



Board of Zoning Appeals Public Workshop

Date: Wednesday, May 12, 2021

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

Time: 6:00 PM

WORKSHOP AGENDA

1. Public Workshop discussing cases for the upcoming May 26, 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/87408159417>

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, May 26, 2021

Location: Videoconference via Zoom

Time: 6:00PM

New Business Agenda

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	Propose to install security fencing around the lot perimeter to include chain link fencing, iron fencing and vinyl privacy 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.• §375-4(F)(8)(B)(i)(A) – to allow 100% opaque, vinyl panel fencing where 60% is the maximum allowed.• §375-4(F)(9)(c)(ii) – to allow chain link fencing in front yard area, where there is no chain link fencing allowed in the front yard area.

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 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

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.