

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

MAYOR: Dr. Dorcey Applys  
DIRECTOR: BRAD GLASS

CONTACT:  
Anna Feltham  
bza@albanyny.gov

## Board of Zoning Appeals Public Meeting - Minutes

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

**Meeting Called to Order at 6:01 PM**

**Attendance/quorum:**

Present: Jellisa Joseph, Adriana Le Blan-Jeffrey, Serena White-Lake, Martha Mahoney, Celeste Harp (5)

**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 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. <b>AV-2025-19; 375-406(7)(c)(i)</b> To allow for a 100% opaque fence where the maximum permitted opacity is 60%.

**Public Comment:**

- (written comment) Deven Horne
- (written comment) Charles and Mariluz Questel
- (in-person) Michael Sweeney

**Actions Taken:** AV-2025-18 - **Approved**  
Jellisa Joseph Motioned, Martha Mahoney\_Seconded  
Vote: 5-0

AV-2025-19 - **Approved**  
Serena White-Lake Motioned, Jellisa Joseph Seconded  
Vote: 5-0

## Meeting Agenda

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

### **PROJECT #00624 - REMOVED**

<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 McCracken, 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 is the maximum height permitted in the MU-FC zoning district is 5 feet.

## Meeting Adjourned: 6:37PM

Serena White-Lake Motioned, Jellisa Joseph Seconded  
Vote: 5-0