

## Board of Zoning Appeals Public Hearing

Date: Wednesday, February 2, 2022  
Location: Zoom Webinar; YouTube Livestream  
Time: 6:00PM  
Members Present: Barnum, Daley, LeBlanc-Jeffrey, Quain, White-Lake.

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## Public Hearing Agenda

### Project #00450

Application(s) AV #0097, AV #0098, AV #0099  
Property Address 276 Central Avenue  
Applicant North American Islamic Trust  
Zoning District Mixed-Use, Form-Based Central Avenue (MU-FC)  
Proposal 1) Demolition and reconstruction of the existing front area of the building.  
2) Extending the prayer hall, adding a water/RPZ room to first floor, adding a mechanical room to the second floor, and adding an elevator and additional exit staircase.  
Requests **Area Variance – §375-407(4)(a)**- to allow for the existing building materials to be changed and replaced.  

- No action taken.

**Area Variance - §375-407(4)(g)**- to allow for the existing window and door arrangements to be changed and replaced.  

- No action taken.

**Area Variance - §375-407(4)(f)**- to allow for the existing roof form to be changed and replaced.  

- No action taken.

### Project #00424

Application(s) AV #0079, AV #0092, AV #0093  
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 **Rehearing of Area Variance – §375-402(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.  

- No action taken.

**Area Variance - §375-402(2)(c)/Table 375-402.1**- to allow for the construction of a front porch, which is not permitted under the Mixed-Use Core frontage standards.

- No action taken.

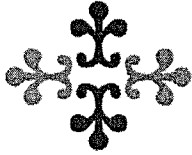
**Area Variance - §375-402(2)(c)/Table 375-402.1-** to allow for the porch to extend past the front build-to zone under the Mixed-Use Core frontage standards.

- No action taken.

**State Environmental Quality Review (SEQRA) -** Declaration of environmental significance.

- Negative Declaration: Approved 5-0-0.

# CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

MAYOR: KATHY M. SHEEHAN  
DIRECTOR: BRAD GLASS

CONTACT:  
Sam Morreale  
bza@albanyny.gov

## How to join the meeting using Zoom

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## Ama Speede

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**From:** Samuel Morreale  
**Sent:** Friday, February 4, 2022 10:38 AM  
**To:** Ama Speede  
**Cc:** Danielle Gillespie; Martha Mahoney; BZA  
**Subject:** Amended BZA Minutes  
**Attachments:** 2022-02-02 BZA Minutes.pdf

Good Morning,

Please see attached for the amended minutes from this week's Board of Zoning Appeals meeting. The previous one I had sent over had the attending members missing.

### **Sam Morreale**

Planner

**City of Albany | Department of Planning and Development**  
200 Henry Johnson Boulevard, Albany, NY 12210  
SMorreale@albanyny.gov