



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, September 7th, 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 August 3rd by Resolution

Old Business

[PLZBA 2022 0072](#) - 274 4th St (101.77-9-1 | 0.09 ac | R-4: Urban Neighborhood Residential)
Court Appeal (§285-43) – SEQR Type II

The applicant, Tiffany Degraffenreid, is requesting the ZBA review their proposed use and determine it is Neighborhood Commercial – a use allowed by right in the R-4 zone.

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.

New Business

[PLZBA 2022 0085](#) - 257 3rd 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 allowed is 40 units per acre, 86 units per acre proposed, relief of 46 units per acre is requested.
- Minimum lot area allowed is 4,000 sq ft, property is 3,250 sq ft, relief of 750 sq ft is requested.
- Minimum lot width allowed is 90 ft, property lot width is 25 ft, relief of 65 ft is requested.
- Parking spaces required are 6 spaces, 2 proposed, relief of 4 parking spaces is requested.

PLZBA 2022 0090 – 898 2nd (70.80-2-7 | 0.27 ac | B-3 Shopping Center Commercial)
Area Variance -SQER Unlisted

The applicant, Troy Realty Partners LLC is proposing to construct a Well Now facility. The following variances are requested:

- Minimum front setback allowed is 100 ft, 11.1 ft is proposed, relief of 88.9 ft is requested.
- Minimum side setback allowed is 50 ft, 1.4 ft is proposed, relief of 48.6 ft is requested.

PLZBA 2022 0062– 806-814 River St (90.62-3-39, 90.62-3-41, 90.62-3-42, 90.62-3-43 | 0.48 ac | R-4 Urban Neighborhood Residential)
Area Variance – SEQR Unlisted

The applicant, Habitat for Humanity Capital District, on behalf of the owner, Troy Community Land bank, is proposing the construction of four single family homes on four lots. The following variances are sought:

- Minimum front setback allowed is 10 ft, 2 ft is proposed, relief of 8 ft is requested.
- Parking spaces are required are 8, none provided, relief of 8 spaces is requested.

PLZBA 2022 0089 – 1011 2nd Ave (70.64-1-1 | 9.93 ac | Planned Development)
Area Variances – SEQR Type 1 (Completed by City Council as Lead Agency)

The applicant, Kevin Vandenburg, on behalf of the owner, Starlight Development LLC, is proposing to construct three (3) multi -family apartment buildings on a vacant land. The following variances are requested:

- Maximum density allowed is 8 units per acre, 23.3 units per acre proposed, relief of 15.3 units per acre is requested.
- Maximum building height allowed is 40 feet, 50 feet is proposed, relief of 10 feet is requested.