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## Zoning Board of Appeals November 14, 2017

**ZB 2016-21** JHM, LLC requests an **Appeal of prior determination** by a city official that the November 1, 2016 **Use Variance** approval granted to **520 Fifth Avenue (ID 80.64-6-19)** remains valid. **(SEQR NOT APPLICABLE) DENIED 4-0**  
**(Conroy, McCann, Nesich, Normile) (McLaren absent)**

**ZB 2017-53** MET 2015, LLC requests a **Special Use Permit** for a restaurant with a maximum of 25 customers, and for an architectural office with 3 employees, as well as an **Area Variance** for a deficiency of 26 parking spaces, related to a proposal to renovate a vacant building and occupy it with a café, architectural office, and 2 apartments, at **6 Franklin Place (ID 101.69-10-10)**, in an **R-4** zone. **SEQR TYPE II APPROVED 4-0** **(Conroy, McCann, Nesich, Normile) (McLaren absent)**

**ZB 2017-54** Yankee Woodworks, LLC, requests an **Area Variance** for a side setback deficiency related to a proposal to install a 11' x 22' carport over a driveway alongside a detached single house at **214 Sherman Avenue (ID 112.80-3-6)** in a **R-1** zone. **SEQR TYPE II APPROVED 4-0** **(Conroy, McCann, Nesich, Normile) (McLaren absent)**

**ZB 2017-55a** David Ferris and Trudy Weldon request an **Interpretation** of whether a proposed 15' W x 10' L x 8.1' H shed at **811 Second Avenue (ID 80.32-2-3)**, a parcel in a **R-1** zone with no other structure, would constitute an accessory structure to 815 Second Avenue. **(SEQR NOT APPLICABLE) NO 4-0** **(Shed at 811 Second Avenue will NOT constitute an accessory structure to 815 Second Avenue) (Conroy, McCann, Nesich, Normile) (McLaren absent)**

**ZB 2017-55b** David Ferris and Trudy Weldon request a **Use Variance and Area Variance** for rear and side setback deficiencies related to a proposal to demolish a 9' W x 7' L shed and replace it with a new 15' W x 10' L x 8.1' H shed, on a parcel with no other structure, at **811 Second Avenue (ID 80.32-2-3)**, in a **R-1** zone. **SEQR TYPE II APPROVED 4-0**  
**(Conroy, McCann, Nesich, Normile) (McLaren absent)**

**ZB 2017-56** Richard J. Harte requests an **Area Variance** for minimum lot area deficiency and excessive density related to an expansion of a nonconforming 2-unit residence, at **801 Third Avenue (ID 80.32-3-5)** in an **R-2** Zone. **SEQR TYPE II APPROVED 4-0**  
**(Conroy, McCann, Nesich, Normile) (McLaren absent)**

**ZB 2017-57** Troy Housing Authority seeks **Area Variances** for a parking deficiency, front setback deficiency, and lot width deficiency, related to a subdivision of the administrative office from the other buildings at the Martin Luther King Apartments at **1 Eddy's Lane (ID 90.55-7-1.2)** in an **R-2** zone. **SEQR TYPE II APPROVED 4-0** (Conroy, McCann, Nesich, Normile) (McLaren absent)

**ZB 2017-58** Chris Ferraro requests a **Use Variance and Area Variances** for lot area deficiency and excessive density, related to a proposal to convert a 2-unit residence to a 3-unit residence, at **17 101<sup>st</sup> Street (ID 90.47-4-31)** in an **R-2** zone. **WITHDRAWN**

**ZB 2017-59** James Strobe requests a **Use Variance and Area Variances** for front setback deficiency, rear setback deficiency, and side setback deficiency, related to a proposal to build a storage facility for materials for a concrete business on a currently vacant lot, at **Smart Court (no street number) (ID 112.67-1-1.1)**, in an **R-2** zone. **SEQR TYPE I DENIED 4-0 on the grounds that it will create a negative impact in the neighborhood** (Conroy, McCann, Nesich, Normile) (McLaren absent)

**ZB 2017-60** James Strobe requests a **Use Variance**, related to a proposal to build a 30' W x 50' L x 25' H garage and a 25' x 25' x 10' garage on a currently vacant lot, at **Smart Court (no street number) (ID 112.67-1-1.2)**, in an **R-2** zone. **SEQR TYPE I DENIED 4-0 on the grounds that: a) the need for variance was caused by the applicant b) it will alter the essential character of the neighborhood** (Conroy, McCann, Nesich, Normile) (McLaren absent)