

CITY OF ALBANY



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NOTIFICATION OF LOCAL ACTION

OFFICE OF THE CLERK

RECOMMENDATION OF THE PLANNING BOARD

CASE NUMBER: ZMA #0008

ADDRESSES 1057 & 1061 Washington Avenue

REQUEST: Amendment to Zoning Map - §375-5(E)(24)

DESCRIPTION: Amendment to the Zoning Map changing the zoning classification of the subject properties from MU-NC (Mixed-Use Neighborhood Center) to R-2 (Two-Family).

PROJECT APPLICANT: Councilmember Michael O'Brien, 12th Ward

DATE OF RECOMMENDATION: November 24, 2020

RECOMMENDATION: FAVORABLE WITH ADVISORY NOTE

ADVISORY NOTE: Applicant should consider modifying the application to rezone the subject properties to MU-NE (Mixed-Use, Neighborhood Edge).

FACTS:

1. Application documents and supplemental filings of the applicant as of the date of this decision, as evidenced in the digital record for ZMA #0008
2. All plans, renderings, analyses and reports received as of the date of this decision, as evidenced in the digital record for ZMA #0008
3. All written correspondence received as of the date of this decision, as evidenced in the digital record for ZMA #0008
4. Content and testimony of the November 24, 2020 hearing of the City of Albany Planning Board, as well as the corresponding workshop session.

FINDINGS:

Based upon review of the complete record for ZMA #0008, the Board recommends that the Common Council adopt the proposed USDO Map Amendment on a finding that the proposed amendment:

1. Is consistent with the Comprehensive Plan;
2. Will not conflict with any other provisions of this USDO and the Code of the City of Albany;
3. Is required by changed conditions;
4. Addresses a demonstrated community need;
5. Will improve compatibility among uses and would ensure efficient development within the City;
6. Will result in a logical and orderly development pattern;
7. Will avoid significant adverse impacts on the natural environment—including, but not limited to, water, air,

- noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
8. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land, and
 9. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

VOTE:

For Approval:	3	DeSalvo:	N	Hull:	Y
Against:	1	Ellis:	Y	Kuchera:	Y
Abstain:	0	Gailliard:	NIA		

I, Albert R. DeSalvo representing the Planning Board of the City of Albany, hereby certify that the foregoing is a true copy of a recommendation of the Planning Board made at a meeting thereof duly called and held on the day of November 24, 2020.

Signature: _____

Albert R DeSalvo