



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, March 2nd, 2022**, in City Council Chambers, 5th Floor, City Hall, 433 River Street, to hear and decide on the proposals listed below.

Additionally, Senate Bill S50001/Assembly Bill A40001 revised New York State's Open Meeting Law to allow for virtual/hybrid meetings. The City of Troy Zoning Board of Appeals will continue in person meetings, however members of the public [may attend and participate virtually](#).

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 February 2nd by Resolution

New Business

PLZBA 2022 0004 – 406 Fulton Street (101.45-4-12 | 0.21 ac. | B-4: Central Commercial)

Area Variance (addition of units, commercial to residential) – SEQR (Unlisted)

The applicant, Greyhill Group, proposes to convert the upper four (4) floors of the Illium Building from office space to residential apartments. Up to fifty (50) units are proposed thus exceeding the maximum density of 120 units per acre. The applicant seeks a relief of 119 units per acre. All street-level uses will remain commercial.

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

PLZBA 2022 0006 – 5 Broadway (101.53-7-2 | 0.294 ac. | B-4: Central Commercial)

Area Variance (addition of units, commercial to residential) – SEQR (Unlisted)

The applicant, Greyhill Group, proposes to convert offices on the second floor of the Cannon Building to nine (9) residential apartments. Nine (9) new units bring the total units from thirty-five (35) to forty-four (44) thus exceeding the maximum density of 120 to 147 units per acre. The applicant seeks a relieve of 27 units. Per acre.

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

PLZBA 2022 0017 – 476 Pawling Avenue (112.58-7-6 | 0.18 ac. | R-2: Two-family Residential)

Area Variance (maximum density and parking) and Use Variance (multi-family) – SEQR (Unlisted)

The applicant, Caroline Rudd, proposes to convert a first-floor office space back into a one-bedroom apartment. Currently, this structure is an existing non-conforming three-family residence. This proposal will exceed the maximum density of 12 units per acre. Twenty-three (23) units per acre are proposed, relief of nine (11) units per acre sought. Additionally, four (4) parking spaces are required, none are provided, relief of four (4) spaces is sought. The increase in units from three (3) to four (4) classifies this property as a multi-family residence, thus requiring the Use Variance sought.

PLZBA 2022 0016 – 329 9th St (90.79-4-31 | 0.055 ac. | R-2: Two-family Residential)

Use Variance (from Two-family Residential to a Three-family Residential)– SEQR (Unlisted)

The applicant, McBone, LLC proposes to convert a two-family Residential to a three-Family Residential Property. This proposal will result to a change in use from two-family Residential to a three-Family Residential thus the use variance sought. The change will also exceed the maximum density of 12 units per acre. Fifty-five (55) units per acre are proposed, relief of forty-three (43) units per acres is sought. Additionally, three (3) parking spaces are required, none are provided, relief of three (3) spaces is sought.

Meeting Materials:

<https://www.troyny.gov/wp-content/uploads/2022/03/PLZBA-2022-0016-329-9th-St-2022-03.pdf>

<https://www.troyny.gov/wp-content/uploads/2022/03/PLZBA-2022-0017-476-Pawling-Ave-2022-03.pdf>

<https://www.troyny.gov/wp-content/uploads/2022/03/PLZBA-2022-0004-406-Fulton-St-2022-03.pdf>

<https://www.troyny.gov/wp-content/uploads/2022/03/PLZBA-2022-0006-5-Broadway-2022-03.pdf>

Written by Angie Apindem, 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.