



Board of Zoning Appeals Meeting

Date:	Wednesday, October 27, 2021
Location:	Zoom Webinar; YouTube Livestream
Time:	6:00PM
In Attendance	Berkley, White-Lake, Daley, LeBlan, Quain

Public Meeting 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.
AV# 0059 Approved	5-0-0. Motion to approve variance sought subsequent to county planning board action.

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.
AV# 0079 Motion to Rehear Case	5-0-0 Motion to rehear AV 0079; Rehearing of board’s August 11 th , 2021 decision to conditionally grant a variance to allow a front deck to extend into a right of way in a form based zoning district. Applicant will need to apply for additional variances and

resolve certain unresolved SEQR concerns.

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>