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**874 0815 9417**

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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, July 28, 2021

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

**Time:** 6:00PM

### Pending Business Agenda

#### Project #00431

**Application(s)** **NC #0002**

**Property Address** 275 Lark Street

**Applicant** Lead Planning Official; Hon. Richard Conti, 6<sup>th</sup> 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 28<sup>th</sup> 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# 0083; AV# 0084; AV# 0085; AV# 0086; AV# 0087; AV# 0088;**

**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# 0089; AV# 0090; AV# 0091; AV# 0092;**
- 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.

**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 #00371**

<b>Application(s)</b>	<b>AV# 0060</b>
<b>Property Address</b>	255-271 Clinton Avenue
<b>Applicant</b>	Home Leasing
<b>Representing Agent</b>	Dan Hershberg, Hershberg & Hershberg
<b>Zoning District</b>	Mixed-Use, Neighborhood Edge (MU-NE)
<b>Proposal</b>	Construction of a parking lot with +/-38 parking spaces.
<b>Requests</b>	<b>Area Variance</b> <ul style="list-style-type: none"><li>• <b>375-4(E)(2)(b)</b> - to allow +/- 33 parking spaces where 3 parking spaces is the maximum permitted.</li></ul>

## No Actionable Pending Business Agenda Items

### Project #00372

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

### NC # 0001

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