CASE NUMBER: ZMA #0004
REQUEST: Amendment to Zoning Map - §375-5(E)(24)
DESCRIPTION: Amendment to the Zoning Map changing the zoning classification of 180 Sheridan Avenue from R-T (Townhouse) to MU-CU (Mixed-Use, Community Urban).
PROJECT APPLICANT: Christopher P. Spencer, Chief Planning Official, Department of Planning and Development, 200 Henry Johnson Blvd., Albany, NY 12210
DATE OF RECOMMENDATION: February 25, 2020
RECOMMENDATION: FAVORABLE

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 #0004
2. All plans, renderings, analyses and reports received as of the date of this decision, as evidenced in the digital record for ZMA #0004
3. All written correspondence received as of the date of this decision, as evidenced in the digital record for ZMA #0004
4. Content and testimony of the February 25, 2020 meeting of the City of Albany Planning Board, as well as the corresponding workshop session.

FINDINGS:

Based upon review of the complete record for ZMA #0004, the Board recommends that the Common Council adopt the proposed USDO Text 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; and
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.
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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 February 25, 2020.

Signature: Albert R. DeSalvo