

CITY OF ALBANY

NEW YORK



DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals



MAYOR: Dr. Dorcey Applrys
DIRECTOR: BRAD GLASS

CONTACT:
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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 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/UCw2w4Cdeal5sd8lQPUDIcyw/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 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 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

Application(s)	AV-2025-18 AV-2025-19
Property Address	463 Magazine Street
Applicant	Jay Glenn
Zoning District	Residential, Single-Family, Medium Density (R-1M)
Proposal	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
Requests	AV-2025-18; 375-406(7)(c)(i) To allow for a 6 foot tall fence where the maximum permitted height is 4 feet tall. AV-2025-19; 375-406(7)(c)(i) 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

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

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

Application(s)	AV-2025-17
Property Address	581 Central Avenue
Applicant	Mike McCraken, Hospitality Syracuse, Inc.
Applicant Representative	Sam Burden, Bohler Engineering
Zoning District	Mixed-Use Form-Based Central Avenue (MU-FC)
Proposal	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.
Requests	AV-2025-17; 375-409(8)(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