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## Zoning Board of Appeals

433 River St., Ste. 5001  
Troy, New York 12180

### NOTICE OF PUBLIC MEETING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York, will conduct a public meeting at **6:00 P.M. on Wednesday, September 1<sup>st</sup>, 2021**, on the 5<sup>th</sup> Floor of 433 River Street, to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement.

Members of the public are encouraged to submit comments prior to the meeting via email or in-person during the public comment period. All written public comment should be directed to [zoningboard@troyny.gov](mailto:zoningboard@troyny.gov) at least six (6) hours prior to the meeting. No other email address is monitored for public comment.

#### Administrative Items

#### **Adoption of Meeting Minutes from August 4<sup>th</sup> by Resolution**

#### New Business

##### [PLZBA 2021 0031](#) – 421 Fourth Street (112.29-1-15)

Area Variance (*Parking deficiency*) (SEQR – Unlisted)

The applicant, Restorer of Dwellings LLC, seeks a variance for an off-street parking deficiency of three (3) spaces in the R-4 district due to a conversion from a two-family to a three-family residence.

##### [PLZBA 2021 0035](#) – 309 Eighth Street (101.30-10-12)

Use Variance (*Community Residential Facility for the Disabled per NYS MHY §41.43*) (SEQR – Unlisted)

The applicant, Unity House of Troy Inc, is proposing a change of use from administrative use to a 6-bed Situational Crisis Center Residence that will provide residential services to adults experiencing acute symptoms of their mental illness. Community Residential Facilities for the Disabled are excluded in the City's Zoning Code.

##### [PLZBA 2021 0036](#) – 9 and 15 Parkview Court (112.66-10-5 and 112.66-10-6)

Area Variance (*Lot characteristic deficiencies caused by lot line adjustment*) (SEQR – Type II)

The applicant, Anthony Barker, is proposing a lot line adjustment between 9 and 15 Parkview Court. This lot line adjustment is sought so that appropriate legal setbacks are established for the future installation of a storage shed on the property of 9 Parkview Court and will then allow for ten (10) feet of distance between the garage and the lot line. The deficiencies created by this lot line adjustment include minimum lot area (two-family), minimum lot width at front building line, minimum side setback, maximum lot coverage, and maximum density (two-family).

Written by Dash Chrisner, Executive Secretary

For additional information, visit:

<https://www.troyny.gov/government/boards-commissions/zoning-board-of-appeals/agenda-minutes/>

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