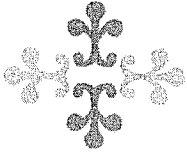


CITY OF ALBANY



NEW YORK

DEPARTMENT OF PLANNING AND DEVELOPMENT

Board of Zoning Appeals

MAYOR: KATHY SHEEHAN
DIRECTOR: BRAD GLASS

CONTACT:
Sam Morreale
bza@albanyny.gov

Board of Zoning Appeals Public Workshop and Public Hearing

Date: Wednesday April 6, 2022
Location: Zoom Webinar; YouTube Livestream
Time: 6:00PM
Members Present: Barnum, Daley, Quain, White-Lake

2022 APR 13 AM 10:02
OFFICE OF THE CLERK
ALBANY, N.Y.

Public Workshop Agenda

Project #00460

Application(s) **AV #0101, AV #0102, AV #0103, AV #0104**
 Property Address 1009 Central Avenue
 Applicant Ray Sign
 Zoning District Mixed-Use, Community Highway (MU-CH)
 Proposal To allow for three wall signs where the maximum allowance is one. To allow for each wall sign to be 48 square feet where the maximum allowance is 32 square feet.
 Requests **Area Variance #0101 – Table 375.409.1:** to allow for three wall signs where the maximum permitted is one.
Area Variance #0102 – Table 375.409.1: to allow for a 75 square foot wall sign where the maximum permitted is 32 square feet.
Area Variance #0103 – Table 375.409.1: to allow for a 48 square foot wall sign where the maximum permitted is 32 square feet.
Area Variance #0104 – Table 375.409.1: to allow for a 48 square foot wall sign where the maximum permitted is 32 square feet.
 AV #0101 – No Action Taken.
 AV #0102 – No Action Taken.
 AV #0103 – No Action Taken.
 AV #0104 – No Action Taken.

Project #00461

Application(s) **AV #0105**
 Property Address 253 New Scotland Avenue
 Applicant Dave Peck
 Zoning District Mixed-Use, Neighborhood Center (MU-NC)
 Proposal To allow for the alteration of a legally non-conforming sign.
 Requests **Area Variance #0105 - §375-506(5)(b):** to allow for the alteration of a legally non-conforming sign.

AV #0105 – No Action Taken.

Public Hearing Agenda

Project #00459

Application(s) **AV #0100**
Property Address 40 Hopewell Street
Applicant Saxton Sign Corp
Zoning District Residential, Single-Unit, Medium Density (R-1M)
Proposal To allow for a 9 square foot freestanding sign where the maximum permitted is 6 square feet.
Requests **Area Variance #0100 – Table 375.409.1:** to allow for a 9 square foot freestanding sign where the maximum permitted is 6 square feet.

Type II Action under SEQRA.

AV #0100 – Approved 4-0-0 (Motion: White-Lake, Second: Quain)

Project #00451

Application(s) **INT #009**
Property Address 82 Euclid Avenue
Applicant Jeffrey L. Zimring
Zoning District Residential, Single-Unit, Low Density
Proposal Construction of a retaining wall that exceeds four feet in height forward of the front wall plane of the building.
Requests **Interpretation of the term 'grade' and §375-406(8)(b)(i)(A)** as applies to retaining walls.

As per the USDO, definition of 'GRADE, FINISHED' is a natural surface of the ground, or surface of the ground after completion of any change in contour, abutting building or premises.

As per the USDO Dimensional Standards, walls and fences may be located in any front yard or exterior side yard facing a street, provided that they are no more than four feet in height and no more than 60% opaque.

Type II Action under SEQRA.

INT #009 – Decision of the Chief Planning Official Upheld 4-0-0
(Motion: Daley, Second: White-Lake)

Executive Session

At the conclusion of the Public Hearing, a motion was made to enter into Executive Session to discuss pending litigation:

Motion Carried: 4-0-0 (Motion: Daley, Second: Quain)

Discussion of *Surpass Chemical Company, Inc. v. The City of Albany, et al.*, Supreme Court, Albany County, Index No.: 907953-21; RJI No.: 01-21-139206.

No Action Taken during Executive Session.