



CITY OF ALBANY
DEPARTMENT OF DEVELOPMENT &
PLANNING
21 LODGE STREET
ALBANY, NEW YORK 12207
TELEPHONE (518) 434-2532
FAX (518) 434-9846

GERALD D. JENNINGS
MAYOR

MICHAEL J. YEVOLI
COMMISSIONER

**BOARD OF ZONING APPEALS
AGENDA
Wednesday, December 9, 2009
5:30 PM
Common Council Chambers
Second Floor, City Hall**

1. Case # 12-09, 1790

The case of Cusano Family Enterprises, LLC regarding the premises located at 458 Delaware Avenue requesting a Special Use Permit pursuant to Sections 375-27 and 375-71C of the City of Albany Zoning Ordinance to allow for the establishment of a take-out restaurant. The property is located in a C-1 Neighborhood Commercial zoning district.

2. Case # 12-09, 1791

The case of Harold B. Veeder regarding the premises located at 92 Shaker Road requesting a Use Variance pursuant to Sections 375-26 and 375-63A of the City of Albany Zoning Ordinance to allow for the change of use to a three (3)-family dwelling, which is not a permitted use in the district. The property is located in an R-1B One- and Two-Family Medium-Density Residential zoning district.

3. Case # 12-09, 1792

The case of Paul Gross and Faina Gross regarding the premises located at 43 Dove Street AKA 120 Chestnut Street requesting a Use Variance pursuant to Sections 375-26 and 375-66A of the City of Albany Zoning Ordinance to allow for the change of use from a six (6)-unit apartment building to a seven (7)-unit apartment building, which is not a permitted use in the district. The property is located in an R-2C One- and Two-Family Row House Residential zoning district.

4. Case # 12-09, 1793

The case of Albany Housing Authority regarding the premises located at 99, 101 and 103 Broad Street, 33, 35 and 37 Catherine Street, 99 and 105 Clinton Street and 16, 26, 30, 64, 86 AKA 84 and 90 Morton Avenue requesting Use Variances pursuant to Sections 375-26 and 375-68A of the City of Albany Zoning Ordinance to allow for the rehabilitation of two (2) vacant three (3)-family dwellings, which are not permitted uses in the district, and Area

Variances pursuant to Sections 375-26, 375-68D, 375-132 and 375-181 to allow for the construction of six (6) single-family dwellings, a two (2)-family dwelling, a three (3)-family dwelling, two (2) six (6)-unit apartment buildings and a nine (9)-unit apartment building that do not conform to the yard requirements and/or parking requirements for the district. The properties are located in an R-3B Multifamily Medium-Density Residential zoning district.

5. Case # 12-09, 1794

The case of 17 Chapel, LLC regarding the premises located at 17 Chapel Street requesting an Area Variance pursuant to Section 307-12 of the City of Albany Sign Ordinance to allow for the provision of a temporary wall sign that extends above the second floor of the building. The property is located in a C-3 Central Business zoning district.