

**Catherine Conroy**  
*Chairperson*



**Steven Strichman**  
*Commissioner of Planning*  
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## **Zoning Board of Appeals**

**MEETING MINUTES**  
**APRIL 23, 2019**

**Roll Call: Present: Chair Catherine Conroy (CC), Jack McCann (JM), Katie McLaren (KM), John Normile (JM), Gary Pavlic (GP)**

**PLZB 2019-25** 110 East Side Terrace, LLC seeks an Area Variance for 110-116 Project Road (112-4-12.115) for a front setback deficiency (13.2' proposed, 15' required). R-3 Zone

Andrew Schauffert (DF) represented 11 East Side Terrace, LLC, as the project's surveyor. AS explained the existing building received all necessary approvals when built in 2006, but that there must have been an oversight. Now, after a title change, the bank is requiring City approval.

No members of the public spoke in favor or against the proposal.

Motion to declare negative SEQR declaration made by KM, seconded by JM.

Motion carries with a 5-0 vote.

Motion made to **grant** variance by JN, seconded by KM.

Motion carries with a 5-0 vote.

**PLZB 2019-22** Levon Dekermenjian seeks a Special Use Permit for 2 Campbell Ave (112.70-3-1) to use the existing structure for an Auto Service Station. B-2 Zone

Levon Dekermenjian (LD) is looking to use an existing structure at 2 Campbell Ave for an auto service station. CC asked if there was an existing business, moving to the new location and to clarify what auto-service entailed.

LD clarified auto service was any car maintenance non-inclusive of body work or paint, and would not include working with gasoline or the sales of automobiles. LD assured there is a designated oil disposal service, with a receptacle for the public.

No members of the public spoke in favor or against the proposal.

James Rath (JR) addressed that Dave Sheeran, head of Code Enforcement, suggested stipulations.

KM reaffirmed no auto sales would be done on site, and that ADA compliant curb ramps would need to be installed.

CC continued to include that stipulations are to ensure the property stays tidy and does not have a negative impact on the neighborhood.

LD said the shop would be open 8-5:30

KM continued to read the **stipulations** suggested by code:

- Vehicles may not be parked or encroach on the sidewalk, or hinder pedestrian traffic in any way

- Vehicles may only be stored outdoors on paved surfaces, in designated areas approved by the
- Planning Board, to prevent excess vehicles and overcrowding of lot
- No loose tires or loose parts stored outdoors on lot
- No vehicle may be stored outdoors on lot for over 30 days

JN clarified landscaping shown on site plan would be installed upon opening. LD confirmed.

Motion to declare negative SEQR declaration made by KM, seconded by GP.

Motion carries with a 5-0 vote.

Motion made to **grant** variance by JN, seconded by KM.

Motion carries with a 5-0 vote.

**PLZB 2019-14** Chris Greklek seeks a Use Variance and Area Variances for 1035 and 1037 Sixth Ave (112.21-5-5 & 6) to build two structures, each containing a residential unit in front and indoor storage for construction materials in the rear. Each lot/structure requires Area Variances for setback deficiencies (0' front and rear proposed where 10' and 20' are required respectively, 5' side proposed where 10' are required), exceeding maximum lot coverage (80% proposed, where 60% is the maximum), not meeting the minimum green space requirement (0% proposed, 25% required). R-4 Zone

No members of the public spoke in favor of the proposal.

3 neighborhood neighbors spoke in opposition.

Motion to declare negative SEQR declaration made by KM, seconded by GP.

Motion carries with a 5-0 vote.

Motion made to **deny** the variance by CC, seconded by JN.

Motion carries with a 5-0 vote.

**PLZB 2019-23** Chris Greklek seeks a Use Variance and Area Variance for 143 Seventh Ave (90.39-6-17) to convert a two unit residence into a three unit, with 3 parking spaces proposed where 6 are required. R-2 Zone

Two members of the public spoke in favor of the project.

Motion to declare negative SEQR declaration made by KM, seconded by JM.

Motion to grant variance by GP, seconded by KM.

Motion failed to pass 2-3

**PLZB 2019-24** Adam Wilke seeks a Special Use Permit and Area Variance for 561-565 Congress St (101.80-2-44) to create ground-level dwelling units with a parking deficiency (14 spaces required, 6 proposed). B-2 Zone

Members of the public voiced concerns about parking.

Motion to declare negative SEQR declaration made by KM, seconded by GP.

Motion made to **grant** Special Use Permit by CC, seconded by GP.

Motion carries with a 4-1 vote.

Motion made to **grant** the area variance by KM, seconded by JN.

Motion carries with a 5-0 vote.

**PLZB 2019-19** Jennifer Zaccaria seeks an Area Variance for 36 Brunswick Ave (101.80-1-16) for a parking deficiency (6 spaces required, 4 proposed). R-3 Zone

DF represented the applicant (who was also present).

Several members of the public voiced strong concerns and opposition, citing dangerous parking practices and lack of parking supply in the community.

Motion to declare negative SEQR declaration made by KM, seconded by GP.

Motion carries with a 5-0 vote.

Motion made to **deny** the variance by JN, seconded by JM.

Motion carries with a 5-0 vote.

MOTION TO ADJOURN made by JM, seconded by JN

Motion passed with a vote of 5-0

Meeting adjourned at approximately 8:07 pm

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the 5th floor of Troy City Hall, 433 River Street, Troy, New York 12180. Telephone: 279-7169. E-mail: [james.rath@troyny.gov](mailto:james.rath@troyny.gov). Office hours are weekdays 8:30 A.M. to 4:30 P.M.

City of Troy Zoning Board of Appeals  
Catherine Conroy, Chairperson                      James Rath, Executive Secretary