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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, December 1st, 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 November 3rd by Resolution

Old Business

PLZBA 2021 0056 – Taylor Apartments Building 1 – 125 River Street (100.68-1-1.1)

[R-5: High Rise Residential, Medium to High Density]

Area Variance (parking deficiency of 79 spaces)

SEQR Determination (Type I) – SEQR amended by Planning Commission, November 17th, 2021

The applicant, Taylor I LLC, proposes to demolish both apartment buildings, Taylor 1 and 2, and construct a new 7-story, 153,375 sq. ft. mixed-use, mixed-income building in place of Taylor 1. Architectural plans support 141 residential units, ranging from one-bedroom to three-bedroom apartments. No changes to previously approved variances for Front, Side and Rear Setbacks as follows: Front setback along Congress Street: 10' required, 0' proposed. Side setbacks along River Street and 1st Street Alley: 10' each side required, 3.6' proposed; 30' total, 15.1' proposed. Rear setback along Ferry Street: 40' required, 21.6' proposed. Relief for off-street parking count: 157 spaces required, 38 on-site spaces proposed, 40 existing off-site spaces available for a total of 78 spaces.

New Business

PLZBA 2021 0070 – 97 Fifth Avenue – Unity House Offices

(90.46-2-1.1, 90.46-2-1.22, 90.46-2-3, 90.46-2-40.2) [B-2: Community Commercial]

Use Variance (approx. 50 employees where no more than 10 are allowed) and SEQR Determination (Unlisted)

The applicant, Unity House, is proposing to renovate the existing building for their domestic violence program offices. The site will provide a variety of services to families living with domestic violence.

The applicant is represented by Sara Drury, EIT, of Chazen Engineering.

PLZBA 2021 0072 – 1624 Highland Avenue (101.71-12-8) [R-3: Multiple-Family Residential, Medium-Density]

Use Variance (commercial space in residential) and SEQR Determination (Unlisted)

The applicant, Anthony Behan, is proposing to open a grocery with a deli in a vacant storefront.

PLZBA 2021 0074 – 3 West Sunnyside Way (90.71-4-8) [R-2: Two-Family Residential]

Area Variance relating to an accessory structure – SEQR (Type II)

The applicant, Rene Howard, is proposing to place a 12 ft. by 16 ft. shed at the rear of the driveway.

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.