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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, April 6<sup>th</sup>, 2022**, in City Council Chambers, 5th Floor, City Hall, 433 River Street, to hear and decide on the proposals listed below.

The City of Troy Zoning Board of Appeals will be conducting 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](mailto: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 March 2<sup>nd</sup> by Resolution**

#### **New Business**

**PLZBA 2022 0032** – 317 8<sup>th</sup> St (101.30-10-8 | 0.074 ac. | R-2: Two-Family Residential)  
Use Variance and Area Variances– SEQR Unlisted

The applicant, Danielle Dowdy, proposes to convert a Two-Family Residential property into a Three-Family Residential property. The following Variances are sought:

- Use Variance: Change in use from Two-Family Residential to a Three-Family Residential.
- Maximum density required is twelve (12) units per acre, forty-one (41) units per acre are proposed, relief of twenty-nine (29) units per acre.
- Parking spaces required are three (3), none is provided, relief of three (3) spaces.

**PLZBA 2022 0031** – 162 9<sup>th</sup> St (101.39-6-21 | 0.059 ac. | R-2: Two-family Residential)  
Use Variance and Area Variances – SEQR Unlisted

The applicant, Mark Onwuji, proposes to convert a Two-Family Residential property into a Three-Family Residential property. The following Variances are sought:

- Use Variance.: Change in use from Two-Family Residential to Three-Family Residential.
- Maximum density required is twelve (12) units per acre, fifty-one (51) units per acre are proposed, relief of thirty-nine (39) units per acre.
- Three (3) parking spaces are required, none are provided, relief of three (3) spaces.

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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.

**PLZBA 2022 0035** – 15 Northern Dr (70.81-2-10 | 0.318 ac. | B-3: Shopping Center Commercial)  
Use Variance - SEQR Unlisted

The applicant, Sarah Shrestha, is proposing to utilize a now-vacant building for the sale of automobiles, requiring a Use Variance.

**PLZBA 2022 0029** 356 3<sup>rd</sup> St (112.21-16-4 | 0.071 ac. | R-4: Urban Neighborhood Residential, Medium – to High- Density)  
Area Variances - SEQR Unlisted

The applicant, James Kennedy, proposes to renovate this Four-Family Residential property. The following Variances are sought:

- Minimum lot area required is 4,000 sq ft, property is 3,250 sq ft, relief of 750 sq ft.
- Minimum lot width required is 60 ft, property lot width is 25 ft, relief of 35 ft.
- Maximum density required is forty (40) units per acre, fifty-seven (57) units per acre are proposed, relief of seventeen (17) units per acre.
- Parking spaces required are four (4) spaces, three spaces proposed, relief of one (1) parking space.

**PLZBA 2022 0034** 32 Manning Ave (112.38-5-27| 0.139 ac. | R-1: Single Family Residential)  
Area Variance - SEQR Type II (per 617.5(c)(16))

The applicant, Robert Lanchok, proposes to construct a utility shed on his property. The required separation between an accessory structure and principal structure is twelve (12) feet (§ 285-70(j)(1)(a)), one (1) foot is provided, relief of eleven (11) feet sought.

**PLZBA 2022 0030** 17 102<sup>nd</sup> St (90.39-5-27| 0.08 ac. | B-2 Community Commercial)  
Special Use Permit (per § 285-58(C)(7)) and Area Variances - SEQR Type II (per 617.5(c)(18))

The applicant, Joe Johnson, is proposing to convert a Two-Family Residential property to a Three-Family property. The following Permit and Variances are sought:

- Special Use permit; residence below the second floor of the principal structure.
- Maximum density required is twelve (12) units per acre, thirty-eight (38) units per acre are proposed, relief of twenty-six (26) units per acre.
- Three (3) parking spaces are required, none are provided, relief of three (3) spaces.

**PLZBA 2022 0036** 487 Campbell Ave (112.-4-12.114 | 1.59 ac. | B-5 Highway Commercial)  
Area Variances - SEQR Unlisted

The applicant, Nick Riggione, is proposing a 3-story mixed use building with commercial on the first floor and apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. The following Area Variances are sought:

- Maximum building height required is thirty-five (35) ft, forty-five (45) ft are proposed, relief of ten (10) ft.
- Twenty-eight (28) parking spaces are required, twenty-four (24) spaces are proposed, relief of four (4) parking spaces are sought.

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**PLZBA 2022 0033** 3154 6th Ave (90.63-5-1| 0.037 ac. |R-4: urban Neighborhood Residential, Medium – to High- Density)  
Area Variances - SEQR (Unlisted).

The applicant, QIMA LLC, is proposing to build a four unit multifamily on this vacant property. The following Area Variances are sought:

- Minimum lot area required is 4,000 square feet (sf.), lot size is 1,563 sf, relief of 2,437 sf.
- Minimum lot width required is 60 feet, 25 feet proposed, relief of 35 feet.
- Front setback required is 10 feet, 8 feet proposed, relief of 2 feet.
- Rear setback required is 20 feet, 16 feet proposed, relief of 4 feet.
- Side setback required is ten (10) feet on both sides, one (1) foot proposed, relief of nine (9) feet.
- Maximum density required is forty (40) units per acre, 109 units per acre proposed, relief of 69 units.
- Parking spaces required are eight (8) spaces, zero (0) proposed, relief of eight (8) parking spaces.

**PLZBA 2022 0018** – 411 9<sup>th</sup> St (90.71-8-5| 0.09 ac. | R-2: Two-Family Residential)  
Area Variance (§ 285-53(D)(3)(c)) – SEQR Type II (per 617.5(c)(16))

The applicant, Sheina G. Saeger is proposing to construct an attached carport and deck.  
The required side setback is five (5) feet, one (1) foot proposed, relief of four (4) feet sought.

**PLZBA 2022 0039** – 37 First St (100.60-4-4| 0.09 ac. | B-4: Central Commercial).  
Area Variance SEQR Type II (per 617.5(c)(16))

Applicant Russell Brooks is proposing to construct a carriage house on his property. The minimum side and rear accessory setback required is five (5) feet (§ 285-70(J)(1)(b)), zero (0) feet proposed, relief of 5 feet sought.

Application Materials:

<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0018-411-9th-St.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0029-356-3rd-St.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0030-17-102nd-st.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0031-162-9th-St.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0032-317-8th-St.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0033-3154-6th-Ave.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0034-32-Manning-Ave.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0036-487-Campbell-Ave.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0039-37-First-St.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/04/PLZBA-2022-0035-15-Northern-Dr.pdf>