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All individuals attending in-person will be required to be masked at all times while in the building; to do a temperature check and complete contact tracing documentation at the time of signing in to the meeting.

Due to the expiration of New York State Executive Order 202.109, notice is hereby given that a City of Albany Board of Zoning Appeals Workshop has been modified. The modification is made to notice that the following board member, Serena Joyce White-Lake, will be participating remotely from 30 Beacon Avenue Albany, NY 12203 using video conference. The public has the right to attend at either location but the recommended location is the Planning Department Community Meeting room at 200 Henry Johnson Boulevard, Albany NY 12210. The agenda has been added to include a workshop agenda and a workshop item.

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, July 28, 2021

Location: Zoom Webinar; YouTube Livestream; 200 Henry Johnson Boulevard

Time: 6:00PM

Public Workshop Agenda

Project #00431

Application(s) **NC #0002**

Property Address 275 Lark Street

Applicant Lead Planning Official; Hon. Richard Conti, 6th Ward

Zoning District Mixed-Use, Neighborhood Center (MU-NC)

Proposal Board of Zoning Appeals review of a nuisance complaint.

Requests **Board of Zoning Appeals Review** – of a July 26th complaint of Nuisance at 275 Lark Street to determine whether 275 Lark Street is a nuisance property.

Project #00426

Application(s) **AV# 0080; AV #0081; AV #0082**

Property Address 23 Hackett Boulevard

Applicant Ryan M. Smith

Representing Agent Daniel R. Hershberg

Zoning District Mixed-Use, Community Urban (MU-CU)

Proposal Construction of a 2,166 square foot temporary trailer classroom for Albany Leadership Charter High School for Girls on the grounds of St. Paul's Episcopal Church.

Requests **Area Variances**

- **§375-401(3)(b)(i)** – to allow a front setback of 182 feet when the maximum allowed front setback is 10 feet.
- **§375-4(E)(4)(d)** – to allow a trailer to be stored in side yard when trailers are only permitted in the rear yard.
- **§375-4(E)(1)(d)(ii)** – to allow a change to the parking configuration that brings site out of conformance or would increase existing nonconformity.

Project #00427

Application(s) **AV# 0077; AV# 0078**

Property Address 65 Krank Street

Applicant Ayzo Ridge Design & Consulting LLC

Representing Agent Bridgette Shoemaker

Zoning District Residential, Single-Family, Medium Density (R1-M)

Proposal Rebranding existing signage at 65 Krank Street to include electronic copy.

Requests

Area Variances

- **§ 375-409(5)(a)(i)** – To allow two Wall Signs on one frontage where one is the maximum allowed number of wall signs per frontage.
- **§ 375-409(5)(a)(i)** – To allow a 51 Square foot wall sign when 24 square feet is the maximum allowed.
- **§ 375-409(5)(a)(i)** – To allow a 75 square foot wall sign when 24 square feet is the maximum allowed.
- **§ 375-409(5)(a)(i)** – To allow a 7-foot tall monument sign when 5-feet is the maximum height allowed.
- **§ 375-409(5)(a)(i)** – To allow a 43 Square foot Monument sign when 20 square feet is the maximum allowed.
- **§ 375-409(3)(b)** – To allow a sign with flashing/intermittent rotating or moving lights when signs with flashing/intermittent rotating or moving lights is not permitted.

Project #00428

Application(s) **AV# 0077; AV# 0078**

Property Address 42 South Dove Street

Applicant Ayzo Ridge Design & Consulting LLC

Representing Agent Bridgette Shoemaker

Zoning District Mixed-Use, Neighborhood Edge (MU-NE)

Proposal Rebranding existing signage at 42 South Dove Street to include electronic copy.

Requests

Area Variances

- **§ 375-409(5)(a)(i)** – To allow two Wall Signs on one frontage where one is the maximum allowed number of wall signs per frontage.
- **§ 375-409(5)(a)(i)** – To allow a 76 square foot wall sign when 24 square feet is the maximum allowed.
- **§ 375-409(3)(b)** – To allow a sign with flashing/intermittent rotating or moving lights when signs with flashing/intermittent rotating or moving lights is not permitted.
- **§ 375-409(5)(a)(i)** – To allow an 8-foot tall monument sign when 5-feet is the maximum height permitted.

Pending 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**

- **§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**

- **§375-4(F)(8)(B)(i)(A)** – to allow fencing that is 8-feet tall when 4-feet is the maximum height allowed.

Project #00371

Application(s) **AV# 0060**

Property Address 255-271 Clinton Avenue

Applicant Home Leasing

Representing Agent Dan Hershberg, Hershberg & Hershberg

Zoning District Mixed-Use, Neighborhood Edge (MU-NE)

Proposal Construction of a parking lot with +/-38 parking spaces.

Requests **Area Variance**

- **375-4(E)(2)(b)** - to allow +/- 33 parking spaces where 3 parking spaces is the maximum permitted.

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.

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.