

1. 6:30 P.M. Zoning Board Of Appeals Meeting  
**Zoning Board of Appeals**

**To Be Held on the 2nd Floor Common Council Chambers**

**97 Mohawk Street, Cohoes, NY**

**MEETING AGENDA**

**September 27<sup>th</sup>, 2023 at 6:30 pm**

1. Call to Order

- a. Roll Call

2. Regular Business

- a. Consideration of the July 26<sup>th</sup>, 2023 Meeting Minutes

**b. 49 Reservoir Street- Applicant and Presenter: Sandra Tomaro.** The applicant is seeking 2 Area Variances in an effort to construct a new attached carport on the Northerly side of the single family dwelling at 49 Reservoir Street in the R-1 Residential Zoning District: Single Family dwellings in the R-1 Residential Zoning District require a side setback of 12 feet, but the applicant plans to construct the carport with a side setback of 2.6 feet from the northerly property line. Therefore, an Area Variance of 9.4 feet is requested. Single Family dwellings in the R-1 Residential Zoning District also require a front setback of 30 feet, but the applicant plans to construct the carport with a front setback of 15.2 feet from the front property line. Therefore, an Area Variance of 14.8 feet is requested.

**c. 19 Richmond – Applicant: Capital Region Construction.** The applicant is seeking 4 Area Variances in an effort to construct a new two-family dwelling at 19 Richmond Street in the Multi-Family Residential Zoning District: Two Family dwellings in the MFR Zoning District require a lot size of 6,000 square feet, but the applicant plans to construct the home on a lot that measures only 3,000 square feet. Therefore, an Area Variance of 3,000 square feet is requested. Two Family dwellings in the MFR Zoning District require a lot width of 60 feet, but the applicant plans to construct the home on a lot with a width of only 33 feet. Therefore, an Area Variance of 27 feet is requested. Two Family dwellings in the MFR Zoning District require a lot depth of 100 feet, but the applicant plans to construct the home on a lot with a depth of only 90 feet. Therefore, an Area Variance of 10 feet is requested. Two Family dwellings in the MFR Zoning District require a side setback of 5 feet, but the applicant plans to construct the home with a northerly side setback of only 2 feet. Therefore, an Area Variance of 3 feet is requested.

3. Adjournment

This meeting will be held at Cohoes City Hall 97 Mohawk Street 2<sup>nd</sup> floor Common Council Chambers.

You can send comments ahead of the meeting via email to [JSEMAN-GRAVES@CI.COHOES.NY.US](mailto:JSEMAN-GRAVES@CI.COHOES.NY.US) or in writing directly to Planning Department Attn.: Joseph Seman-Graves

97 Mohawk St. Cohoes, NY 12047.

**Comments should be received no later than 3pm on Wednesday, September 27th<sup>st</sup>, 2023**

Please feel free to contact the Planning Office at (518) 233-2130

Email: [JSEMAN-GRAVES@CI.COHOES.NY.US](mailto:JSEMAN-GRAVES@CI.COHOES.NY.US)

Documents:

[9-27-2023 ZONING BOARD OF APPEALS MEETING.PDF](#)