

Planning Board

CONTACT: Planningboard@albanyny.gov

Planning Board Public Hearing and Meeting - **Minutes**

Date: **Tuesday**, April 7, 2026

Location: 200 Henry Johnson Boulevard, Second Floor Community Room

Time: 6:00 PM

Members Present: Glinnesa Gailliard, ,Shadi Khadivi, Rachel Breidster, Paige Barnum

Members Absent: None

Information on How to Attend the April 7th Hearing and Meeting

- **In Person:** 200 Henry Johnson Boulevard, Second Floor Community Room
- **YouTube Live Stream:** You can use the following link to view on YouTube:
<https://www.youtube.com/channel/UCw2w4Cdeal5sd8IQPUDlcyw/videos>
- Application documents are available on the web at:
<https://www.albanyny.gov/2085/Development-Project-Case-Files-Page>

Information on How to Submit Written or Public Comments for the April 7th Hearing and Meeting

In order to submit written comments or provide comments during the meeting, please scan the Registration & Comment QR Code or utilize the link located below. Submissions should be completed at least 24 hours prior to the Hearing and MeetingHearing and Meeting.

Registration and Comment Link: <https://www.albanyny.gov/803/Land-Use-Zoning>



Project Files



Registration and Comment Link

Meeting Called to Order at 6:00 PM

Attendance/quorum.
4/5

Consent Agenda

The Applicant will be in attendance. No public comment will be taken.

PROJECT #00517	
Application Number	DPR #0165
Application Type	Development Plan Review - §375-505(3)(i)
Property Address	1361 Broadway
Applicant	Harmony Prima Lofts, LLC
Representing Agent	Hershberg & Hershberg
Zoning District	MU-CH (Mixed-Use, Community Highway)
Proposal	Extension of approval for demolition of three (3) existing parking structures, totaling +/- 6,444 square feet, in accommodation of the construction of a +/- 274,875 square foot building, to include 220 dwelling units, 135 first floor parking spaces, and 97 surface parking spaces.
Action(s) Under Consideration	Extension of Approval DPR #0165

Public Comment:

- None

Actions Taken:

- **Extension of Development Plan Review – DPR #0165: APPROVED WITH CONDITIONS**

Conditions:

1. **Prior to the issuance of the Building Permit, final approval shall be obtained from the Department of Water and Water Supply.**
2. **Prior to the issuance of the Building Permit, final approval of the Maintenance and Protection of Traffic Plan shall be obtained from the Department of Engineering.**

Vote: 4 - 0 - 0

(Rachel Breidster Motioned; Paige Barnum Seconded)

Hearing Agenda

The Applicant will present the proposal to the Board. Public Comment will be taken.

PROJECT – CUP-2026-1 – REMOVED	
Application Number	CUP-2026-1
Application Type	Conditional Use Permit - §375-505(6)
Property Address	434 Elk Street
Applicant	Martin A. Mickle
Representing Agent	Daniel Sanders, Sanders Architects
Zoning District	R-2 (Residential, Two-Unit)
Proposal	Conversion of the existing Dwelling, Townhouse containing one (1) dwelling unit to a Dwelling, Townhouse containing two (2) dwelling units.
Action(s) Under Consideration	Conditional Use Permit - §375-505(6)

PROJECT – CUP-2026-7	
Application Number	CUP-2026-7
Application Type	Conditional Use Permit - §375-505(6)
Property Address	581 Clinton Avenue
Applicant	JVT Solutions LLC
Zoning District	R-T (Residential, Townhouse)
Proposal	Conversion of the existing Dwelling, Townhouse containing two (2) dwelling unit to a Dwelling, Townhouse containing three (3) dwelling units.
Action(s) Under Consideration	Conditional Use Permit - §375-505(6)

Public Comment:

- **None**

Actions Taken:

- **Conditional Use Permit – CUP-2026-7: APPROVED**

Vote: 4 – 0 - 0

(Rachel Breidster Motioned; Shadi Khadivi Seconded)

Meeting Agenda

The Applicant will present the proposal to the Board. Public Comment will be taken.

PROJECT – CUP-2026-03, DPR-2025-42

Application Number	CUP-2026-03 DPR-2025-42
Application Type	Waiver - §375-405(2)(c)(i) – Off-street parking Conditional Use Permit - §375-505(6) Development Plan Review - §375-505(3)
Property Address	135 Ontario Street
Applicant	Patrick Chiou, Upstate General Construction
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-FM (Mixed-Use, Form-Based Midtown)
Proposal	Construction of a two story addition to existing vacant building to be used as dwelling, multi-unit for a total of 34 dwelling units.
Action(s) Under Consideration	SEQRA: Determination of Significance Waiver - § 375-405(2)(c)(i) – Off-street parking Conditional Use Permit - §375-505(6) Development Plan Review - §375-505(3)

Public Comment:

- None

Actions Taken:

- **SEQRA: Determination of Significance, Negative Declaration**

Vote: 4 – 0 - 0

(Shadi Khadivi Motioned; Rachel Breidster Seconded)

- **Conditional Use Permit – CUP-2026-3: APPROVED**

Vote: 4 – 0 - 0

(Rachel Breidster Motioned; Shadi Khadivi Seconded)

- **Waiver - §375-405(2)(c)(i) – Off-street parking**

Vote: 4 – 0 - 0

(Shadi Khadivi Motioned; Rachel Breidster Seconded)

- **Development Plan Review – DPR-2025-42: APPROVED WITH CONDITIONS**

Conditions:

1. Prior to the issuance of the Building Permit, final approval shall be obtained from the Department of Water and Water Supply.
2. Prior to the issuance of the Certificate of Occupancy, the applicant shall implement an affordable housing plan in compliance with the prevailing USDO §375-401(5)(c)

Vote: 4 – 0 - 0

(Shadi Khadivi Motioned; Rachel Breidster Seconded)

PROJECT – DR-2025-13	
Application Number	DR-2025-13
Application Type	Demolition Review - §375-505(7)
Property Address	256 First Street
Applicant	Albany County Land Bank
Zoning District	R-2 (Residential, Two-Unit)
Proposal	Proposed demolition of existing two-story residential building (±2,640 SF)
Action(s) Under Consideration	SEQRA: Determination of Significance Demolition Review - §375-505(7)

Public Comment:

- **None**

Actions Taken:

- **SEQRA: Determination of Significance, Negative Declaration**

Vote: 4 – 0 - 0

(Rachel Breidster Motioned; Paige Barnum Seconded)

- **Demolition Review – DR-2025-13: APPROVED WITH CONDITIONS**

Conditions:

1. **Prior to the issuance of the Building Permit for demolition, NYSDEC approval for demolition in place for assumed asbestos will be provided.**

Vote: 4 – 0 - 0

(Shadi Khadivi Motioned; Rachel Breidster Seconded)

PROJECT – DR-2026-1	
Application Number	DR-2026-1
Application Type	Demolition Review - §375-505(7)
Property Address	267 Second Street
Applicant	Albany County Land Bank
Zoning District	R-2 (Residential, Two-Unit)
Proposal	Proposed demolition of existing two and a half-story residential building (±1,120 SF)
Action(s) Under Consideration	SEQRA: Determination of Significance Demolition Review - §375-505(7)

Public Comment:

- **Bryan Lesile**

Actions Taken:

- **SEQRA: Determination of Significance, Negative Declaration**

Vote: 4 - 0 - 0
(Rachel Breidster Motioned; Shadi Khadivi Seconded)

- **Demolition Review – DR-2025-13: APPROVED**

Vote: 4 - 0 - 0
(Shadi Khadivi Motioned; Rachel Breidster Seconded)

PROJECT – DR-2026-2	
Application Number	DR-2026-2
Application Type	Demolition Review - §375-505(7)
Property Address	255 First Street
Applicant	Albany County Land Bank
Zoning District	R-2 (Residential, Two-Unit)
Proposal	Proposed demolition of existing two-story residential building (±2,540 SF)
Action(s) Under Consideration	SEQRA: Determination of Significance Demolition Review - §375-505(7)Demolition Review - §375-505(7)

Public Comment:

- **None**

Actions Taken:

- **SEQRA: Determination of Significance, Negative Declaration**

Vote: 4 - 0 - 0
(Rachel Breidster Motioned; Shadi Khadivi Seconded)

- **Demolition Review – DR-2025-13: APPROVED**

Vote: 4 - 0 - 0
(Shadi Khadivi Motioned; Rachel Breidster Seconded)

Meeting adjourned at 7:13 PM

Vote: 4 - 0 - 0

(Rachel Breidster Motioned; Paige Barnum Seconded)