

**Wm. Patrick Madden**  
*Mayor*

**Christopher Nolin**  
*Deputy Mayor*

**Catherine Conroy**  
*Chair*



**Steven Strichman**  
*Commissioner of Planning*

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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, July 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 June 1<sup>st</sup> by Resolution**

##### **Old Business**

**PLZBA 2022 0062** 806-814 River Street (90.62-3-39, 90.62-3-41, 90.62-3-42, 90.62-3-43) R-4: Urban Neighborhood Residential.  
Area variances-SEQR Unlisted.

The applicant, Habitat for Humanity Capital District, on behalf of the owner, Troy Community Land Bank, is proposing to subdivide four vacant lots into six (6) lots for the construction of 2 story, single family homes. The following variances are sought for each lot:

Front setback required is 10 ft, 2 ft is proposed, relief of 8 ft.  
Side setback required is 10 ft, 3.79 ft is proposed, relief of 6.21 ft.  
Two (2) parking spaces are required, none provided, relief of 2 spaces.

##### **New Business**

**PLZBA 2022 0068**- 561-565 Congress St. (101.80-2-44 |0.22 ac. | B-2: Community Commercial).  
Special Use Permit (per § 285-58(C)(7)) and Area Variance- SEQR Type II (per 617.5(c)(18))

The applicant, Adam Wilke, is proposing to convert the existing store fronts on 561, 563 and 565 Congress St into three (3) residential units. This request will result in 11 residential units in total. The following variances are sought:

- Special Use Permit; residence below the second floor of the principal structure.
- Eleven (11) parking spaces are required, none are provided, relief of Eleven (11) parking spaces.

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.

**Turn Over**

**PLZBA 2022 0071** – 70 Oakwood Ave- (90.79-6-16 | 0.08 ac | R-2: Two - Family Residential)  
Use Variance – SEQR Unlisted

The applicant, Robert Chartier on behalf of the owner, Frank Alonso 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, thirty-eight (38) units per acre are proposed, relief of twenty– six (26) units per acre.
- Parking spaces required are three (3), none is provided, relief of three (3) spaces.

**PLZBA 2022 0064** -519 Congress St (101.79-3-37 | 0.08 ac | B-2: Community Commercial)  
Use Variance – SEQR Unlisted.

The applicant, Jan Sieminigowski, is proposing to use vacant land as a restaurant, tavern and nightclub with more than 50 customers at one time, requiring a use variance.

**PLZBA 2022 0065**- 0 Smart Court (112.67-1-1.1, 112.67-1-1.2 | 0.17 ac | R-2: Two - Family Residential).  
Use Variance – SEQR Unlisted.

The applicant, James & Jennifer Strope is proposing to install a 30' x 50' steel garage and a row of storage bins on a vacant land, requiring a use variance.

**PLZBA 2022 0072** - 274 4th St (101.77-9-1 | 0.09 ac | R-4: Urban Neighborhood Residential).  
Use Variance – SEQR Unlisted.

The applicant, Tiffany Degraffenreid, is proposing to utilize the storefront of 274 4<sup>th</sup> St as a boutique, requiring a use variance.

Application Materials:

<https://www.troyny.gov/wp-content/uploads/2022/07/PLZBA-2022-0062-806-814-River-St.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/07/PLZBA-2022-0064-519-Congress-St.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/07/PLZBA-2022-0065-0-Smart-Court.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/07/PLZBA-2022-0068-561-565-Congress-St.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/07/PLZBA-2022-0071---70-Oakwood-Ave.pdf>  
<https://www.troyny.gov/wp-content/uploads/2022/07/PLZBA-2022-0072-274-4th-St.pdf>