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Board of Zoning Appeals Public Workshop and Hearing

Date: Wednesday, February 2, 2022

Location: Zoom Webinar; YouTube Livestream

Time: 6:00PM

Public Hearing Agenda

Project #00450

Application(s)	AV #0097, AV #0098, AV #0099
Property Address	276 Central Avenue
Applicant	North American Islamic Trust
Zoning District	Mixed-Use, Form-Based Central Avenue (MU-FC)
Proposal	1) Demolition and reconstruction of the existing front area of the building. 2) Extending the prayer hall, adding a water/RPZ room to first floor, adding a mechanical room to the second floor, and adding an elevator and additional exit staircase.
Requests	Area Variance – §375-407(4)(a)- to allow for the existing building materials to be changed and replaced. Area Variance - §375-407(4)(g)- to allow for the existing window and door arrangements to be changed and replaced. Area Variance - §375-407(4)(f)- to allow for the existing roof form to be changed and replaced.

Project #00424

Application(s)	AV #0079, AV #0092, AV #0093
Property Address	1053 Broadway
Applicant	Druthers Brewing Company II, Inc.
Zoning District	Mixed-Use, Form-Based Warehouse (MU-FW)
Proposal	Construction of a 13-foot wide, 110 foot long deck in the public right-of-way.
Requests	Rehearing of Area Variance – §375-402(1)(c)(vii)(G)(4)– to allow a front deck to extend into the right-of-way or any easement in a Mixed-Use; Form-Based zoning district. Area Variance - §375-402(2)(c)/Table 375-402.1- to allow for the construction of a front porch, which is not permitted under the Mixed-Use Core frontage standards. Area Variance - §375-402(2)(c)/Table 375-402.1- to allow for the porch to extend past the front build-to zone under the Mixed-Use Core frontage standards. State Environmental Quality Review (SEQRA) - Declaration of environmental significance.