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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, September 6th, 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 July 5th by Resolution

Old Business

[PLZBA 2023 0025](#) 36 Pawling Ave (112.24-1-9 | 0.31 ac. | Two Family Residential | Neighborhood II) Use Variance - SEQR (Unlisted).

The applicant, Cindy Ward, is proposing to convert this former elderly home into 10 apartments, requiring a use variance.

New Business

[PLZBA 2023 0041](#) 813 First Ave (80.24-6-1 I 0.12 ac. I Two Family Residential | Neighborhood II) Area Variance - SEQR (Unlisted)

The applicant, Neil Pelone Architecture PLLC, on behalf of the owner, Joe Navarra, is proposing to build a three-story two-family building on this vacant lot. The following variances are requested.

- The minimum setback for new structures is 50 feet from the mean high-water mark of the Hudson River; 25 feet is proposed; a relief of 25 feet is requested.
- The maximum number of stories allowed in neighborhood II is 2.5; 3 stories are proposed, a relief of 0.5 stories.

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.