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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, July 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 May 3rd by Resolution

New Business

PLZBA 2023 0033 1818 5th Ave (101.53-6-1 | 0.55 ac. | DMU/ DT1)
Area Variances- SEQR Unlisted

The applicant, The Rosenblum Development Corporation, is proposing to redevelop the former bank building into a 4-story multifamily building with 71 residential units. The following area variances are requested:

- The maximum front setback required is 10 ft, 52 ft is proposed, relief of 42 ft requested.
- The minimum front setback required for accessory use (parking) is 30 ft: 4 ft existing, relief of 26 ft is requested.

PLZBA 2023 0034 3075 6th Ave (90.70-3-1.4| 0.19 ac. | Two Family Residential| N III)
Use and Area Variances- SEQR Unlisted

The Applicant, Emily Streeter, is proposing to convert this former office building into 14 studio apartments. The following variances are requested:

- Use variance- from Two Family Residential to Multifamily use.
- The average minimum gross floor area required is 700 sf per unit, 7,021 sf is existing, relief of 2,779 sf requested.

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 2023-0035**, 150 6th Ave (90.39-5-44 | 0.14 ac | Two Family Residential | N 11
Use and Area Variances – SEQR Unlisted~~

~~he applicant, Amijoh Productions Inc., is proposing to convert the former Haskell School into a 20-unit apartment building. The following variances are requested.~~

- ~~○ Use variance from Two Family Residential to Multifamily use.~~
- ~~○ The average minimum gross floor area required is 700 sf per unit, 2,036 sf is existing, relief of 11,964 sf requested.~~

Zoning Code Terms

DMU-Downtown Mixed Use

DT - Downtown

N -Neighborhood