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Zoning Board of Appeals May 2, 2017

ZB 2016-040 Major Area Variance to allow for nonconforming signage, related to a proposal to install a sign for a new student housing complex (College Suites at Hudson Valley), at 100 Morrison Avenue, ID 112.69-1-10, in a INST zone. Applicant is Oakhurst Signs, 12445 62nd Street N, Suite 305, Largo, FL 33773.

APPROVED WITH STIPULATIONS:

- 1) Both the horizontal wall-mounted sign and the vertical freestanding ground-mounted sign must be redesigned in order to withstand a wind load of at least 30 pounds per square foot.**
- 2) The vertical freestanding ground-mounted sign must be at least 3 feet away from either Morrison Avenue or Vandenburg Avenue.**

ZB 2017-023 Special Use Permit and Major Area Variance to allow for a parking deficiency. related to a proposal to convert a first floor commercial space into an efficiency (studio) apartment in a 3-story, 4-unit, mixed-use building, at 569 Congress Street, ID 101.80-2-42, in a B-2 zone. Applicant is Eric Paulin, 569 Congress Street, Troy, NY 12180.

APPROVED WITH STIPULATION:

- 1) The first floor is to be used for storage space rather than inhabited, since the reclassification is for administrative requirements of the buyer's receipt of an FHA loan needed to purchase the property.**

ZB 2017-026 Major Area Variance to allow for a parking deficiency, related to a proposal to create a recycling redemption center with a 20' x 20' garage in its rear yard, in a small cornerside lot, at 427 Third Street, ID 111.36-8-20, in a R-4 zone. Applicant is Moshe Grier, 296 Hoosick Street, Troy, NY 12180.

APPROVED

ZB 2017-027 Use Variance and Major Area Variance to allow for a parking deficiency, related to the inspection of the recently replaced hood for a large commercial stove, to bring it to code standards, in a long-vacant church which is proposed to become a community center and space for small non-profit groups, at 548 Congress Street, ID 101.79-4-13, in a B-2 zone. Applicant is the Mount Ida Preservation Association, 548 Congress Street, Troy, NY 12180.

APPROVED WITH STIPULATION:

- 1) Only the basement is to be inhabited and used for the purposes above. The other floors will be used only for storage.**

ZB 2017-029 Use Variance and Major Area Variance to allow for a parking deficiency, related to the creation of a small grocery store / delicatessen in a vacant former laundromat, which long ago used to be a similar grocery store, in a mixed-use cornerside building with 2 apartments, at 262 Pawling Avenue, ID 112.41-1-12, in a R-2 zone. Applicant is Kenmax Holdings, LLC, 274 Greenfield Avenue, Ballston Spa, NY 12020.

APPROVED

ZB 2017-031 Use Variance, Special Use Permit, and Major Area Variance to allow for a parking deficiency related to the creation a brewery/brewpub with an approximate occupancy load of 200 people, in a vacant church, at 560 Congress Street, ID 101.79-4-17.1, in a B-2 zone. Applicant is Louis Emory, 44 Christie Street, Apartment 1, Troy, NY 12180.

APPROVED WITH STIPULATION:

- 1) The owners will not add 3 spaces to the existing parking lot, but instead will maintain the existing configuration of 16 parking spaces, with intact greenspace immediately east of the parking lot.**