Resolution #4 for 2017 Cohoes Zoning Board of Appeals –
Area Variance for lot 10.41-2-1 Reservoir Street

_Member Briggs_____presented the following Resolution, which was seconded by _Member Cotch____

WHEREAS, the applicant proposes to build a two family home on a triangular lot on Reservoir Street in Cohoes, County of Albany, New York and did present for approval, pursuant to Section 285-16C of the Cohoes City Code, an application and related materials for amending the use variance from the prior approval;

WHEREAS, the instant proposal is located in the Multi-family residential (MFR) zoning district which lists 5-15 ft. front setbacks, 5 ft. side setbacks and 20 ft. rear setbacks for principal structures;

WHEREAS, the applicant proposes to build within the perimeter of the property and seeks to verify setbacks for a triangular lot;

WHEREAS, the property owner has demonstrated

1. The benefit to the applicant if the variance is granted outweighs the detriment to the health, safety, and welfare of the neighborhood or community by such grant;
2. An undesirable change will not be produced in the character of the neighborhood nor a detriment to nearby properties will be created by the granting of the area variance;
3. The benefit sought by the applicant cannot be achieved by some other method feasible for the applicant to pursue, other than an area variance;
4. The requested area variance is not substantial;
5. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
6. Whether the alleged difficulty was self-created.

WHEREAS, said Zoning Board of Appeals did meet at its offices at Cohoes City Hall, New York, on the 26th day of May, 2017, at 6:30 P.M., and did then and there hear all persons interested in the subject matter concerning the same; Now

THEREFORE, BE IT RESOLVED, that the Zoning Board of Appeals approves the area variance for side and rear setbacks on lot 10.41-2-1 Reservoir Street, Cohoes, County of Albany, New York subject to the following conditions:

1. The triangle legs will be considered the side lot lines.
2. The intersecting point at the rear of the lot will be considered as the rear setback point.
3. Four parking spots (two per unit) will be on site.

THE FOREGOING RESOLUTION was put to vote as follows:

_____AYE_____, Michael Briggs
_____AYE_____, Gary Sawyer
_____AYE_____, Mark Cotch
_____AYE_____, Joyce Baranski, Vice Chairman
____ABSENT_____, Theresa Thibodeau

Joyce Baranski 6/27/17
Joyce Baranski Date
Vice Chairwoman, Cohoes Zoning Board of Appeals

Kara McKnight 6/27/17.
Kara McKnight Date
City Planner, Industrial Development Agency