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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, January 5th, 2022**, 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 December 1st by Resolution

New Business

PLZBA 2021 0077 – Cemetery Road & Gurley Avenue (80.42-2-1 THRU 19) [P: Planned Development]
Area Variances – minimum lot area: 2,500 sq. ft. per unit (5.17 acres required, 5.007 proposed) and minimum lot width at front building line: 20 ft. per unit (1,800 ft. frontage required, 1,123.62 proposed) – SEQR (Unlisted)
Keystone Homes, Inc. is proposing to construct ninety (90) units in three (3) four-story buildings (30 units in each building). The applicant proposes ninety (90) units where 87.2 units are allowed on the 5.007 acre lot. The applicant also seeks relief of 676.38 ft. from the minimum lot width at the front building line.
The applicant is represented by Nicholas Costa, P.E. of Advance Engineering and Land Surveying, PLLC.

PLZBA 2021 0078 – 443 Fifth Avenue (80.71-4-15.2) [B-2: Community Commercial]
Zoning Determination (appeal) – SEQR (Type II)
The applicants, Jeff and Melissa Jackson, wish to appeal the determination made by the City of Troy Code Enforcement officials that this facility classifies as a tavern, and is instead a restaurant.

PLZBA 2021 0078 – 443 Fifth Avenue (80.71-4-15.2) [B-2: Community Commercial]
Special Use Permit (tavern in the B-2) and Area Variance (parking deficiency, amount TBD) – SEQR (Type II)
The applicants, Jeff and Melissa Jackson, are proposing to open a bar and restaurant titled “The Empire Lounge.” In the B-1 and B-2 districts, taverns are allowed if a Special Use Permit is obtained.

PLZBA 2021 0079 – 78-80 Havermans Avenue (101.77-11-4)
[R-4: Urban Neighborhood Residential, Medium- to High-Density]
Area Variances – minimum rear setback: 20 ft. (20 ft. required, 3 ft. proposed), maximum lot coverage: 60% (1,020 sq. ft. required, 1,385 proposed), minimum green space: 25% (425 sq. ft. required, 315 sq. ft. proposed), minimum lot area: 1,000 sq. ft. per unit (3,000 sq. ft. required, 1,700 sq. ft. existing), minimum front setback: 10 ft. (0 ft. existing), minimum side setbacks: 10 ft. total of both sides (3 ft. combined existing), off-street parking, residential: rehabilitation, one space per existing unit (3 spaces required, 0 spaces existing) – SEQR (Type II)
The applicant, Neil Pelone, proposes to renovate an existing three-unit (approx. 1,920 sq. ft.) apartment building and add a two-story wood-framed addition (approx. 450 sq. ft. footprint) on the rear of the building. The unit count will remain the same. The applicant seeks relief of 17 ft. for the minimum rear setback, 365 sq. ft. of the maximum lot coverage, and 110 sq. ft. of the minimum green space.

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.