

**City of Schenectady
NEW YORK
CITY PLANNING COMMISSION Minutes
January 21, 2026**

I. CALL TO ORDER

Meeting called to order at 6:00 p.m.

II. ATTENDANCE

Present: Randall Beach; Susan Nadler; Jason Bogdanowicz-Wilson; Junior Hitlall; Adam Roselan; Andrew Dachinger, Corporation Counsel; Jack Connelly - Planner I

Excused: Colin Evers; Alexandra Bland

III. Conflict of Interest Check

There were no conflicts of interest for any of the Commissioners.

Commissioner Beach informed everyone that the meeting will start with the roll call of all the Commissioners that were present, as stated above. Commissioner Beach went on to list the projects that were going to be discussed for the evening, and if anyone was there to speak about a project that wasn't on the list, the Commission wasn't going to be able to speak on it this evening. If the Commissioners have questions, the projects will be introduced, and applicants can come forward to speak about the project to the commissioners. The public will also have an opportunity to speak to the projects.

Commissioner Roselan made a motion to approve the December 17th minutes with **Commissioner Wilson** seconding. The motion carried unanimously.

IV. CONSENT AGENDA

- A. 426 State Street Associates, LLC** requests site plan approval pursuant to Section 264-90(F) of a proposal to add 7 new apartment units to the existing structure at 416 State Street, tax parcel # 39.80-2-3.1, located in the C-4 Downtown Mixed-Use Commercial District.

Mr. Paul Sciocchetti came forward to state that he had reviewed the staff comments and was prepared to meet them. Commissioner Beach detailed that the parking agreement had been reviewed and deemed acceptable by City staff.

- B. Hernan Martinez** requests site plan approval pursuant to Section 264-90(M) of a proposal to operate a grocery store at 1619 Eastern Parkway, tax parcel # 50.21-3-19, located in the C-2 Mixed-Use Commercial District.

Due to the applicant for 1100 Albany Street being late, the item for 1619 Eastern Parkway was moved to item B on the consent agenda. Mr. Hernan Martinez approached the Commission and said that he had reviewed the staff report. Mr. Martinez confirmed that there would be no prepared food or restaurant portion to the business, just a grocery store. Mr. Martinez had no concerns with any of the conditions listed in the staff comments.

- C. Gasway Fuels Corporation** requests site plan approval pursuant to Section 264-90(M) of a proposal to operate a gas station with a convenience store at 1120 Erie Boulevard, tax parcel # 39.56-2-30, located in the C-4 Downtown Mixed-Use Commercial District.

The applicant had questions regarding the Engineering comment on the staff report that sidewalks must be fixed. Mr. Connelly confirmed that referred to portions of the sidewalk along Pine Street that were cracked or replaced with asphalt.

Mr. Connelly discussed the staff comment about the dumpster being removed from the sidewalk on Pine Street and the graffiti on the dumpster enclosure facing Erie. He emphasized the importance of these items being addressed not only in the short term, but later on throughout their time owning the business. There may never be any dumpster located on any sidewalk, and all graffiti must be taken care of in a timely manner.

Commissioner Bech mentioned the excess signage, specifically posted on the bollards in the parking lot, must be removed. The applicant had no issue with this, or any other of the staff report comments.

- D. Mamdouh Ebrahim** requests site plan approval pursuant to Section 264-90(M) of a proposal to operate a restaurant at 1687 Foster Avenue, tax parcel # 39.42-1-9, located in the R-2 Two-Family Residential District.

The applicant came forward and confirmed that he was aware that permits were needed for any interior fit-ups to the building, including new kitchen equipment, as stated in the staff report by Chief Building Inspector Brian Trinci.

Commissioner Beach noted that a handicap parking space was needed in the closest possible space to the building, with a hatched space next to it. The 'private property' sign in the parking lot was also discussed, as it appears to be on plywood and needs to be fixed appropriately.

The applicant did not have any issues with the staff comments mentioned, nor any of the others listed in the staff report.

Mr. Connelly noted for the record that the applicant had received the necessary use variance from the Zoning Board to allow for the restaurant in a residential district, as well as the area variance to allow the non-contiguous parking.

- E. Salman Rahmat** requests site plan approval pursuant to Section 264-90(J) of a proposal to operate a tire shop and auto service business at 1872 State Street, tax parcel # 60.47-1-10.111, located in the C-5 Business District.

Mr. Salman Rahmat talked about the staff report with Commissioner Beach. Commissioner Beach stated that all vehicles must only be parked in approved and striped parking spaces at all times. Additionally, all work must be completed on the inside of the building and all equipment must be stored fully inside. Mr. Rahmat confirmed his willingness to comply with all of these requirements.

Mr. Connelly reminded the Commission that this property had been previously reviewed by the Commission, with the business occupying the front half of the building being approved already. The property was in compliance with all requirements placed upon them from that decision.

- F. Mohamad Naseem Seraj** requests site plan approval pursuant to Section 264-90(M) of a proposal to operate a limited service restaurant at 1100 Albany Street, tax parcel # 49.50-5-1.11, located in the C-2 Mixed-Use Commercial District.

As Mr. Naseem came prior to the vote for the consent agenda, the Commission discussed the project. Commissioner Beach discussed the staff report, mentioning the one panel of sidewalk to be fixed, as well as all graffiti being removed and the removal of all 'tobacco' signage from the Moe's Deli business operating in the same building. Mr. Naseem was fine with all comments listed on the staff report.

Commissioner Beach opened the floor for the public hearing. Mr. Connelly read a letter into the record by a neighbor of the 1872 State Street project. The neighbor was against the project due to a plethora of similar businesses in the neighborhood, and a lack of green space in that area. Mr. Connelly said that the Commission had no ability to deny a project due to other businesses operating in a similar manner, and that the applicant had complied with all greenspace requirements previously placed upon them.

As no further comments were heard, the public hearing was closed.

SEQR RESOLUTION

Motion made by **Commissioner Wilson** to issue a negative SEQR declaration for the projects at 416 State Street and 1872 State Street. Motion seconded by **Commissioner Hittall**.

Motion carried unanimously.

SITE PLAN RESOLUTION

Motion made by **Commissioner Nadler** to issue full site plan approval for all consent agenda items with the following conditions and findings of fact. Motion seconded by **Commissioner Wilson**.

1. The address will be prominently displayed so that it is easily visible from the street of address.
2. Metal roll gates and iron bars will not be installed on any doors or windows at any time in the future.
3. Pursuant to Section 264-93, site plan approval is valid so long as building permits are pulled within one year of approval.
4. All comments noted in the staff reports are conditions of approval for each consent agenda item.

Motion carried unanimously.

V. NEW BUSINESS

- A. Yadho Naresh Khamai** requests site plan approval pursuant to Section 264-90 (F) of a proposal to construct 4 townhouses at 546 Schenectady Street, tax parcel # 49.40-1-24.1, located in the R-2 Two-Family Residential District.

Mr. Dave Kimmer of ABD Engineering came forward to discuss the façade changes made to the building since it was tabled in the previous December meeting. More windows were added to the building, which was a priority noted previously by the Commission, and a decorative gable was also added to the top of the building.

All of the Commissioners were in approval of the changes made.

The Commission was reminded that the subdivision approval was finalized in December, along with the SEQR vote, and the site plan was generally viewed as favorable outside of the aesthetic look, which was addressed in this resubmission.

Commissioner Beach opened the floor for the public hearing, which was closed as no comments were heard.

SITE PLAN RESOLUTION

Motion made by **Commissioner Roselan** to issue final site plan approval for the project. Motion seconded by **Commissioner Wilson** with the following conditions and findings of fact:

1. The address will be prominently displayed so that it is easily visible from Strong Street, as the new parcels will front on Strong Street as opposed to Schenectady Street.
2. Metal roll gates and iron bars will not be installed on any doors or windows at any time in the future.
3. Pursuant to Section 264-93, site plan approval is valid so long as building permits are pulled within one year of approval.
4. All sidewalks, curbs and curb cuts must be replaced to City standard.
5. All excess concrete between the curb and sidewalk must be removed and replaced with grass.

Motion carried unanimously.

- B. Saddek Hassan** requests final site plan approval to operate a grocery store at 814 Eastern Avenue, tax parcel # 38.82-2-15, as required in his May 2025 site plan review decision. The property is located in the R-2 Two-Family Residential District.

Mr. Saddek Hassan came forward with his son to discuss the application. Commissioner Beach reminded the Commission that the project was conditionally approved in May with the condition that the applicant would return 6 months after receiving the Certificate of Use to ensure all conditions were met.

Mr. Connelly detailed a conversation from earlier that day with Mr. Hassan in which it was said that all conditions from May had been met. Mr. Connelly drove to the site earlier that morning to confirm. The one issue was the graffiti was painted over with a color that did not match the rest of the wall. Commissioner Beach said that final approval would be painted one uniform color no later than June 1st, 2026.

Mr. Connelly said that he had coordinated with the Police Department and confirmed that calls made to the PD regarding this property had significantly decreased in the past year, which was a positive sign from a major concern the Commission had previously.

SITE PLAN RESOLUTION

Motion made by **Commissioner Nadler** to issue final site plan approval for the project with the following conditions. Motion seconded by **Commissioner Wilson**:

1. The side wall adjacent to the parking lot will be painted one cohesive color no later than June 1st, 2026.
2. All previous conditions of approval listed in May of 2025 remain in effect.

Motion carried unanimously.

- C. **Brendan Nally** requests subdivision approval pursuant to Section 230-2(A) of a proposal to split 1656 Carrie Street, tax parcel # 39.43-2-27, into two parcels. The property is located in the R-2 Two-Family Residential District.

Mr. Brendan Nally detailed the project, stating the lot was purchased from the City, and he intended on building a townhouse split into two units straddling the property lines, similar to the Van Vranken Avenue project he got approved by the Planning Commission recently.

Commissioner Beach reminded the Commission that as the project was less than 3 units, the actual site plan would not be reviewed or approved by the Commission, solely the subdivision.

Mr. Connelly noted that variances would be needed for the sideyard setbacks, but the Zoning Officer would be the one to send him there, not from a referral by the Planning Commission.

Mr. Connelly read a comment from the staff report stating that the sidewalks along Carrie Street were in good condition, but those along Lang Street were required to be rebuilt.

Commissioner Beach opened the floor for the public hearing, which was closed as no comments were heard.

SEQR RESOLUTION

Motion made by **Commissioner Wilson** to issue a negative SEQR declaration. Motion seconded by **Commissioner Roselan**.

Motion carried unanimously.

SITE PLAN RESOLUTION

Motion made by **Commissioner Nadler** to issue subdivision approval for the project with the following conditions and findings of fact. Motion seconded by **Commissioner Roselan**:

1. A lot line adjustment will be required to be filed with the Department of Engineering upon approval from the Planning Commission. Once filed, Schenectady County will produce SBL numbers for both parcels and the City will provide addresses.
2. Sidewalks need to be replaced along Lang Street to City standards.
3. Curb, sidewalk, house approaches, driveway and curb cuts to be installed to City standard.

Motion carried unanimously.

- D. **Elite Auto and Collision One LLC** requests site plan approval pursuant to Section 264-90(J) of a proposal to operate a motor vehicle repair and detailing business at 1509 State Street, tax parcel # 49.76-5-1, located in the C-2 Mixed-Use Commercial District.

As Mr. Fabian's representative was running late, the 902 Crane Street project was moved further down the agenda. Mr. Dan Morelli came forward to represent the project at 1509 State Street.

Mr. Morelli stated that the applicant did not have any issue complying with any of the staff report comments, with the exception of parking. It was noted in the staff report that the parking was exceeding the maximum and would need a variance, however the applicant felt as if the proposed number of spaces was necessary to the business.

Mr. Morelli outlined the changes being proposed to the property, including the addition of a sidewalk along State Street, green space and a street tree being added out front.

The parking was broken down as follows: 2 ADA spots would be placed closest to the building, 13 spaces for customer parking, 13 additional spaces for employees, 12 spaces (shielded by a fence) for service vehicles including and 6 spaces in the rear for vehicles waiting to be worked on.

Commissioner Beach asked Mr. Morelli to confirm that all work would be completed indoors, all equipment would be stored indoors and no vehicles would ever be parked outside of the approved and striped parking spaces. Mr. Morelli agree to all of this.

Commissioner Beach recommended the Commission vote on a conditional approval pursuant to the issuance of the area variance to allow the excess in parking.

Commissioner Wilson wanted to see an extended greenspace buffer separating the parking spaces from the sidewalk. Mr. Morelli this could be easily accomplished by pushing the row of parking starting with space #29 closer to the rear of the property.

Mr. Morelli detailed future plans to add a security gate across the parking lot to secure the vehicles in the lot.

Commissioner Beach opened the floor for the public hearing, which was closed as no comments were heard.

SEQR RESOLUTION

Motion made by **Commissioner Wilson** to issue a negative SEQR declaration for the project. Motion seconded by **Commissioner Roselan**.

Motion carried unanimously.

SITE PLAN RESOLUTION

Motion made by **Commissioner Wilson** to issue site plan approval with the following conditions and findings of fact. Motion seconded by **Commissioner Hitall**:

1. The address will be prominently displayed so that it is easily visible from State Street.
2. Metal roll gates and iron bars will not be installed on any doors or windows at any time in the future.
3. Pursuant to Section 264-93, site plan approval is valid so long as building permits are pulled within one year of approval.
4. The site plan approval is contingent upon an area variance being obtained to allow the excess in parking. Should the variance be denied, the applicant must return to the Planning Commission with a revised plan that complies with code.
5. The asphalt along Roland Place must be removed and replaced with grass, as done with the fire station across the street.
6. The sign frame must be properly painted.
7. No cars are allowed to be parked outside of approved and striped parking spaces for any reason.

8. Barbed wire must be removed from the fence along Roland Place within 30 days of approval.

Motion carried unanimously.

- E. **Vishal Prasad** requests site plan approval pursuant to Section 264-90(B) of a proposal to operate a banquet hall, restaurant and create 2 additional apartment units at 2116 and 2122 Broadway, tax parcel #s 48.59-4-3 and 4, both located in the C-2 Mixed-Use Commercial District.

Mr. Dan Morelli remained in front of the Commission to discuss agenda item E, and made the correction that there is only 1 additional apartment being added to the site.

Mr. Morelli ran through the proposed site changes, noting the sidewalks to be added along both Broadway and Bradt Street, as well as the greenspace to be added along each of the 3 buildings. Additionally, in the rear of the property a 15' landscaped buffer would be added with arborvitaes to provide relief from the properties behind the site on Bradt. Fencing would be added to separate the sidewalk from the parking spaces.

Mr. Morelli detailed that there were 7 total apartment units proposed. 6 existing in the building to the left, and one new unit above the proposed restaurant.

Mr. Vishal Prasad, owner of the property, came forward to say the apartments were planned for his family members moving up from Brooklyn. The restaurant would be a mix of Indian, Caribbean and American cuisine that was primarily takeout. The intended hours of operation for the restaurant were 2am. The Commission discussed whether this was an appropriate time to be open until for that area.

Commissioner Beach was open to giving a conditional approval for 6 months to ensure that the proposed hours of operation did not cause any negative impacts with the community. Mr. Prasad confirmed that the restaurant would not pursue a liquor license.

Mr. Connelly clarified that both businesses required individual Certificates of Use. Mr. Morelli anticipated early summertime would be when the Certificates of Use would be obtained.

Mr. Prasad said that the empty circle on the top of the building would be filled with a custom made Rolex clock.

Commissioner Beach opened the public hearing. Mr. Richard Frank, pastor from the church across the street, said he was fully in favor of the development, but wanted to ensure that customers cars were not in his lot for extended periods of time. Mr. Prasad said he would provide Mr. Frank with his number as a point of contact to make sure any issues were alleviated, which Mr. Frank was happy with.

Commissioner Beach closed the public hearing as no further comments were heard.

SEQR RESOLUTION

Motion made by **Commissioner Wilson** to issue a negative SEQR declaration. Motion seconded by **Commissioner Roselan**.

Motion carried unanimously.

SITE PLAN RESOLUTION

Motion made by **Commissioner Roselan** to approve the application with the following conditions and findings of fact. Motion seconded by **Commissioner Nadler**:

1. The address will be prominently displayed so that it is easily visible from Broadway.
2. Metal roll gates and iron bars will not be installed on any doors or windows at any time in the future.
3. Pursuant to Section 264-93, site plan approval is valid so long as building permits are pulled within one year of approval.
4. All residential units require Rental Certificates.
5. Both businesses require individual Certificates of Use.
6. The applicant will return to the Planning Commission 6 months after the issuance of the Certificates of Use to ensure that the proposed closing times do not create any nuisances in the community.

Motion carried unanimously.

- F. Benedicto Fabian** requests site plan approval pursuant to Section 264-90(B) of a proposal to rehab 902 Crane Street, tax parcel # 49.47-1-8.11, for the use of a first floor restaurant with four upper floor apartments. The property is located in the C-2 Mixed-Use Commercial District.

Mr. Danny Sanders and Fermin Fabian were present to discuss the project. Mr. Sanders detailed that the building would be enlarged to be 3 stories with 4 total apartment units on the top two floors. The first floor would be converted into a space for a restaurant.

Mr. Sanders said the new color and modern design of the building was intentionally chosen to fit in with the Mosaic Apartments further down Crane Street, to create a cohesive feel in the neighborhood.

Mr. Fabian stated that the building has been vacant for more than 20 years, and he has been under contract to purchase the property from the City for 8 years, but unanticipated delays had slowed down the process.

Mr. Fabian owns Mami's. across the street on Crane Street, as well as Caribe on Broadway. This project was designed to create a new home for Mami's while keeping the same business model.

Mr. Sanders confirmed that the 3-story garage would be used for restaurant storage and Mr. Fabian's cars. Mr. Sanders said that the basement was not suitable for the dry storage needs of the restaurant, so the garage was necessary.

Both Commissioners Beach and Wilson agreed that the proposed elevations were good and would provide a nice facelift for the property.

Mr. Connelly said that while the restaurant had ample on-street parking, the apartments did not have enough parking to meet code, therefore requiring an area variance from the BZA.

Mr. Fabian discussed the compliance issues with his other properties, and ensured the Commission that he has had frequent contact with the Buildings Department to remedy those issues. The Commission members felt comfortable moving forward with an approval despite the issues noted, as Mr. Fabian has proved to be making good faith efforts to get into compliance.

Commissioner Nadler spoke highly in favor of the project, hoping that this business could help with the resurgence of Crane Street.

Mr. Connelly noted that the sidewalk leading up to the main front entrance appeared to be sloped in a manner that may not be ADA compliant. Mr. Fabian would fix the sidewalk if it was found to be noncompliant, in coordination with the Engineering Department.

Commissioner Beach opened the floor for the public hearing, which was closed as no comments were heard.

SEQR RESOLUTION

Motion made by **Commissioner Wilson** to issue a negative SEQR declaration for the project. Motion seconded by **Commissioner Hitlall**.

Motion carried unanimously.

SITE PLAN RESOLUTION

Motion made by **Commissioner Nadler** to issue site plan approval for the project with the following conditions and findings of fact. Motion seconded by **Commissioner Hitlall**:

1. The address will be prominently displayed so that it is easily visible from Crane Street.
2. Metal roll gates and iron bars will not be installed on any doors or windows at any time in the future.
3. Pursuant to Section 264-93, site plan approval is valid so long as building permits are pulled within one year of approval.
4. The approval is contingent upon the granting of an area variance to allow proposed parking.
5. The applicant must confirm with the Engineering Department that the front sidewalk is in compliance with City and ADA standards. If it is found to be out of compliance the sidewalk must be fixed.

Motion carried unanimously.

- G. Tang Yi Spa Inc.** requests site plan approval pursuant to Section 264-90(M) of a proposal to operate a wellness spa and beauty salon at 1702 Chrysler Avenue, tax parcel # 49.81-1-1.111, located in the C-2 Mixed-Use Commercial District.

The applicants came forward to discuss the proposed spa with the Commission. Mr. Connelly stated that he had spoken on the phone earlier in the morning with the property owner, Ming Shan Zhu, to discuss the curb cut comments that were noted in the staff report. The curb cut along Altamont Avenue was the appropriate width, but needed to have the concrete sidewalk continuing across it, as is required in City code. The first curb cut on Chrysler Avenue needed to be shrunk to a maximum of 40' wide and also must have the concrete spanning across it. Mr. Connelly's recommendation for the second curb cut on Chrysler was to leave it be for now, as it crossed over into the Town of Rotterdam, and more coordination should take place with them to determine the future of the area before the Commission votes on it.

Commissioner Beach noted that a Certificate of Use is required prior to the business being allowed to open. Mr. Connelly reminded the applicant that the Certificate of Use needed to be renewed every year. The applicant understood and agreed to this requirement.

Commissioner Beach opened the floor for the public hearing, which was closed as no comments were heard.

SITE PLAN RESOLUTION

Motion made by **Commissioner Wilson** to approve the project with the following conditions and findings of fact. Motion seconded by **Commissioner Hitlall**:

1. The address will be prominently displayed so that it is easily visible from Chrysler Avenue.
2. Metal roll gates and iron bars will not be installed on any doors or windows at any time in the future.
3. Pursuant to Section 264-93, site plan approval is valid so long as building permits are pulled within one year of approval.
4. A Certificate of Use is required prior to the opening of the business. The Certificate of Use must be renewed every year that the business is in operation.
5. The curb cut along Altamont Avenue must be brought into compliance, along with the northernmost curb cut on Chrysler Avenue.

Motion carried unanimously.

- H. David Bovia** requests site plan approval pursuant to Section 264-90(J) of a proposal to operate an auto sales and service business at 1573 State Street, tax parcel # 50.77-3-1, located in the C-5 Business District.

Mr. Bill Hennessey approached the Commission to represent Mr. Bovia.

Commissioner Beach noted that work was done to the exterior of the building without permits. Mr. Connelly said that he had spoken with Chief Trinci regarding this issue and the applicant must apply for all permits retroactively.

Mr. Connelly had also confirmed with City Engineer Chris Wallin that the sidewalks along both State Street and Consaul Road must be remade according to City standard. Mr. Wallin told Mr. Connelly that the City would extend the sidewalk along Consaul across the City owned property abutting the project site.

Commissioner Beach stated that the requirements of approval would be that all business be conducted inside the building, all equipment be fully stored inside the building, and no cars were allowed to be parked outside of the approved and striped parking spaces. The applicant agreed to all of these conditions. Commissioner Hitlall added that Mr. Bovia's existing business on Broadway is one of the best kept auto shops in Schenectady, and a good example of how to keep this new property.

Mr. Bovia expressed concerns about the financial ramifications of constructing the sidewalks in a timely manner. The Commission agreed it would be reasonable to issue a conditional approval so the applicant could start the business up, with the requirement that he return with a detailed schedule outlining when the sidewalks could be added to the property.

Commissioner Beach opened the floor for the public hearing. A neighbor on Consaul Road, Ms. Valarie Johnson, spoke to the importance of adding sidewalks along Consaul as Paige School was on that side of the street. Ms. Johnson asked how cars would be delivered to the site, and noted speeding was a major concern on Consaul for cars coming off of State Street. Ms. Johnson asked if it was possible to put a fence up in the rear of the property to mitigate the noise levels on site.

Mr. Hennessey said a fence may not help lower noise volumes as the project site has a much higher elevation than the rest of Consaul, so the noise would rise above the top of any fence.

Commissioner Beach said that since the applicant is returning to the Commission to discuss the sidewalk timeframe, the noise issue could be addressed then as well.

Commissioner Wilson believed that requiring the doors be closed when work was being done would also help lower the noise volume.

SEQR RESOLUTION

Motion made by **Commissioner Wilson** to issue a negative SEQR declaration for the project. Motion seconded by **Commissioner Roselan**.

Motion carried unanimously.

SITE PLAN RESOLUTION

Motion made by **Commissioner Hittall** to issue a conditional site plan approval with the following conditions and findings of fact. Motion seconded by **Commissioner Wilson**:

1. The address will be prominently displayed so that it is easily visible from State Street.
2. Metal roll gates and iron bars will not be installed on any doors or windows at any time in the future.
3. Pursuant to Section 264-93, site plan approval is valid so long as building permits are pulled within one year of approval.
4. The applicant must receive retroactive permits for all work done to the building that did not obtain permits.
5. The applicant will return to the Planning Commission with a detailed timeframe of when the work can be completed to place the sidewalks along both State Street and Consaul Road. A plan to address the noise issues brought forward by the public would also be included in this resubmission.

Motion carried unanimously.

VI. MISCELLANEOUS

ADJOURN

Motion made by **Commissioner Nadler** to adjourn the meeting. Seconded by **Commissioner Wilson**. The meeting adjourned at 8:09 PM.

Motion carried unanimously.