STATE OF NEW YORK
DEPARTMENT OF STATE
ONE COMMERCE PLAZA
99 WASHINGTON AVENUE
ALBANY, NY 12231-0001
HTTPS://DOS.NY.GOV

KATHY HOCHUL
GOVERNOR

WALTER T. MOSLEY
SECRETARY OF STATE

ALBANY REGIONAL BOARD OF REVIEW
MEETING MINUTES
May 20, 2026, at 9 a.m.

NYS Department of State
1 Commerce Plaza
99 Washington Avenue, Room 505
Albany, NY 12231

A QUORUM IS PRESENT

FIRST HEARING
IN THE MATTER OF PETITION NO. 2026-0181
The petition pertains to a variance to allow change of occupancy of an existing building from a one-family dwelling to a Residential Group R-2 occupancy (Apartment houses). Construction Type 5B, Wood frame-unprotected, two-story in height, 2,746 square feet in gross area, and located at 16 Church Street, Granville, NY 12832, County of Washington, State of New York.

RELIEF IS REQUESTED FROM:
19 NYCRR Part 1227, The 2020 Existing Building Code of New York State, section 1011.2.1 Fire sprinkler system, provided as follows: Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the Building Code of New York State that requires an automatic fire sprinkler system to be provided based on the new occupancy in accordance with Chapter 9 of the Building Code of New York State, such system shall be provided throughout the area where the change of occupancy occurs.
[The petitioner requests relief from an automatic sprinkler system.]

PETITIONER: JAMI WHITNEY

- ADJOURNMENT MOTION: JACKIE COONS
- SECOND: MICHAEL BAYLY
- VARIANCE RELIEF: ADJOURNED

Adjournment Vote:

_AYE_ANDY ELLIS, CHAIRPERSON
_AYE_LAURA RYDER
_AYE_JACKIE COONS
_AYE_MICHAEL BAYLY

SECOND HEARING
IN THE MATTER OF PETITION NO. 2026-0182
The petition pertains to the change of occupancy of an existing building from Occupancy Group-U (Residential Agricultural building) to Assembly Group A-2 Occupancy. The gross area of the building is

3,800 square feet, one-story in height, Type VB (Wood Frame-Unprotected) construction, and is located at 880 Bridge Street, RT 396, Ravena, NY 12143, County of Albany, State of New York.

RELIEF IS REQUESTED FROM:
The petitioner is appealing for the determination of the code enforcement official of the Town of Coeymans regarding the applicability of 19 NYCRR, Part 1225, The 2020 Fire Code of New York State section 903.2.1.2 Group A-2 or failing the appeal, seeking relief from section 903.2.1.2 Group A-2 of the 2020 Fire Code of New York State which states: An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:
1. The fire area exceeds 5,000 square feet (464 m2).
2. The fire area has an occupant load of 100 or more.
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies.

PETITIONER: 1841 CIRCLE M RANCH

- APPEAL MOTION: LAURA RYDER
- SECOND: MICHAEL BAYLY
- APPEAL RELIEF: DENIED

Appeal Vote:

_AYE_ANDY ELLIS, CHAIRPERSON
_AYE_LAURA RYDER
_AYE_JACKIE COONS
_AYE_MICHAEL BAYLY

- ADJOURNMENT MOTION: JACKIE COONS
- SECOND: LAURA RYDER
- VARIANCE RELIEF: ADJOURNED

Adjournment Vote:

_AYE_ANDY ELLIS, CHAIRPERSON
_AYE_LAURA RYDER
_AYE_JACKIE COONS
_AYE_MICHAEL BAYLY

THIRD HEARING
IN THE MATTER OF PETITION NO. 2026-0200
The petition pertains to pertains to an existing Six (6) dwelling unit apartment building, three (3) stories in height, of type VB Ordinary – unprotected construction, totaling 4,000 square feet, located at 1 Washington Avenue, City of Schenectady, County of Schenectady, State of New York.

RELIEF IS REQUESTED FROM:
Chapter 61-B of the Consolidated Laws of New York, *Multiple Residence Law*, Article 3, Section 30, Cellar Ceilings. Which states that in every such dwelling three stories or more in height the ceiling of the cellar, or of the lowest story, if there be no cellar, shall be fire-retarded, or be equipped with a sprinkler system, unless such ceiling has already been plastered to the satisfaction of the department.
[The petitioner requests relief that owner is not required to plaster the ceiling nor install a sprinkler system in the cellar.]

PETITIONER: PROPERTY PRO GROUP for REDBURN STOCKADE LP

- ADJOURMENT MOTION: JACKIE COONS
- SECOND: LAURA RYDER
- VARIANCE RELIEF: ADJOURNED

Adjournment Vote:

_AYE_ANDY ELLIS, CHAIRPERSON
_AYE_LAURA RYDER
_AYE_JACKIE COONS
_AYE_MICHAEL BAYLY

THE ALBANY BOARD OF REVIEW MEETING WAS ADJOURNED AT 11:02 A.M.