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## Zoning Board of Appeals JUNE 6, 2017 PUBLIC HEARING

**ZB 2017-33 Major Area Variance** to allow for setback deficiencies and excessive density, related to a proposal to remove 3 trailer residences, remove 1 tree, and add 1 new modular residence, at 537-545 First Avenue, ID 80.55-4-5.1, in a R-1 zone. Applicant is Fred Stein, 141 Cushman Road, Melrose, NY 12121. **APPROVED**

**ZB 2017-34 Major Area Variance** to allow for parking deficiencies, sign code violations, and lot characteristics requirements violations, related to a proposal to convert a 1-unit house into a small law office at 46 23rd Street, ID 101.33-3-13, in a HPD zone. Applicant is Ed Gorman, P.O. Box 68, Hoosick Falls, NY 12090. **APPROVED**

**ZB 2017-35 Use Variance** related to a proposal to install a storage unit business behind Price Chopper, at Hudson Valley Plaza, 75-81 Vandenberg Avenue, ID 123.21-1-23.1, in a B-3 zone. Applicant is Troy SRALP, L.P., 20 Corporate Woods Boulevard, Albany, NY 12211.

**APPROVED with the following stipulations:**

1. **Customer access to units shall be limited to the hours of 6 AM – 12 AM.**
2. **No items may be stored on the property outside of the storage units.**
3. **The business must be configured so that the gated entrance and exit is at the south end of the property.**
4. **The applicant must submit a landscaping plan to be approved by the Troy Planning Commission, which said plan would improve the screening on the north side of 75-81 Vandenberg Avenue.**

**ZB 2017-37 Minor Area Variance** to allow for a rear setback deficiency and greenspace deficiency, related to a proposal to install a removable 8' x 20' metal storage shed at 2-6 101<sup>st</sup> Street (908 River Street), ID 90.54-2-1, in a R-4 zone. Applicant is Nurettin Ulukaya, 17 Patroon Place, Albany, NY 12211. **TABLED due to absence of applicant**

**ZB 2017- 38 Minor Area Variance** to allow for a side setback deficiency related to a proposal to install a 12' x 20' prefabricated metal carport over a driveway alongside a detached single house at 8 Biscayne Boulevard, ID 80.35-3-3, in a R-1 zone. Applicant is Douglas Comstock, 8 Biscayne Boulevard, Troy, NY 12182. **APPROVED**

**ZB 2017-39 Use Variance and Major Area Variance** to allow for a greenspace deficiency, related to a proposal to convert a vacant welding factory into a vehicle painting business at 120 Ida Street, ID 112.21-10-2, in a R-4 zone. Applicant is Michael Reo, 3 Valente Drive, Wynantskill, NY 12198.

**APPROVED (Use Variance) to operate a “custom art graphic studio”.**

**ZB 2017-40 Use Variance and Major Area Variance** to allow for a parking deficiency related to a proposal to expand hours and increase utilization of an existing day care center at 278 Third Avenue, ID 90.23-9-1, in a R-2 zone. Applicant is ToddlerTown Daycare, 278 Third Avenue, Troy, NY 12182.

**DENIED on the grounds that:**

- **The need for the variance was caused by the applicant**
- **The use to be authorized by the variance shall alter the essential character of the neighborhood, and/or depreciate aesthetic or property values of the locality**