

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 SPECIAL 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 at least six (6) hours prior to the meeting. No other email address is monitored for public comment.

5:30 PM – Meeting called to order.

Board Members in Attendance

Paul Wright (PW), Yvie Dondes (YD), Stephen Miner (SM), Tamara Demartino (TD), Zachary Carhide (ZC)

Also, in Attendance

Rich Morrisey (Corporation Council), Jesse Hancock (Planning Technician)

Administrative Items

- **ZC motioned to approve December 3rd, meeting minutes, YD seconded.**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Yvie Dondes		X			
Zachary Carhide		X			
Tamara Demartino		X			

- **Motion to approve meeting minutes passed 5-0.**

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.

- **Corporation Council Rick Morrissey advised all variances should be voted upon separately.**
- **YD motioned to declare application Unlisted SEQRA action with no adverse effects, TD seconded.**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Yvie Dondes		X			
Zachary Carhide				X	
Tamara Demartino		X			

- **Motion to approve meeting minutes passed 4-0.**
- **YD motioned to approve area variance to increase the existing building area by 10,00 SF. TD seconded.**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Yvie Dondes		X			
Zachary Carhide			X		
Tamara Demartino		X			

- **Motion to approve area variance to increase the existing building area by 10,00 SF passed 4-0.**

▪ **Findings of fact:**

- ❖ The requested variance will not result in an undesirable change to the neighborhood or cause any detriment to nearby properties, due to removal of loading area, parking not impacting sidewalk safety, no significant increased noise
- ❖ The benefit sought by the applicant cannot be achieved by other feasible means other than granting this variance due to the size of the parcel.

• **YD motioned to approve variance for a front setback of 136.5 ft.**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Zachary Carhide				X	
Tamara Demartino		X			
Yvie Dondes		X			

• **motioned to approve variance for a front setback of 136.5 ft. passed 4-0.**

▪ **Findings of fact:**

- ❖ The requested variance will not result in an undesirable change to the neighborhood or cause any detriment to nearby properties, due to removal of loading area, parking arrangements, no impact on sidewalk safety, and no significant increased noise.
- ❖ The benefit sought by the applicant cannot be achieved by other feasible means other than granting this variance due to the size and unique nature of the parcel

• **YD motion to approve variance for side setbacks of 70.1 ft (south side) and 95.5 ft (north side).**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Zachary Carhide				X	
Tamara Demartino		X			
Yvie Dondes		X			

• **Motion to approve variance for side setbacks of 70.1 ft (south side) and 95.5 ft (north side) passed 4-0.**

▪ **Findings of fact:**

Written by Jesse Hancock on behalf of the 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.

- ❖ The requested variance will not result in an undesirable change to the neighborhood or cause any detriment to nearby properties, due to removal of loading area, parking not impacting sidewalk safety, no significant increased noise.
- ❖ The benefit sought by the applicant cannot be achieved by other feasible means other than granting this variance due to the size of the parcel.

- **YD motion to approve variance to allow a parking zone front setback of 13.5 ft.**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Zachary Carhide				X	
Tamara Demartino		X			
Yvie Dondes		X			

- **Motion to approve variance to allow a parking zone front setback of 13.5 ft. passed 4-0.**

- **Findings of fact:**

- ❖ The requested variance will not result in an undesirable change to the neighborhood or cause any detriment to nearby properties, due to increased parking being a benefit.
- ❖ The benefit sought by the applicant cannot be achieved by other feasible means other than granting this variance due to the unique size and makeup of the parcel.

- **YD motioned to approve variance for the required 0% ground-floor transparency.**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Zachary Carhide				X	
Tamara Demartino		X			
Yvie Dondes		X			

- **Motion to approve variance for the required of 0% ground-floor transparency passed 4-0.**

▪ **Findings of fact:**

- ❖ The requested variance will not result in an undesirable change to the neighborhood or cause any detriment to nearby properties, as zero transparency will be a positive for the area due to the nature of the business conducted on site.
- ❖ The benefit sought by the applicant cannot be achieved by other feasible means other than granting this variance due to the unique size and nature of the location.

PLZBA 2025 0060 3004 6th 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.

Public Comment: Mark Anthony, Lamont Walters, Tina Urzan, Joyce Daniels, Stephanie Floyd, Lion McCandles, Seth Linen

- **Board Deliberated and asked if the applicant would be willing to return with a cost analysis of the project to address the financial viability of lower unit counts.**
- **TD motioned to table until the February meeting, ZC seconded.**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Zachary Carhide		X			
Tamara Demartino		X			
Yvie Dondes		X			

- **Motion to table until the February meeting passed 5-0.**

- **SM motion to adjourn meeting, ZC seconded**

	Absent	Yes	No	Abstain	Recused
Paul Wright		X			
Stephen Miner		X			
Zachary Carhide		X			
Tamara Demartino		X			
Yvie Dondes		X			

- **Motion to adjourn meeting passed 5-0.**

From: [REDACTED]
To: [Jesse Hancock](#)
Subject: Fwd: Statement
Date: Wednesday, January 7, 2026 5:15:09 PM

Wally Evora
Sales Manager

[REDACTED]
[REDACTED]
DREAM BIG

TERMS & CONDITIONS: This message is intended only for the designated recipient. The information contained in this message and/or attachments is intended only for the person or entity to whom it was addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon, this information is prohibited. Any unauthorized forwarding, disclosure, copying or other use of this message or its attachments is prohibited. Retransmission, dissemination or other use of this email by intended recipient is also prohibited unless permitted by in writing by Wally Evora. If you are not a designated recipient, you may not review, copy or distribute this message. If you receive this in error, please notify the sender by reply email and delete this message. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principal.

----- Forwarded message -----

From: **Deanna Gillisslee** [REDACTED] >
Date: Wed, Jan 7, 2026 at 5:13 PM
Subject: Statement
To: [REDACTED]

Deanna Gillisslee
[2404 Van Vranken Avenue](#)
[Schenectady NY 12308](#)

January 7th 2025

To whom it may concern,

In regards to my landlord Wally Evora, I, Deanna Gillisslee, have been a tenant since November 2023. I would like to speak from my personal experience with said individual.

In regards to character, Wally has shown a personal realness that is appreciated in a landlord. He has respected my privacy but also heard me out on issues that may be seen as trivial. As a landlord he has been responsive and attentive.

It is a pleasure working with him and I hope this will reach the understanding of who it is intended.

Thank you for your time and consideration.

Kind Regards,

Deanna Gillisslee

A solid black rectangular box used to redact a signature.

From: [REDACTED]
To: [zoningboard](#)
Subject: Re: PLZBA 20250060
Date: Wednesday, January 7, 2026 11:47:43 AM

To the Zoning Board of Troy,

This is regarding the PLZBA 2025 0060 for 3004 6th Ave. I would like it to be known that I wish the city to REJECT Waldo Evora's request to convert a three-unit building into a seven-unit building.

I have lived around the corner on Middleburgh for several years and am very familiar with the area and the neighborhood. This use variance at 3004 6th will create a significant issue with street parking - it is a busy street next to a busy intersection and I already have trouble finding parking.

This is further exacerbated by the residential units being built in 3027 6th Ave that will add a significant number of units with no dedicated off-street parking. I know landlords might claim that their tenants won't have vehicles or won't need street parking, but through my lived experiences, everyone has a car and it will be too much in this block area where I live.

Please REJECT this use variance. Thank you.

**Best,
Brittany Wolfe**

From: [REDACTED]
To: [zoningboard](#)
Subject: PLZBA 2025 0060
Date: Wednesday, January 7, 2026 12:08:54 PM

To the Zoning Board of Troy,

This is regarding the PLZBA 2025 0060 for 3004 6th Ave. I would like it to be known that I wish the city to REJECT Waldo Evora's request to convert a three-unit building into a seven-unit building.

I have lived on this block of 6th Ave for several years and am very familiar with the area and the neighborhood. This use variance at 3004 6th will create a significant issue with street parking - it is a busy street next to a busy intersection and I already have trouble finding parking.

This is further exacerbated by the residential units being built in 3027 6th Ave that will add a significant number of units with no dedicated off-street parking. I know landlords might claim that their tenants won't have vehicles or won't need street parking, but through my lived experiences, everyone has a car and it will be too much in this block area where I live.

Please REJECT this use variance. Thank you.

Best,

Giullianna Mernies.

From: [REDACTED]
To: [zoningboard](#)
Date: Wednesday, January 7, 2026 11:37:16 AM

To the Zoning Board of Troy,

This is regarding the PLZBA 2025 0060 for 3004 6th Ave. I would like it to be known that I wish the city to REJECT Waldo Evora's request to convert a three-unit building into a seven-unit building. I have lived directly across the street for several years and am very familiar with the area and the neighborhood. This use variance at 3004 6th will create a significant issue with street parking - it is a busy street next to a busy intersection and I already have trouble finding parking. This is further exacerbated by the residential units being built in 3027 6th Ave that will add a significant number of units with no dedicated off-street parking. I know landlords might claim that their tenants won't have vehicles or won't need street parking, but through my lived experiences, everyone has a car and it will be too much in this 1/2 block area where I live. Please REJECT this use variance. Thank you. Best, Megan

From: [REDACTED]
To: [zoningboard](#)
Subject: Comment for item PLZBA 2005 0060 3004 6th Ave
Date: Wednesday, January 7, 2026 10:53:51 AM

Dear Zoning Board Members,

My name is Steven Somers-Young and I currently reside at 3015 6th Ave, Troy, NY 12180 across the street of the item for discussion. I have lived at this address for over 5 years now. I oppose this variance for a couple of reasons.

My first reason is the street parking situation. It's tough right now even getting parking close to my home. This is a busy street with a lot of traffic, police and fire use this road as a quick shot to get up into Lansingburgh. There is also the after school pick up or when any school function happens at KIPP. Plus the increased street parking would adversely affect the Monday street sweeping schedule making it increasingly hard to park near my apartment on those days. If this variance goes through and the people renting these units each have their own vehicles street parking will become even worse. There are no public or private parking lots available for use in this area meaning some residents may need to park a couple of blocks away just to find a parking spot.

My second reason would be the aging water infrastructure. Within the last year we have had 3 water main breaks, the first one lasted almost 48 hours before it was finally fixed. Adding more units to an existing structure will put further strain on the pipes, possibly leading to further breaks and disruption of services which will end up costing the city more money to keep repairing.

In conclusion, I thoroughly oppose this variance. It will certainly make life more difficult on an already overwhelmed street but also on the aging infrastructure below. Thank you for your time.

Sincerely,
Steven J Somers-Young

PETITION OF COMMUNITY SUPPORT

Proposed Seven-Family Residential Dwelling

Property Address: 3004 6th Avenue, Troy, NY 12180

We, the undersigned residents, property owners, and community members, hereby state that we are aware of the proposed construction of a seven-family residential dwelling at 3004 6th Avenue, Troy, New York 12180.

After consideration, we support and agree with moving forward with the proposed seven-family dwelling at this location. We understand that the project is intended to enhance residential housing availability, promote responsible development, and contribute positively to the surrounding neighborhood and the City of Troy.

We believe that this development, if approved and constructed in accordance with applicable laws, codes, and regulations, will be a beneficial use of the property and align with the long-term interests of the community.

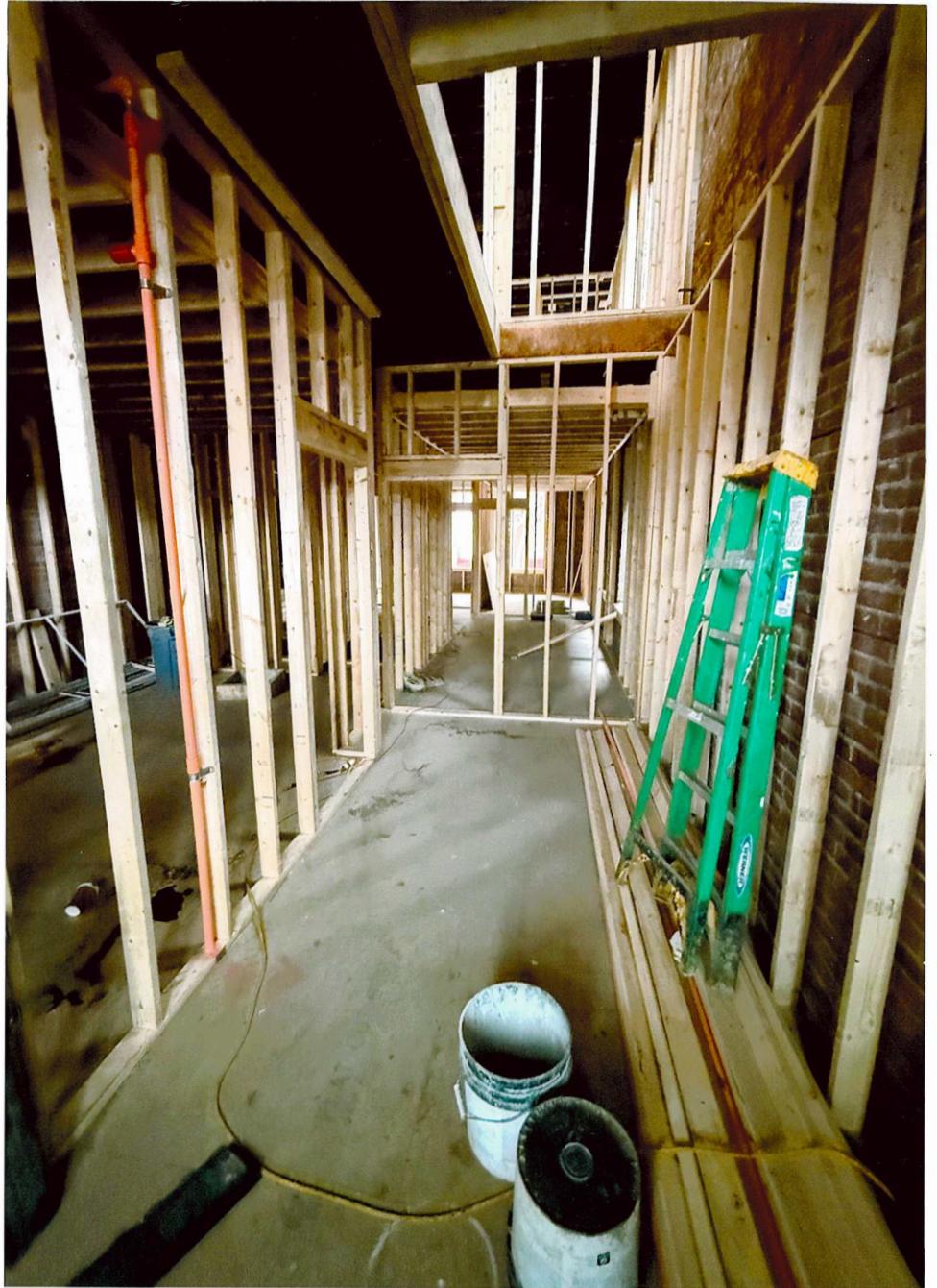
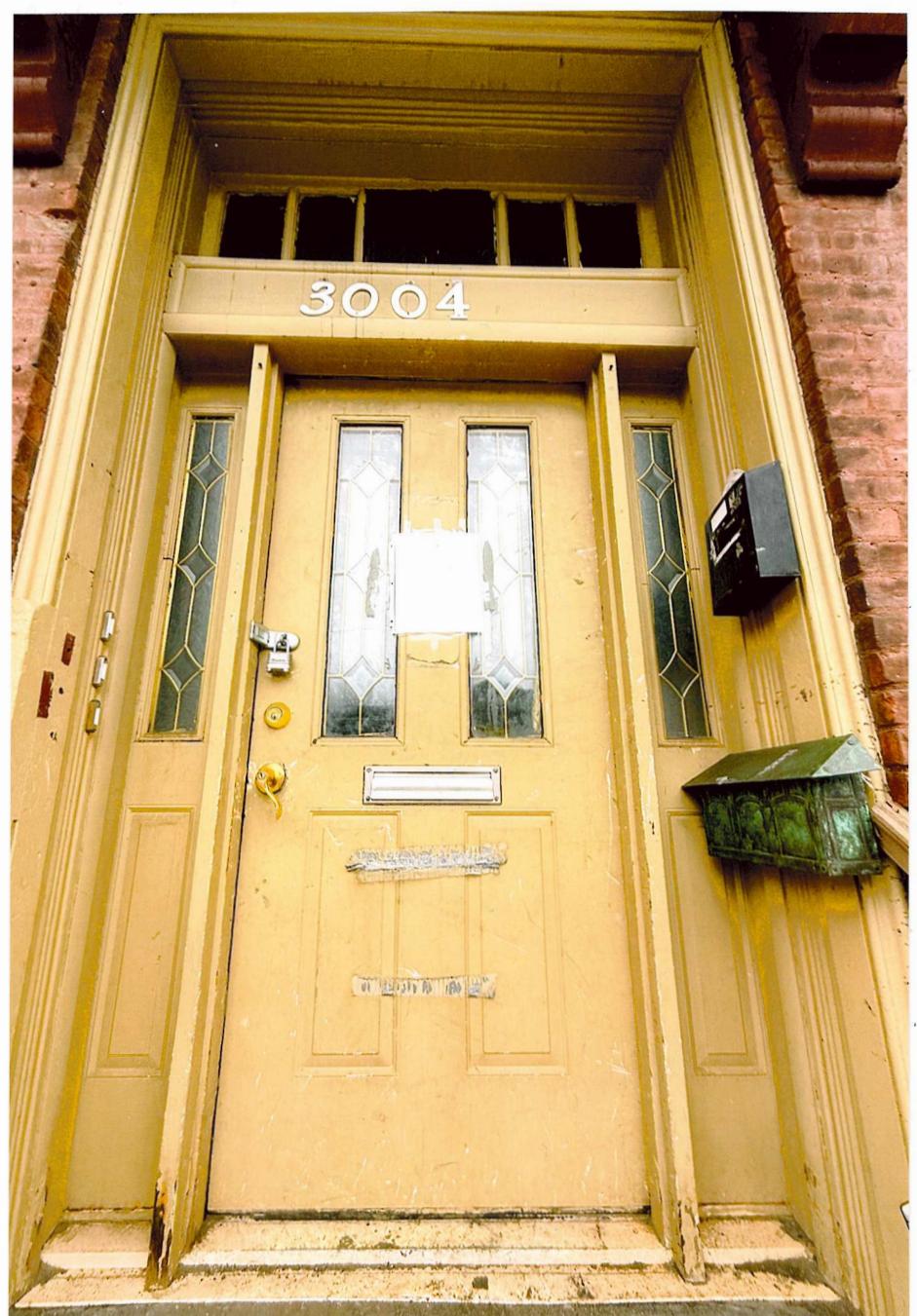
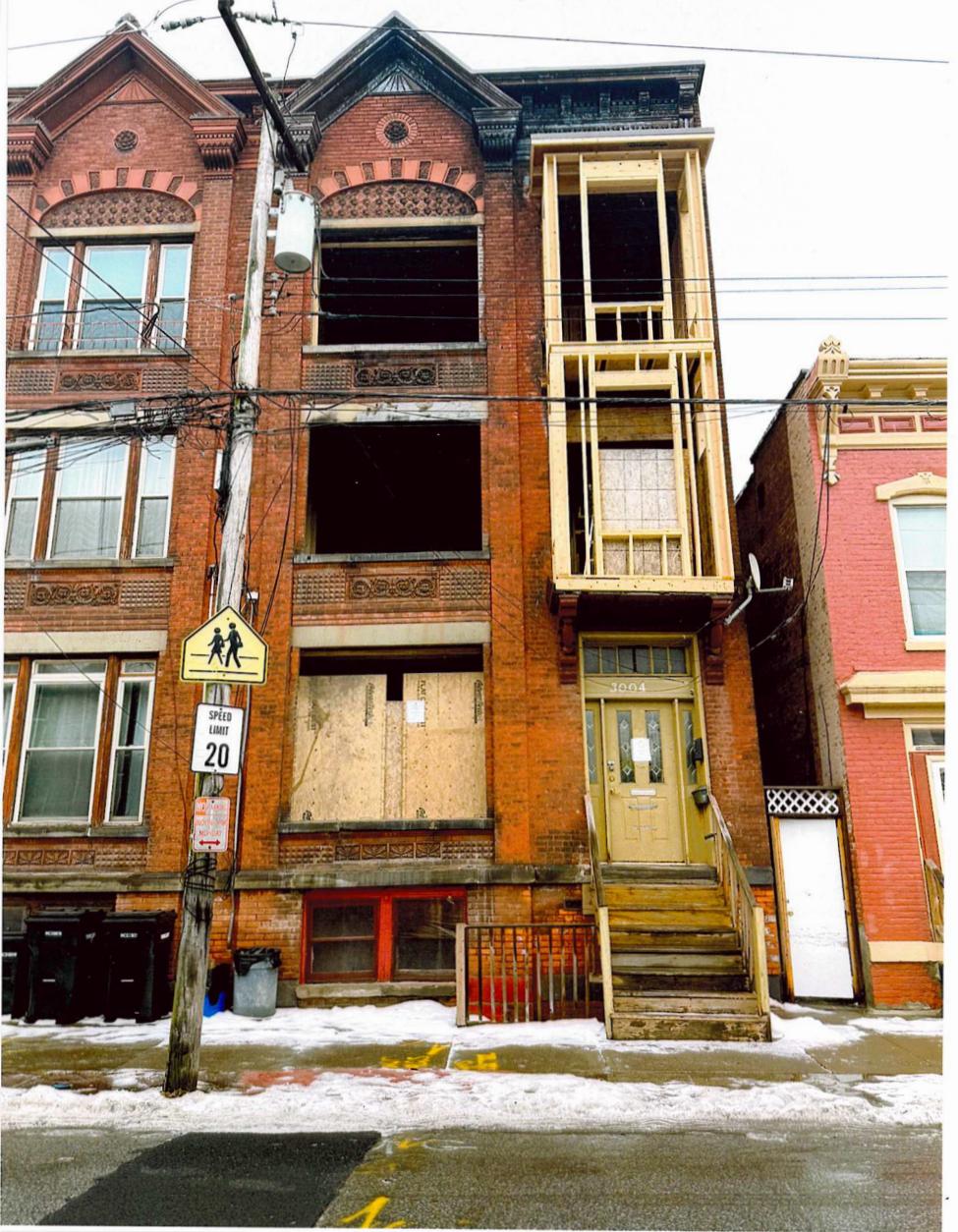
By signing below, we affirm our support for the approval and development of the proposed seven-family dwelling at the above-referenced address.

ARVIN SINGH

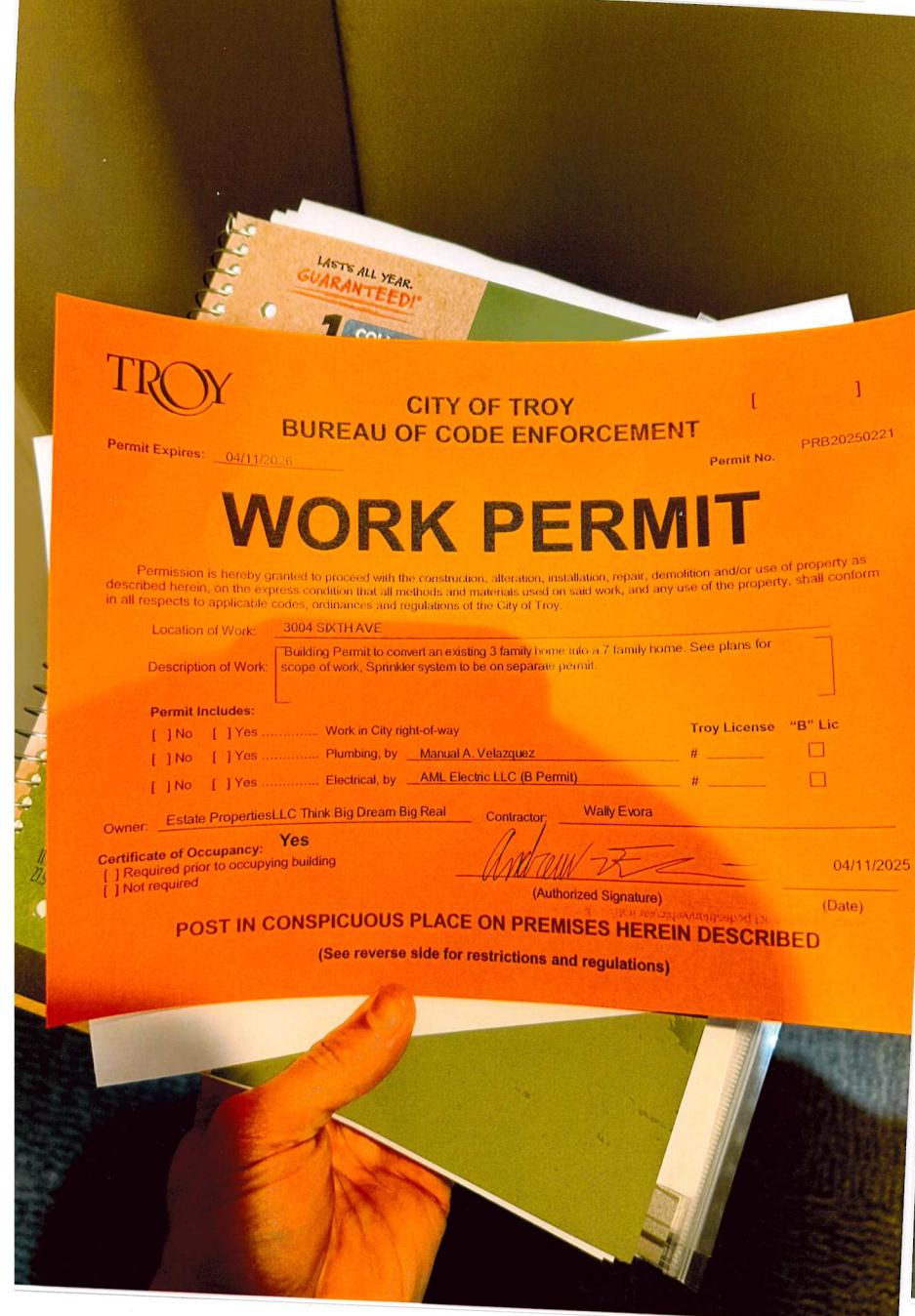
#	Printed Name	Signature	Address / City	Date
1	Arvin Singh	Arvin Singh	3001 6th Ave	1/07/24
2	Kristie Thurman	Kristie Thurman	510 8th St	
3	Yesenia Colon	Yesenia Colon	150 5th Ave	1/07/24
4	Veronica McLean	Veronica McLean	2912 6th Ave Troy NY	
5	Chris Brown	Chris Brown	2910 6th Ave	1-7-24
6	Curtis Black	Curtis Black	2902 6th Ave	1-7-24
7	David Jones	David Jones	747 River St	1-7-24
8	Juan Lopez	Juan Lopez	747 River St	1-7-24
9	Damonte L	Damonte L	3006 6th St	
10	Maria Guapin	Maria Guapin	3072 6th Ave Troy NY	
11	Victor Pfeifer	Victor Pfeifer	3073 6th Ave Troy	
12	Michael Gribble	Michael Gribble	753 River St.	
13	Shadai Rodriguez	Shadai Rodriguez	735 River St.	1-7-24
14	Isaiah Jones	Isaiah Jones	721 River St.	1/7/24
15	Sebastian Sanchez	Sebastian Sanchez	721 River St	1/7/24
16	Mary Dayle	Mary Dayle	721 River St	1/7/24
17	David Veneczel	David Veneczel	3018 6th Ave	1-7-24
18	Maria Morales	Maria Morales	3072 6th Ave	1-7-24
19				
20				

5184170
-0076

3004 Sixth Avenue



3004 Sixth Avenue



3004 Sixth Avenue

