

Catherine Conroy
Chairperson



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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 **January 21** on the 5th Floor of 433 River Street, to act upon the following requests for approvals & appeals from decisions made by the Bureau of Code Enforcement of the City of Troy.

Old Business:

PLZB 2019-92 C&H Solutions seeks an Area Variance for 3209-3211 7th Ave (90.63-1-13) to convert a vacant 6 unit apartment into 12 units, which exceeds the maximum density and creates a parking deficiency (0 spaces proposed, 12 required). R4

PLZB 2019-95 The Community Builders, Inc. seeks an Area Variance for 244-246 First Street (100.84-6-10) to construct an 81-unit apartment building with deficient front and side setbacks (1' front and 5' side proposed, 10' required) and 111 parking spaces (162 required).

PLZB 2019-96 Robert Shaw seeks a Use Variance for 869 5th Ave (80.23-6-4) for a used car sales business. B3

New Business:

PLZB 2020-1 Timothy James seeks an Area Variance for 1277 Fifth Ave (101.69-18-1) to add an extension resulting in a rear setback deficiency (9' proposed, 40' required) and a parking deficiency.

PLZB 2020-2 Vincent Riemma seeks a Use Variance and Area Variance for 3154 Sixth Ave for a mixed use structure, resulting in setback deficiencies (0' setbacks proposed) and a parking deficiency.

Administrative: Paul Coffey seeks to appeal the ZBA for a building permit fee

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.