

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](mailto: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.

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 2025 0060** 3004 6<sup>th</sup> 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.