; DR#0092</b>
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.
CUP #0035; DPR #0102; DR #0092	<b>No Action Taken.</b>

Public Speakers

91, 93, 95 Clinton Street

Councilmember Derek Johnson (69 Trinity Place)

76 and 80 Third Avenue

Travis Klami (70 Third Avenue)