



ALBANY COMMON COUNCIL
PLANNING, ECONOMIC DEVELOPMENT AND LAND USE COMMITTEE MINUTES
Alfredo Balarin, Chair

Meeting called by: Alfredo Balarin, Chair | Date: August 11, 2025 | Time: 5:32 pm

Committee Members Present: Balarin, Chair | Adams | Clarke | Hoey | Zamer

City Personnel Present: Bryan Jimenez (Legislative Director), Robert Wenner (Research Counsel), Alyssa Kamara (Junior Policy Analyst), Carly Johnson (Junior Legislative Aide); Erin Glennon (Deputy Director of Planning)

Minutes

Agenda Item(s):

- **REVIEWING THE HISTORIC RESOURCES COMMISSION'S HOLLAND AVENUE TUDOR HISTORIC DISTRICT RECOMMENDATION**

Public Comment:

- Julie Lundgren, Albany, NY 12203 – Support for the Holland Avenue Tudor Historic District
- Louise McNeilly, Albany, NY 12209 – Support for the Holland Avenue Tudor Historic District
- Matt Malette, Albany, NY 12206 – (read by Paige Barnum) Support for the Holland Avenue Tudor Historic District
- Nancy Carey, Albany, NY 12211 – Against the Holland Avenue Tudor Historic District
- Shawn Morris, Albany, NY 12209 – Support for the Holland Avenue Tudor Historic District
- Albert DeSalvo, Albany, NY – Support for the Holland Avenue Tudor Historic District
- Jennifer Jones Novak, Albany, NY – Support for the Holland Avenue Tudor Historic District

Discussion:

- Committee Chair Alfredo Balarin discussed the agenda for the September 3, 2025 meeting.
- Committee Member Sergio Adams provided background information on the Tudors at 100-112 Holland Avenue.
- Cara Macri presented on behalf of the Historic Albany Foundation.
- Nancy Carey presented on behalf of the property owners.
- Committee Member Zamer asked if there were any other examples of historic districts created without the property owners' consent.
 - Macri noted that 48 Hudson Avenue had prior opposition and that it is rare that a district is composed of a single owner. She further noted that the National Register's threshold for rejection of a designation is over fifty percent of owners in opposition.
- Committee Member Zamer asked about the stability of the buildings and if members of the Historic Albany Foundation have visited the properties to which Shawn Morris responded.

- Shawn Morris noted that the organization toured a few years ago and that the red signs indicating that a building is unsafe on the buildings in question have been removed.
 - Nancy Carey noted that neither the property owner nor City of Albany knew who removed the sign.
 - Attorney for the property owner, Christopher Langlois, noted that the red signs do not inherently indicate that a property is unstable.
- Committee Member Zamer asked how long the properties have existed on the vacant building registry.
 - Carey noted that they have been vacant since 2008.
- Committee Member Zamer asked for confirmation that there was an inspection the year prior, to which Carey and Langlois responded affirmatively.
- Committee Member Adams noted that the buildings looked structurally fine and that he brought a contractor to review the building. He noted that he could not speak to all of the issues, but listed spaces in the buildings that needed repairs.
- Committee Member Hoey noted the poor state of the buildings, the cost of rehabilitation, the possibility for denser development in the area, and his preference for private property owners' rights.
- Committee Member Adams asked Deputy Director of Planning Erin Glennon to clarify the purpose of a historic district to which Deputy Director Glennon responded.
- Committee Member Adams asked Macri to discuss the tax incentives that could be used to support the rehabilitation of the buildings to which Macri responded.
 - Committee Member Adams inquired about the potential use of the space, to which Macri responded that it could be used for housing, office space, etc. Macri discussed the tax credits further that would support rehabilitation.
 - Deputy Director Glennon noted that nonprofits can sell tax credits and that the tax abatement could be available for some properties.
- Committee Member Adams asked Carey about her preferences on the outcome of the property if the application did not exist.
 - Carey shared that the application has paused the demolition permit; she shared she intended to construct a mixed-use office building on Holland Avenue.
 - Committee Member Adams asked Carey to detail the expenses related to the aforementioned plans.
 - Carey noted that the company put tens of thousands of dollars on hold for engineering work.
 - Committee Member Adams inquired if Carey reached out to the Planning Department or HAF (Historic Albany Foundation) for support.
 - Macri noted that Carey had no choice but to halt the demolition permit and noted that HAF offered services to integrate the buildings into the projects that they are seeking to build.
- Committee Chair Balarin asked why the property owners should be allowed to demolish something that the community greatly values.
 - Carey shared that her company is not in the business of converting homes.
 - Attorney Langlois noted that it is the property owners' rights to do with them as they please; he discussed why this was not demolition by neglect. He discussed the different development they investigated for these buildings.
- Attorney Langlois asked the Committee for clarification on the process after the Tudor Homes potentially became a historic district. He noted that redistricting would halt their plans but not force the company to abide by the preservationists' wishes.
- Committee Chair Balarin asked HAF why the City should restrict the rights of property owners.
 - Macri shared her belief that mixed-use zoning would not prove sustainable.

- Deputy Director Glennon noted that this doesn't prevent Carey's company from applying for demolition or going through the review process; she noted that making it a historic district does not impact what they can do with the property, it just restricts it to particular standards.
- Committee Member Hoey clarified the extent to which Carey's company owned the current homes, to which Carey noted that they own both parcels on both sides of the property.

Adjourn:

Committee Member Zamer moved to adjourn, duly seconded by Committee Member Hoey. The Chair declared the meeting adjourned at 6:59 PM.

Link to meeting recording:

<https://www.youtube.com/watch?v=IOw8InMlaOE&t=1544>

Respectfully Submitted,

Bryan Jimenez

Legislative Director

Carly Johnson

Junior Legislative Aide