

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

October 25th, 2023 at 6:30 pm

1. Call to Order
 - a. Roll Call
2. Regular Business
 - a. Consideration of the September 27th, 2023 Meeting Minutes
 - b. 25 James Street- Applicant and Presenter: Bill Serfilippi. The applicant has submitted an Area Variance Application seeking 4 feet of relief from the northerly side property line in order to place a 10 foot by 16 foot shed in the backyard. Accessory Buildings in the R-2 Residential Zoning District require a 10-foot side setback, but the applicant is proposing to place the shed with only a 6-foot side setback.
 - c. 25 Rudolph Court – Applicant and Presenter: Alecia Ryan. The applicant has submitted an Area Variance Application seeking 4 feet of relief from the front/easterly property line in order to build a front deck. Single Family Dwellings in the R-1 Residential Zoning District require a 30-foot front setback, but the applicant is proposing to build the deck with only a 26-foot front setback.
 - d. 2 Bell Avenue – Applicant and Presenter: Kelly Fox. The applicant has submitted an Area Variance Application seeking to bring into compliance an already-built rear deck which does not comply with setback requirements. Single Family Dwellings in the R-1 Residential Zoning District require a side setback of 12 feet. The rear deck was built with a southerly side setback of only 6.5 feet. A relief of 5.5 feet is requested.
 - e. 49 Johnston Avenue – Applicant and Presenter: Ben Williams. The applicant has submitted an Area Variance Application seeking the three variances from the Cohoes City Code. The first is a request for 50 square feet of relief from the 16 square foot freestanding sign area limit to place the 66 square foot sign. The next is a request of 2

variances from Section 285-95 of Cohoes City Code which states that Signs customarily incidental to places of worship, libraries, museums, social clubs or societies, which signs or bulletin boards shall not exceed 16 square feet in area and shall be located on the premises of such institution, provided that such signs or bulletin boards are erected or displayed not closer than 10 feet to any property line. The new sign is proposed to be placed with a 0 foot setback to the south an southeasterly property lines, therefore a relief of 10 on both sides is requested.

3. Adjournment

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

You can send comments ahead of the meeting via email to 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, October 25th, 2023

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

Email: JSEMAN-GRAVES@CI.COHOES.NY.US

Documents:

[10-25-2023 ZONING BOARD OF APPEALS MEETING.PDF](#)