



Board of Zoning Appeals Public Workshop

Date: Wednesday, June 9, 2021

Location: Teleconference and Videoconference via Zoom (Instructions Listed Below)

Time: 6:00 PM

WORKSHOP AGENDA

1. Public Workshop discussing cases for the upcoming June 23, 2021 Public Meeting (subject to revision)
2. Open Discussion
3. Adjourn

How to join the Workshop using Zoom

1. Register in advance for this webinar through this link:
https://us02web.zoom.us/webinar/register/WN_yxWLzflTQhWpbsKiUOCWJQ
2. After registering, you will receive a confirmation email containing information about joining the webinar.

How to call into the Workshop:

1. Dial one of the phone numbers listed below:

United States:

+1 929 205 6099	+1 346 248 7799
+1 312 626 6799	+1 669 900 6833
+1 301 715 8592	+1 253 215 8782

International Numbers Available

<https://zoom.us/j/9171271271>

2. Enter Webinar ID
874 0815 9417

Board of Zoning Appeals Public Workshops, Meetings and Hearings are being held pursuant to Governor Cuomo's executive order 202.1 and Mayor Sheehan's emergency order 315-1b. Zoom is a digital platform that may require you to have certain capabilities, for more information please visit: <https://support.zoom.us/hc/en-us/articles/204003179-System-Requirements-for-Zoom-Rooms>

Board of Zoning Appeals Public Meeting

Date: Wednesday, June 23, 2021

Location: Videoconference via Zoom

Time: 6:00PM

New Business Agenda

Project #00424

Application(s)	AV# 0079
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	Area Variance - §375-4(B)(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.

Project #00416

Application(s)	AV# 0077; AV# 0078
Property Address	40 South Manning Boulevard
Applicant	Brett Sears; Alecia Sears
Zoning District	Residential, Single-Family, Medium Density (R1-M)
Proposal	Installation of 58 linear feet of 6-foot; 100% opaque fencing in front yard area.
Requests	Area Variances <ul style="list-style-type: none">• §375-4(F)(8)(B)(i)(A) – To allow 6-foot fencing where 4-foot fencing is the maximum permitted height.• §375-4(F)(8)(B)(i)(A) – To allow 100% opacity fencing where 60% opacity fencing is the maximum permitted opacity

Project #00415

Application(s)	AV# 0074; AV# 0075; AV# 0076
Property Address	380 Whitehall Road
Applicant	Congregation Beth Abraham Jacob
Representing Agent	Dan Hershberg
Zoning District	Mixed-Use, Campus Institutional (MU-CI)
Proposal	Installation of 710 Linear Feet of 8-foot tall, chain link fencing, of which, 198 Linear Feet is in the front yard area, where chain link fencing is not allowed; 332 Linear Feet of 8-foot tall vinyl fencing and; 438 Linear Feet of 8-foot tall metal, spaced picket fencing.
Requests	Area Variances <ul style="list-style-type: none">• §375-4(F)(8)(B)(i)(A) – to allow fencing that is 8-feet tall when 4-feet is the maximum height allowed.

No Actionable Pending Business Agenda Items

Project #00372

<i>Application(s)</i>	AV# 0059
<i>Property Address</i>	1415 Washington Avenue
<i>Applicant</i>	1415 Washington Property LLC
<i>Representing Agent</i>	Dan Hershberg
<i>Zoning District</i>	Mixed-Use, Community Urban (MU-CU)
<i>Proposal</i>	Demolition of +/- 66,237 square foot hotel and the construction of +/- 414,580 square foot student dormitory with 240 dwelling units and a parking garage with +/- 207 automobile parking spaces.
<i>Requests</i>	Area Variance - 375-4(A)(3)(b)(i) – to allow a 107-foot front setback where 10 feet is the maximum permitted.

Project #00371

<i>Application(s)</i>	AV# 0060
<i>Property Address</i>	255-271 Clinton Avenue
<i>Applicant</i>	Home Leasing
<i>Representing Agent</i>	Dan Hershberg, Hershberg & Hershberg
<i>Zoning District</i>	Mixed-Use, Neighborhood Edge (MU-NE)
<i>Proposal</i>	Construction of a parking lot with +/-38 parking spaces.
<i>Requests</i>	Area Variance - 375-4(E)(2)(b) - to allow +/- 33 parking spaces where 3 parking spaces is the maximum permitted.

NC # 0001

<i>Application(s)</i>	NC# 0001
<i>Property Address</i>	36 Judson Street
<i>Applicant</i>	Hon. Jahmel Robinson, Common Council Representative, 5 th Ward
<i>Zoning District</i>	MU-NE (Mixed-Use, Neighborhood Edge)
<i>Proposal</i>	Board of Zoning Appeals review of a nuisance complaint.
<i>Requests</i>	Board of Zoning Appeals Review – of a December 12 th , 2019 complaint of Nuisance at 36 Judson Street to determine whether 36 Judson Street is a nuisance property.