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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, February 1st, 2023**, 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 January 4th by Resolution

New Business

PLZBA 2023 0002 6 107th St (90.23-4-2 | 0.28 ac. | R-2: Two Family Residential)
Special Use Permit (per § 285-52C (1) - SEQR Type II (per 617.5(c)(18))

The applicant, Rob Keparutis is proposing to convert a former banquet hall into a church, requiring a special use permit.

PLZBA 2023 0003 3278 6th Ave (90.55-8-20| 0.07 ac. |R-4: urban Neighborhood Residential, Medium – to High- Density)
Area Variances - SEQR (Unlisted).

The applicant, Neil Pelone, is proposing to renovate an existing three-family residential building and convert it into six studio apartment dwelling units, two units on each floor. The following Area Variances are sought:

- Minimum lot area required is 6,000 square feet (sf.), lot size is 3,075 sf, relief of 2,925 sf.
- Front setback required is 10 feet, 0 feet proposed, relief of 10 feet.
- Side setback required is 10 feet on both sides, 3 feet proposed, relief of 7 feet.
- Maximum density required is forty (40) units per acre, 86 units per acre proposed, relief of 46 units.
- Parking spaces required are 6 spaces, 0 proposed, relief of 6 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.