



Board of Zoning Appeals Public Workshop

Date: Wednesday, March 10, 2021

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

Time: 6:00 PM

WORKSHOP AGENDA

1. Public Workshop discussing cases for the upcoming March 24, 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/9171241234>

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, March 24, 2021

Location: Videoconference via Zoom

Time: 6:00PM

New Business Agenda

Project #00400

Application(s)	AV# 0065; AV#0066; AV# 0067; INT# 005; INT# 006; INT# 007
Property Address	41 South Pine Avenue
Applicant	William Stanley
Representing Agent	Dan Hershberg
Zoning District	Residential, Two-Family (R-2)
Proposal	Propose to demolish and rebuild replacement porch of lower portion of columns with masonry supports and relocating steps from left offset to center offset.
Requests	Area Variances <ul style="list-style-type: none">• §375-4(G)(3) – To allow the use of half pillars instead of full height pillars predominant in area; To allow the use of cylindrical pillars instead of squared pillars predominant in area.• §375-4(G)(4)(a) – To allow the use of the use of masonry elements instead of the original material of wood.• §375-4(G)(4)(d)(i) – To allow the reconstruction of the porch in a style that deviates from original construction design. Interpretations relating to decision by the Chief Planning Official to deny permit based on applicability of regulations <ul style="list-style-type: none">• §375-4(G)(3) – To request the BZA interpret applicability.• §375-4(G)(4)(a) – To request the BZA interpret applicability.• §375-4(G)(4)(d)(i) – To request the BZA interpret applicability.

Project #00401

Application(s)	AV# 0068; AV# 0069; AV# 0070
Property Address	961 State St
Applicant	Rebecca Franklin
Representing Agent	JSM Fence LLC
Zoning District	Residential, Two-Family (R-2)
Proposal	Installation of 169 Linear Feet of 6-foot; 100% opaque fencing and 50 Linear Feet of chain link fencing in front yard area.
Requests	Area Variances <ul style="list-style-type: none">• §375-4(F)(8)(B)(i)(A) – for 169 Linear Feet of 6-feet tall, wood panel fencing when 4-feet is the maximum allowed.

- **§375-4(F)(8)(B)(i)(A)** – for 169 Linear Feet of 100% opaque, wood panel fencing where 60% is the maximum allowed.
- **§375-4(F)(9)(c)(ii)** – for 50 Linear Feet of chain link fencing in front yard area, where there is no chain link fencing allowed.

Project #00402

Application(s)	AV# 0071; AV# 0072
Property Address	899 Western Ave
Applicant	Capital Communications Federal Credit Union
Representing Agent	Thomas Wheeler (AJ Signs)
Zoning District	Mixed-Use, Neighborhood Edge (MU-NE)
Proposal	Installation of an 8-foot, 50 square foot, freestanding, monument sign.
Requests	Area Variances <ul style="list-style-type: none">• §375-4(I)(5) – to allow an 8-foot-tall monument sign, where 5 feet is the maximum height allowed.• §375-4(I)(5) – to allow a 50 square foot monument sign, where 32 square feet is the maximum size allowed.

Project #00403

Application(s)	AV# 0073
Property Address	161 Washington Avenue Extension, Suite 104
Applicant	MyHotTub.com
Representing Agent	Jeremy O'Brien
Zoning District	Mixed-Use, Community Highway (MU-CH)
Proposal	Installation of a 94.7 square foot "box" wall sign.
Requests	Area Variances <ul style="list-style-type: none">• §375-4(I)(5) – to allow a 94.7 square foot "box" wall sign where 32 square feet is the maximum allowed.

Pending Business Agenda

Project #00372

Application(s)	AV# 0059
Property Address	1415 Washington Avenue
Applicant	1415 Washington Property LLC
Representing Agent	Dan Hershberg
Zoning District	Mixed-Use, Community Urban (MU-CU)
Proposal	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.
Requests	Area Variance - 375-4(A)(3)(b)(i) – to allow a 107-foot front setback where 10 feet is the maximum permitted.

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.

NC # 0001

Application(s)	NC# 0001
Property Address	36 Judson Street
Applicant	Hon. Jahmel Robinson, Common Council Representative, 5 th Ward
Zoning District	MU-NE (Mixed-Use, Neighborhood Edge)
Proposal	Board of Zoning Appeals review of a nuisance complaint.
Requests	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.