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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, April 5th, 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 March 1st by Resolution

New Business

PLZBA 2023 0012 769-771 River St (90.62-8-7.1 | 0.09 ac. | R-4: Urban Neighborhood Residential)
Area Variance - SEQR (Unlisted)

The applicant, Neil Pelone Architecture PLLC, on behalf of the owner, Joe Johnson, is proposing the renovation of a double wide townhouse into six units. The building currently has five residential units and one commercial space. The applicant is requesting to convert the commercial space into one residential unit. The following variances are requested:

- Minimum lot area required is 6,000 sf, lot size is 3,996 sf, relief of 2,004 sf requested.
- Minimum lot width required is 90 ft, 53 ft is existing, relief of 37 ft is requested.
- Maximum density required is 40 units per acre, 67 units per acre is requested, relief of 27 units per acre.
- Parking spaces required are 6 spaces, 0 proposed, relief of 5 parking spaces requested.

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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.

PLZBA 2023 0013 761 (763) Third Ave (80.32-8-11 | 0.14 ac. | R-2: Two Family Residential)
Special Use & Area Variance - SEQR (Unlisted)

The applicant, Neil Pelone Architecture PLLC, on behalf of the owner, Joe Johnson, is proposing to convert this building into a church, requiring a special use permit. The applicant is proposing to use the other half of the building to create two dwelling units. The following variances are requested:

- Special use permit to operate as a church.
- Minimum lot area required is 7,000 sf, lot size is 6,000 sf, relief of 1,000 sf requested.
- Maximum density required is 12 units per acre, 15 units per acre is requested, relief of 3 units per acre.
- Parking spaces required are 2 spaces, 0 proposed, relief of 2 parking spaces requested.

PLZBA 2023 0016 21 First St (100.60-4-2 | 0.61 ac. | B-4: Central Commercial)
Area Variance – SEQR (Unlisted)

The applicant, YWCA, is proposing to construct a new 7-story, multi-family residential building next to their existing building. The existing asphalt parking lot and playground will be removed to accommodate the new building. There will be a total of two principal structures on this parcel, requiring an area variance.

PLZBA 2023 0017 625 7th Ave (80.56-3-1 | 2.39 ac. | Institutional)
Area Variance – SEQR (Unlisted).

The applicant, 625 7th Ave LLC, is proposing to convert the former Catholic Central High School building into seventy-four market-rate apartments. The required number of parking spaces is 74; 21 spaces are provided, relief of 53 is requested. The applicant is requesting that the on-street parking surrounding the school be counted towards the 53 spaces required by code.

PLZBA 2023 0020 249 Third St (101.77-7-3 | 0.07ac. | R-4: Urban Neighborhood Residential)
Area Variance - SEQR (Unlisted).

The applicant, John Halloran, is proposing to convert this vacant building into three units. The following variances are requested:

- Minimum lot width required is 45 ft, 25 ft is existing, relief of 20 ft requested.
- Maximum density required is 40 units per acre, 43 units per acre is requested, relief of 3 units per acre.
- Parking spaces required are 3 spaces, 0 proposed, relief of 3 parking spaces requested.