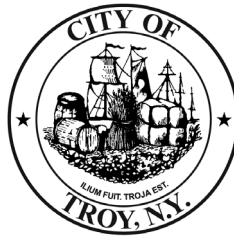


Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Steven Strichman
Commissioner of Planning

Phone: (518) 279-7166
steven.strichman@troyny.gov

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, October 6th, 2021**, 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.

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 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 September 1st by Resolution

New Business

PLZBA 2021 0045 – 494 River Street (101.30-7-22)

Area Variance (Rear setback deficiency) – *SEQR Type II per 6 NYCCR §617.5 (16)*

The applicant, First Columbia LLC, proposes to utilize the site of a recently demolished church for a new five (5) story, 31,000 sq. ft. self-storage facility as part of the adjacent existing self-storage facility at 500 River Street. This new storage facility will be constructed atop the existing foundation of the recently demolished church.

An Area Variance for a 15.5 foot setback is sought where 20 feet is required.

Chris Bette, P.E., Vice President of First Columbia LLC, will be speaking on behalf of the proposal.

PLZBA 2021 0046 – The Bargain Block

545, 549 and 558 River Street (101.22-9-1, 101.22-5-7 THRU 8, and 101.22-10-1 THRU 2)

Area Variance (Parking deficiency) and SEQR Determination (Unlisted)

The applicant, First Columbia LLC, proposes to construct a rock climbing gym on the south end of the Flanigan Square building, a 123-unit senior housing facility at 549 River Street, and a loading dock and entrance to the existing building at 558 River Street.

An Area Variance for a parking deficiency is sought where 418 spaces are proposed and 479 spaces are required.

Chris Bette, P.E., Vice President of First Columbia LLC, will be speaking on behalf of the proposal.

PLZBA 2021 0038 – 848 Fourth Avenue (80.25-11-11)

Use Variance (Commercial) – *SEQR Type II per 6 NYCCR §617.5 (9)*

The applicant, Kevin Vandenburg, is proposing to use this property as a professional office and a woodshop.

PLZBA 2021 0042 – 401 Third Street (111.36-8-8)

Minor Accessory Structure and Area Variance (Residential, setback deficiency)

SEQR Type II per 6 NYCCR §617.5 (17)

The applicant, Sidney Fleisher, is proposing to construct a carport behind this property along Franklin Street Alley.

An Area Variance is sought for a 3-foot rear setback where 3 feet 7 ½ inches is required and for a 2-foot side setback where 3 feet 7 ½ inches is required due to the new accessory structure.

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.

PLZBA 2021 0047 – 576 Fifth Avenue (80.86-6-12)

Area Variance (Multi-family residential parking deficiency) and SEQR Determination (Unlisted)

The applicant, Larry Tune of AW Lokia Holding LLC, is proposing to convert a 3-story existing masonry school building into a 24-unit market-rate multi-family building. No dedicated parking area is proposed for this project.

The applicant is represented by Liza Rodriguez, R.A., of TAP Inc.

PLZBA 2021 0050 – 309 Eighth Street (101.30-10-12)

Area Variance (Parking deficiency) and SEQR Determination (Unlisted)

The applicant, Unity House of Troy Inc, recently received approval for 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. This Area Variance sought is for a parking deficiency in which four (4) parking spaces are proposed where seven (7) are required.

The applicant is represented by Sara Wengert, AIA, of Architecture Plus.