



Board of Zoning Appeals Meeting

Date: Wednesday, September 8, 2021

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

Time: 6:00PM

In-Attendance Berkley, White-Lake, Quain, Barnum, Daley

Public Workshop Agenda

Project #00441

Application(s)	AV# 0095
Property Address	161 Washington Avenue Extension
Applicant	Greg Fishel, Allied Sign Company
Zoning District	Mixed-Use, Community Highway (MU-CH)
Proposal	A 100 square foot wall sign.
Requests	Area Variance – § 375-409(5)(a)(i) – To allow a 100 Square foot wall sign when 32 square feet is the maximum allowed.

Public Hearing Agenda

Project #00431

Application(s)	NC #0002
Property Address	275 Lark Street
Applicant	Lead Planning Official; Hon. Richard Conti, 6 th 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 th complaint of Nuisance at 275 Lark Street to determine whether 275 Lark Street is a nuisance property.
NC #0002 Deferred	The board extended the public hearing period until September 22 nd , 2021.

Public Meeting Agenda

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.

5-0-0. The board motioned and unanimously voted to approve the proposal with condition that the variance is approved only for the school year.
AV# 0080; AV #0081; AV #0082
Approved /w Conditions

Project #00427

Application(s) **AV# 0083; AV# 0084; AV# 0085; AV# 0086; AV# 0087; AV# 0088;**
Property Address 65 Krank Street
Applicant Azyo 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 30.5 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.

5-0-0. The board unanimously voted to approve the proposal. The board noted during the motion that the monument sign will be 30.5 square feet in size, as opposed to the 43 square feet originally proposed.
AV# 0083; AV# 0084; AV# 0085; AV# 0086;

AV# 0087; AV# 0088;
Approved

Project #00428

Application(s)	AV# 0089; 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 <ul style="list-style-type: none">• § 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(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 7-foot tall monument sign when 5-feet is the maximum height permitted.

AV# 0089; AV# 0090;
AV# 0091; AV# 0092;
Approved

5-0-0. The board unanimously voted to approve the proposal with condition that the variance is approved. The board noted during the motion that the monument sign height will be 7-feet in size, as opposed to the 8-feet originally proposed.

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.

AV# 0059
Approved

5-0-0. The board unanimously voted to approve the proposal.

Non-Actionable Pending Business Agenda Items

NC # 0001

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