

Planning Board

CONTACT: Planningboard@albanyny.gov

Planning Board Public Hearing and Meeting

Date: **Tuesday**, May 5, 2026

Location: 200 Henry Johnson Boulevard, Second Floor Community Room

Time: 6:00 PM

Information on How to Attend the May 5th 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/UCw2w4Cdeal5sd8lQPUDlcyw/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 May 5th 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 Meeting.

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



Project Files



Registration and Comment Link

Requests received less than 24 hours in advance may be accommodated by the Planning Board.

Hearing Agenda

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

PROJECT – CUP-2026-1	
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-2026-13	
Application Number	CUP-2026-13
Application Type	Conditional Use Permit - §375-505(6)
Property Address	39 Ten Broeck Place
Applicant	Adhiambo Okomba
Representing Agent	Daniel Sanders, Sanders Architects
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)

Meeting Agenda

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

PROJECT – DPR-2025-28	
Application Number	DPR-2025-28
Application Type	Development Plan Review - §375-505(3)(i)
Property Address	315 Northern Boulevard
Applicant	LV Apartments Limited (c/o Winn Companies)
Representing Agent	Daniel R. Hershberg, Hershberg & Hershberg

Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Proposal	New construction of 97 dwelling units in 4-story building adjacent to existing Livingston School Apartments. Project includes 43 off-street parking spaces, a portion of which will be enclosed (garage). Proposal includes purchase and consolidation of ±8,255 SF of portion of the North Manning Boulevard right-of-way.
Action(s) Under Consideration	SEQRA: Determination of Significance Development Plan Review - §375-505(3)

PROJECT – DPR-2026-5

Application Number	DPR-2026-5
Application Type	Development Plan Review - §375-505(3)
Property Address	52 State Street
Applicant	Ryan Jankow, Jankow Companies
Representing Agent	Daniel Hershberg, Hershberg & Hershberg
Zoning District	MU-DT (Mixed-Use, Downtown)
Proposal	Conversion of floors 3-10 in existing building into Dwelling, Multi-Unit for a total of 120 units.
Action(s) Under Consideration	Development Plan Review - §375-505(3)