



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, August 3rd, 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 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 July 6th by Resolution

Old Business

PLZBA 2022 0071 – 70 Oakwood Ave (90.79-6-16 | 0.08 ac | R-2: Two - Family Residential)
Use Variance and Area Variances – 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.
- Three (3) parking spaces are required, zero (0) are proposed, relief of three (3) spaces.

PLZBA 2022 0064 - 519 Congress St (101.79-3-37, 101.79-3-1, 101.79-3-4, 101.79-3-38.11, 101.79-3-38.12, 101.71-11-5 | 2.09 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 fifty (50) customers at one time, 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 4th St as a boutique, requiring a use variance. (REMOVED)

New Business

PLZBA 2022 0085 - 257 Third St (101.77-7-7 | 0.07 ac | R-4: Urban Neighborhood Residential)
Area Variances – SEQR Unlisted

The applicant, James Kennedy, is proposing to convert this three-family property into a six-family residential property. The following variances are requested:

- Maximum density required is forty (40) units per acre, eighty -six (86) units per acre proposed, relief of forty-six (46) units per acre.
- 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 90 ft, property lot width is 25 ft, relief of 65 ft.
- Parking spaces required are six (6) spaces, two (2) proposed, relief of four (4) parking spaces.

PLZBA 2022 0084 - 3055 6th Avenue (90.70-3-1.2 | 0.56 ac | R-4: Urban Neighborhood Residential)
Area Variance – SEQR Unlisted

The Applicant, Amy Mason, on behalf of the owner, True North River Street LLC, is proposing to install the following signs:

- Two (2) new blade signs on sixth Avenue façade.
- Two (2) new banners on River St façade.
- One (1) wall sign on Douw St façade.

The maximum total sign area permitted is 100 sq ft, total signage proposed is 131 sq ft across three facades, relief of 31 sq ft requested.

~~**PLZBA 2022 0086**—1624 Highland Ave (101.71 12 8 | 0.08 ac | R- 3 Multiple Family Residential, Medium Density)
Area Variance—SEQR Unlisted~~

~~The applicant, Soor Ahmad, proposes to add a takeout restaurant to their current use as a deli/grocery store, requiring six parking spaces. Three spaces are provided, relief of three spaces sought. (REMOVED)~~

Meeting Materials:

[PLZBA 2022 0071 - 70 Oakwood Avenue](#)

[PLZBA 2022 0084 - 3055 Sixth Ave](#)

[PLZBA 2022 0085 - 257 Third St](#)

[PLZBA 2022 0064 - 519 Congress Street](#)