



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, February 2nd, 2022**, via Zoom conferencing, 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 January 5th by Resolution

New Business

PLZBA 2022 0002 – 520 Fifth Avenue (80.64-6-19) [B-2: Community Commercial]

Use Variance (used auto sales) and Special Use Permit (auto service repair) – SEQR (Unlisted)

The applicant, Michella Rizk, proposes to use this former auto service facility for used car sales and auto repair service. “Used car sales” requires a Use Variance and “auto repair service” requires a Special Use Permit.

The applicant is represented by Barb Nelson, R.A., of TAP Inc.

PLZBA 2022 0007 – 199 Second Street (100.76-10-9)

[R-4: Urban Neighborhood Residential, Medium- to High-Density]

Area Variances – minimum lot width at front building line: 15 feet per unit (75 feet required, 43 proposed) and minimum side setback: 10 feet total of both sides (10 feet required, 0 proposed) – SEQR (Type II)

The applicant, Maxwell Woolley, proposes to subdivide an existing lot (103 ft. by 130 ft.) into three separate tax parcels. Reliefs sought include thirty-two (32) feet from the minimum lot width at front building line and ten (10) feet from the minimum side setback. The applicant is represented by Barb Nelson, R.A., of TAP Inc.

PLZBA 2022 0008 – 89 Fourth Street (101.53-9-11) [B-4: Central Commercial]

Special Use Permit (residence below second floor of principal structure) – SEQR (Unlisted)

The applicant, David Kropp, proposes to convert the first floor commercial space of this property into residential.

PLZBA 2022 0009 – 1624 Highland Avenue (101.71-12-8) [R-3: Multiple-Family Residential, Medium-Density]

Area Variance (parking deficiency of 1 space where 4 spaces are required) – SEQR (Unlisted)

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

LINKS TO MATERIALS:

<https://www.troyny.gov/wp-content/uploads/2022/02/PLZBA-2022-0002-520-Fifth-Ave-2022-02.pdf>

<https://www.troyny.gov/wp-content/uploads/2022/02/PLZBA-2022-0007-199-2nd-St-2022-02.pdf>

<https://www.troyny.gov/wp-content/uploads/2022/02/PLZBA-2022-0008-89-Fourth-St-2022-02.pdf>

<https://www.troyny.gov/wp-content/uploads/2022/02/PLZBA-2022-0009-1624-Highland-Ave-2022-02.pdf>

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.