

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

**MAYOR:** Dorcey Applrys

**DIRECTOR:** BRAD GLASS

**CONTACT:**

Anna Feltham

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## Board of Zoning Appeals Public Meeting

Date: Wednesday January 7, 2026

Location: 200 Henry Johnson Blvd, Second Floor Community Room; YouTube Livestream

Time: 6:00 PM

## Information on How to Attend the January 7<sup>th</sup> 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 January 7<sup>th</sup> 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 Board of Zoning Appeals

## Public Hearing Agenda

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

### PROJECT – AV-2025-18, AV-2025-19

|                         |  |
|-------------------------|--|
| <b>Application(s)</b>   | <b>AV-2025-18</b><br><b>AV-2025-19</b>   |
| <b>Property Address</b> | 463 Magazine Street  |
| <b>Applicant</b>        | Jay Glenn  |
| <b>Zoning District</b>  | Residential, Single-Family, Medium Density (R-1M)  |
| <b>Proposal</b>         | To allow for a 6-foot tall, 100% opaque fence in the front yard where the maximum height and opacity permitted for the R-1M district is 4 feet tall and 60% opaque. One variance to address the height with the second variance addressing the opacity |
| <b>Requests</b>         | <b>AV-2025-18; 375-406(7)(c)(i)</b> To allow for a 6 foot tall fence where the maximum permitted height is 4 feet tall.<br><b>AV-2025-19; 375-406(7)(c)(i)</b> To allow for a 100% opaque fence where the maximum permitted opacity is 60%.            |

## Meeting Agenda

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

### PROJECT #00624

|                         |   |
|-------------------------|---|
| <b>Application(s)</b>   | <b>AV-2025-16</b>   |
| <b>Property Address</b> | 195 Euclid Avenue   |
| <b>Applicant</b>        | Joel Nudi   |
| <b>Zoning District</b>  | Residential, Single-Family, Low Density (R-1L)  |
| <b>Proposal</b>         | To allow for 42% impervious lot coverage, exceeding the 30% maximum allowed in the R-1L zoning district.    |
| <b>Requests</b>         | <b>AV-2025-16; 375-401(3)(a)</b> To allow for 42% impervious lot coverage where the maximum allowed is 30%. |

### PROJECT – AV-2025-17 – REMOVED per Applicant request

|                         |   |
|-------------------------|---|
| <b>Application(s)</b>   | <b>AV-2025-17</b>                         |
| <b>Property Address</b> | 581 Central Avenue                        |
| <b>Applicant</b>        | Mike McCraken, Hospitality Syracuse, Inc. |

|                                 |  |
|---------------------------------|--|
| <b>Applicant Representative</b> | Sam Burden, Bohler Engineering   |
| <b>Zoning District</b>          | Mixed-Use Form-Based Central Avenue (MU-FC)  |
| <b>Proposal</b>                 | Replacement and relocation of existing post-and-panel sign with construction of a 32 square foot post-and-panel sign with a height of 15 feet, where 5 feet is the maximum height permitted in the MU-FC district. |
| <b>Requests</b>                 | <b>AV-2025-17; 375-409(8)(b)</b> – To allow for a sign height of 15 feet, where the maximum height permitted in the MU-FC zoning district is 5 feet.   |

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