

Catherine Conroy
Chairperson



Steven Strichman
Commissioner of Planning
Phone (518) 279-7166
Fax (518) 268-1690

Zoning Board of Appeals

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a regular public hearing at **6:00 P.M.** on **Tuesday, November 19** on the 5th Floor of 433 River Street, to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of the City of Troy.

Old Business:

PLZB 2019- 76 to 83 (Multiple Area Variances) TRIP/Unity House “Hillside Views Neighborhood Revitalization” project, seeking multiple Area Variances across 8 sites. Case was previously granted conditional approval, board will confirm votes.

New Business:

PLZB 2019-91 Minnow Associates seeks an Area Variance for 285 Second St (11.28-2-2 & -1) for a parking deficiency (15 spaces proposed, 31 required). R4

~~**PLZB 2019-92** C&H Solutions seeks an Area Variance for 3209-3211 7th Ave (90.63-1-13) for a parking deficiency (0 spaces proposed, 12 required). R4~~

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the 5th floor of Troy City Hall, 433 River Street, Troy, New York 12180. Telephone: 279-7169. E-mail: james.rath@troyny.gov. Office hours are weekdays 8:30 A.M. to 4:30 P.M.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

STAFF REPORT ZB 2019-91

Address: 285 Second St (11.28-2-2 & -1)

Zone: R-4

Applicant: Minnow Associates

Project description: Minnow Associates seeks an Area Variance for 285 Second St (11.28-2-2 & -1) for a parking deficiency (15 spaces proposed, 31 required).

Staff Notes:

- Old Lindy’s Hardware and Irish Mist building
- 16 apartments proposed, creating the need for 31 parking spaces
- Applicant will be applying for another variance after first floor commercial use is determined
- Concerns on layout of parking lot, should be addressed at the Planning Commission, during site plan review

Approvals needed:

- 1) Per Zoning Code Section § 285-55B a Use Variance is required

AREA VARIANCE

I move to approve/deny the Area Variance based on the following findings of fact:

1. An undesirable change will / will not be produced in the character of the neighborhood, or a detriment to nearby properties will / will not be created by the granting of the area variance, because

2. The benefit sought by the applicant can / cannot be achieved by some method feasible for the applicant to pursue, other than an area variance, because

3. The requested area variance is / is not substantial, because

4. The proposed variance will / will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, because

5. The alleged difficulty was / was not self-created, because

(Consideration 5 shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.)

SEORA:

Staff recommends the Board find this proposal to be a Type II action with sufficient information available upon which to make a determination that the project is not expected to cause significant environmental impact

City of Troy
Application for Area Variance
of Chapter 285; Zoning Code

TO THE BOARD OF ZONING APPEALS:

I, Pawel Paliwoda the owner of the property located at, 285 2nd St, Troy, Tax map number, Sec. 111.28 Block 2 Lot 2, hereby petition the Zoning Board of the City of Troy to grant a variation of the Zoning Code Section(s) 285-55, F(1), to allow the following as described below or shown on the accompanying drawings which have been denied by the Building Inspector, as specified on the attached Notice of Noncompliance (attach additional sheets as necessary to address any of the following sections).

1. Describe your application as proposed:

Convert upper floors of 4-story vacant building (formerly factory/
hardware store/restaurant) into 16 apts.
Demolish an attached 1-story garage.
Pave part of rear yard for parking, which would provide about
half of the required number of off-street parking spaces.

2. Explain why you believe that your variance request will not create an undesirable change in the character of the neighborhood or be a detriment to nearby properties if it is granted:

The character of the neighboring sites to the north, west, and
South is industrial, with several related parking lots. There is
plenty of on-street parking available to the north and east,
to accommodate the additional parking required by the
proposed residential use.

3. Can the benefit you seek by virtue of this variance application be achieved by revising your proposal? If not, explain why there are no other alternatives.

No.
Revising the proposal by limiting the # of apts. to the
available # of off-street spaces would make this project
financially not feasible.

Short Environmental Assessment Form

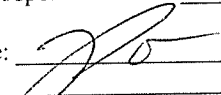
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <i>285 2nd St, Troy</i>			
Project Location (describe, and attach a location map): <i>285 2nd St, Troy, at the SW corner of 2nd St. and Ida St.</i>			
Brief Description of Proposed Action: <i>Convert vacant upper floors of 4-story former factory/hardware store/ restaurant into a total of 16 apts. Demolish an attached 1-story garage. Pave part of the yard for parking.</i>			
Name of Applicant or Sponsor: <i>Minnow Associates (Pawel Paliwoda)</i>		Telephone: <i>646-541-5919</i>	
Address: <i>289 Meserole St.</i>		E-Mail: <i>paliwodaenterprises@gmail.com</i> <i>cc: ryder@tapinc.org</i>	
City/PO: <i>Brooklyn,</i>		State: <i>NY</i>	Zip Code: <i>11206</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <i>City of Troy Zoning Approval and Building Permit</i>			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <i>0.48</i> acres (21,000 SF)			
b. Total acreage to be physically disturbed? <i>Garage demo, parking</i> <i>0.09</i> acres (3,820 SF)			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <i>0.48</i> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: <u>Runoff from paved parking area will be directed to the grassy</u> <u>yard adjacent for absorption.</u>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Pawel Paliwoda for Minnow Associates</u> Date: <u>11/6/19</u> × Signature: <u></u> Title: <u>11/6/19</u>		

GENERAL NOTES

Property: 285 SECOND ST, TROY NY 12180

Applicant: MINNOW ASSOCIATES
289 MESEROLE ST.
BROOKLYN, NY 11206

Owner: SAME AS APPLICANT

Tax Map #: 111.28-2-2 and 111.28-2-1

Zoned: R4- URBAN NEIGHBORHOOD RESIDENTIAL

Lot Characteristics:

Lot Dimensions: N-231', S-280', E-75', W-85'
Lot Area: 19,300 SF

Setbacks:	REQUIRED	EXISTING
Front	10'-0"	0'
Rear	20'-0"	102'
Sides	10'-0" TOTAL	0'

MIN. Lot Area:	4,000 SF	21,000 SF
Min. Lot Width	40'-0"	75'-0"

@ Bldg Line: 60% 55% ORIG.
Lot Coverage: 46% W/O GARAGE

Building Height: 40'-60' 45'

Building Type: 4- STORY MASONRY MIXED USE

Current Property Use: VACANT/FORMER 1st FLR. RESTAURANT and (1) APT./ VACANT UPPER FLOORS

Proposal: CONVERT BUILDING INTO 16-UNIT APT. BUILDING WITH FUTURE 1st FLR. COMMERCIAL TENANT SPACE.

Parking:	PROPOSED USE:	REQ'D. # SPACES	PROPOSED #
(1) EXISTING APT/TOWNHOUSE	1	31	15
(15) NEW APTS. x 2 SPACES EA.	30		

FUTURE COMM. SPACE SIZE and PARKING REQ'MTS T.B.D. BY TENANT
Garbage Removal: PRIVATE DUMPSTER PICKUP, STORED IN ENCLOSURE AS SHOWN

Surface Drains: PITCH LOT AS REQUIRED TO GRASS YARD

Snow Removal: TO BE REMOVED AND STORED ON SITE IN ACCORDANCE WITH CITY REGULATION

Signage: SIGNAGE WILL BE BROUGHT TO CITY FOR APPROVAL NEW SIGNAGE TO BE INSTALLED, REQ.S CITY APPROVAL

Hours: T.B.D. BY FUTURE COMMERCIAL TENANT

Lighting: BUILDING MOUNTED LIGHTS TO LOT AND WALKS

All new taps into City water and sewer lines are to be done by City personnel using approved materials supplied the applicant. The applicant will reimburse the City for labor and equipment costs associated with the utility taps.

Any tripping hazards and concrete panel edges raised at public sidewalk greater than 1/2" will be remediated to provide for pedestrian safety and wheelchair access.

This plan is based on information provided by the applicant, available Sanborn Maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide the information necessary to obtain a Building Permit.



TITLE: SITE PLAN

SCALE: 1"=40'-0"

PROJECT: ZONING AND PLANNING APPLICATION FOR:

285 SECOND STREET
TROY, NY 12180

CLIENT: MINNOW ASSOCIATES

DATE: 10/15/2019
DRAWN BY: Y.K. LER
REVISIONS:



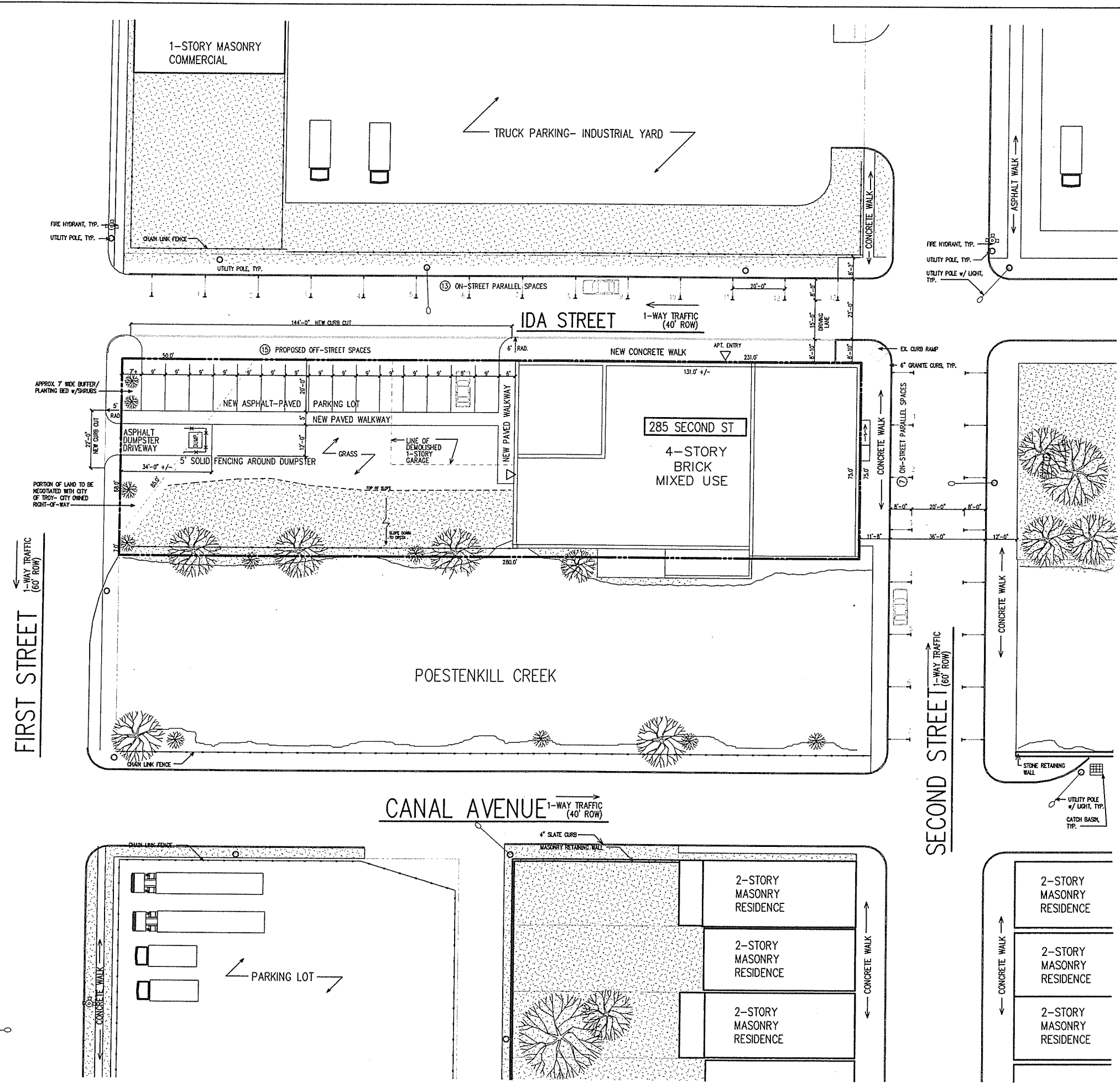
TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180

(518) 274-3050

SHEET:

SPI

JOB: 183,075



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