

Council Member Kimbrough introduced the following, which was adopted:

ORDINANCE 18.52.23

AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) CHANGING THE ZONING CLASSIFICATION OF 27 MAIN STREET FROM “MIXED-USE NEIGHBORHOOD CENTER” (MU-NC) TO “LIGHT INDUSTRIAL” (I-1) AND AMENDING THE ZONING MAP ACCORDINGLY

The City of Albany, in Common Council convened, does hereby ordain and enact:

Section 1. Chapter 375 of the Code of the City of Albany (Unified Sustainable Development Ordinance) and the Official Zoning Map are hereby amended to change the zoning classification of 27 Main Street from Mixed-Use Neighborhood Center (MU-NC) to Light Industrial (I-1), said property being more particularly described as follows:

The parcel of land situated in the City of Albany, County of Albany and State of New York, identified on the tax map as follows:

Section: 66-29

Block: 2

Lot: 50

Said premises, more commonly known as 27 Main Street, measuring approximately 0.05 acres.

Section 2. This ordinance shall take effect immediately.

**APPROVED AS TO FORM THIS
3RD DAY OF MAY, 2023**

Corporation Counsel

To: Danielle Gillespie, City Clerk
From: Jake Eisland, Research Counsel
Re: Request for Common Council Legislation
Supporting Memorandum
Date: April 26, 2023
Sponsor: Council Member Kimbrough

ORDINANCE 18.52.23

TITLE

AN ORDINANCE AMENDING CHAPTER 375 OF THE CODE OF THE CITY OF ALBANY (UNIFIED SUSTAINABLE DEVELOPMENT ORDINANCE) CHANGING THE ZONING CLASSIFICATION OF 27 MAIN STREET FROM “MIXED-USE NEIGHBORHOOD CENTER” (MU-NC) TO “LIGHT INDUSTRIAL” (I-1) AND AMENDING THE ZONING MAP ACCORDINGLY

GENERAL PURPOSE OF LEGISLATION

The action is a proposed ordinance to amend the zoning map of the City of Albany for the property 27 Main Street. The condition of 27 Main Street warrants its demolition. While parking is a permitted accessory use in the I-1 (Light Industrial District), the division line between the I-1 and the Mixed-Use Neighborhood Center (MU-NC) is immediately before 27 Main Street, forbidding the property’s usage for parking. This change will allow 27 Main Street to be used for off-street parking.

The changes proposed herein will also need to be referred to the County Planning Board under General Municipal Law § 239.

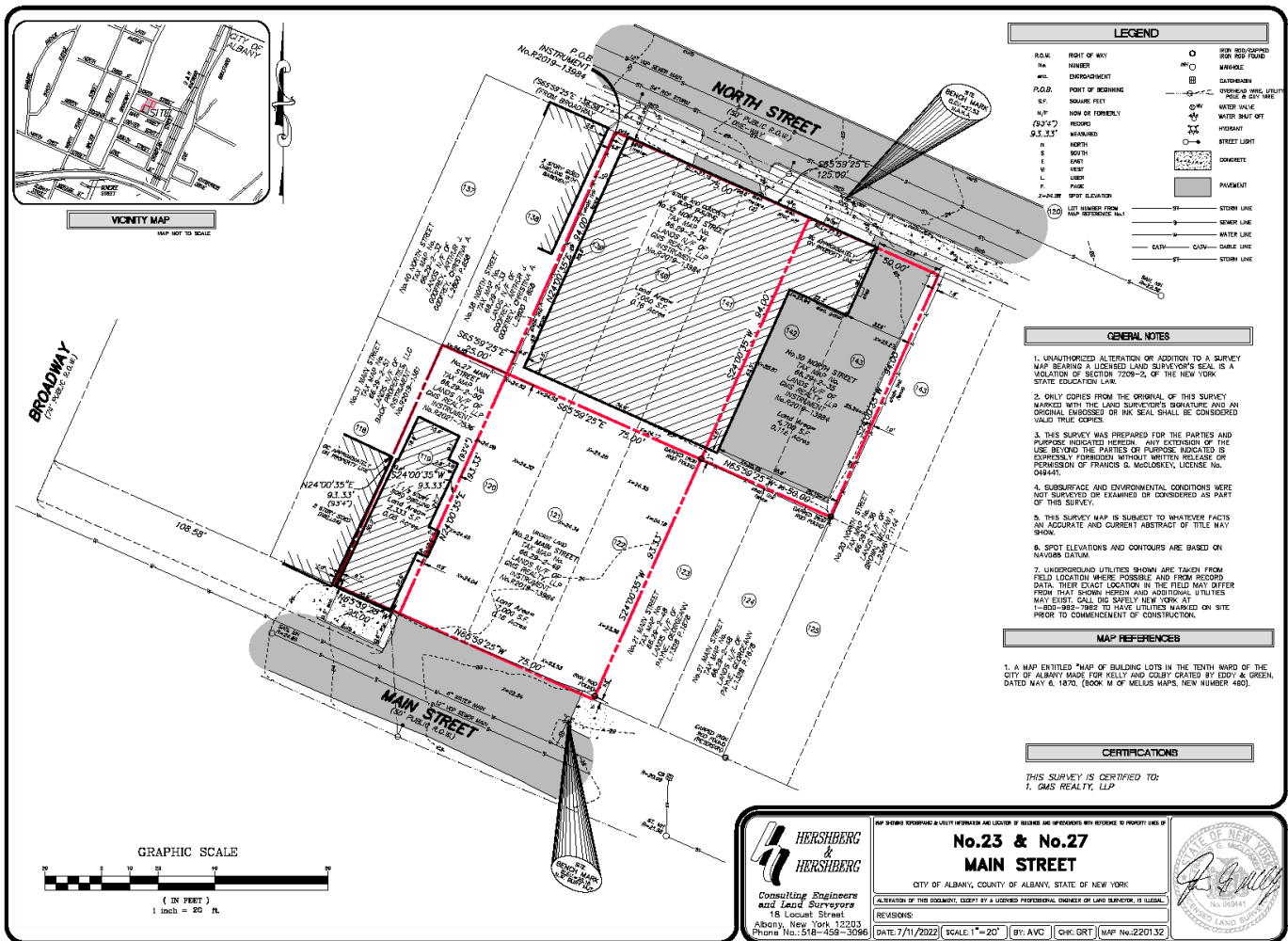
A property survey of the site is attached as well.

NECESSITY FOR LEGISLATION AND ANY CHANGE TO EXISTING LAW

Amendments to the Zoning Map and the USDO require Common Council action by ordinance.

FISCAL IMPACTS:

None.



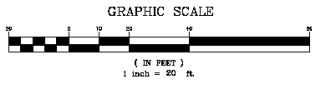
LEGEND			
R.O.W.	RIGHT OF WAY	○	IRON NAIL/COPIED IRON NAIL FOUND
NA	NUMBER	⊗	MARKER
EAS.	EASEMENT	⊞	DATE/BEAR/VAL
P.O.B.	POINT OF BEGINNING	—○—	OVERHEAD WIRE, UTILITY POLE & COT WIRE
SE	SEWER FEET	—○—	WATER VALVE
W/F	WATER FOR FEEDLINE	—○—	WATER SHUT OFF
RESPO	RESPOND	—○—	HYDRANT
93.33'	MARKER	—○—	STREET LIGHT
N	NORTH	—○—	CONCRETE
S	SOUTH	—○—	PAVEMENT
E	EAST	—○—	STORM LINE
W	WEST	—○—	SEWER LINE
L	LEAK	—○—	WATER LINE
F	FUGE	—○—	DABLE LINE
2-20	SPOT ELEVATION	—○—	STORM LINE
122.00'	NON REFERENCE	—○—	

- GENERAL NOTES**
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
 - ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
 - THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSES INDICATED HEREIN. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSES INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS S. MCCLOSKEY, LICENSE NO. 048447.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
 - THIS SURVEY MAP IS SUBJECT TO WHATEVER FACTS AN ACCURATE AND CURRENT ABSTRACT OF TITLE MAY SHOW.
 - SPOT ELEVATIONS AND CONTOURS ARE BASED ON NAVORS DATUM.
 - UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM FIELD LOCATION WHERE POSSIBLE AND FROM RECORD DATA. THEIR EXACT LOCATION IN THE FIELD MAY DIFFER FROM THAT SHOWN HEREIN AND ADDITIONAL UTILITIES MAY EXIST. CALL 800 SAFELY NEW YORK AT 1-800-982-7862 TO HAVE UTILITIES MARKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- MAP REFERENCES**
- A MAP ENTITLED "MAP OF BUILDING LOTS IN THE TENTH WARD OF THE CITY OF ALBANY MADE FOR KELLY AND COLBY GRATED BY EDDY & GREEN, DATED MAY 6, 1870, (BOOK M OF MELLIS MAPS, NEW NUMBER 480).

CERTIFICATIONS

THIS SURVEY IS CERTIFIED TO:
1. GMS REALTY, LLP



HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203
Phone No.: 518-458-3086

**No. 23 & No. 27
MAIN STREET**
CITY OF ALBANY, COUNTY OF ALBANY, STATE OF NEW YORK

ALTERATION OF THIS COLLUMN, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, IS ILLEGAL.

DESIGNER:
DATE: 7/11/2022 SCALE: 1" = 20' BY: AVG CHK: CRT MAP No: 220132

Matter in ~~strike through~~ to be deleted. Matter underlined is new material.

Passed by the following vote of all the Council Members elected voting in favor thereof:
Ordinance 18.52.23 was co-sponsored by Council Members Adams, Anane, Balarin, and Johnson

Affirmative – Adams, Anane, Balarin, Clarke, Flynn, Frederick, Johnson, Keegan,
Kimbrough, Love, Robinson, and Romero

Affirmative: 12 Negative: 0 Abstain: 0

Clerk of the Common Council

President of the Common Council

Mayor

Date

I, Shaniqua Jackson, Acting City Clerk and Acting Clerk of the Common Council, do hereby certify that Ordinance 18.52.23 was passed at a meeting of the Albany Common Council on September 7, 2023.

In affirmation thereof, I hereto set my hand and affix The Seal of the City of Albany this 2nd day of January, 2026.
