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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;
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.