

Carmella Mantello
Mayor

Paul Wright
ZBA Chair



Seamus Donnelly
Deputy Mayor

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 **5:30 P.M. on Wednesday January 7th, 2026**, 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 December 3rd, by Resolution

New Business

PLZBA 2025 0058 60 113th St (80.65-2-2|2.36ac| MU-1|N-II)

Area variance — SEQRA (Unlisted)

The applicant, Energy Catalyst, is seeking an area variance to construct a 10,000 sq. ft. building addition to the existing 18,518 sq. ft. structures, along with a new loading area and additional parking. As the existing structures exceed the maximum permitted, 2,500 sq. ft., the applicant is seeking the following variances;

- A variance to increase the existing building area of 18,528 sq ft by constructing an additional 10,000 sq ft structure.
- A variance to permit a front setback of 136.5 ft, where a maximum of 20 ft is permitted, relief is sought for 116.5 ft.
- A variance to allow side setbacks of 70.1 ft (southern side) and 95.5 ft (northern side) for the proposed addition, where a maximum side setback of 15 ft is permitted, requiring relief of 55.1 ft and 80.5 ft, respectively.
- A variance to allow parking zone front setback of 13.5 ft, where a minimum front setback of 30 ft is required, relief of 16.5 ft requested.
- A variance from the minimum ground-floor nonresidential use requirement of 50%. No transparency is provided on the ground floor, relief of 50% is requested.

PLZBA 2025 0060 3004 6th Ave (90.70-4-14|0.05ac|Two Family/N-3)

Use & Area Variances— SEQRA (Unlisted).

The applicant, Waldo Evora, is proposing to convert a previously three-unit building into a seven-unit residential structure, requiring a use variance. Additionally, the average minimum gross-floor area permitted per dwelling unit is 700 sq. ft.; 584 sq. ft. is proposed; relief of 116 sq. ft. is requested.