

**Catherine Conroy**  
*Chairperson*



**Steven Strichman**  
*Commissioner of Planning*  
Phone (518) 279-7166  
Fax (518) 268-1690

## **Zoning Board of Appeals**

**MEETING MINUTES**  
**February 26, 2019**

### **Roll Call:**

**Present: Chair Catherine Conroy (CC), Jack McCann (JM), Katie McLaren (KM), John Normile (JM)**

**Absent: Jack McCann**

### **New Business**

**PLZB 2019-01** Joseph Palin seeks Area Variances for 821 Second Ave (80.24-7-5) to construct a pool in his back yard, creating side and rear setback deficiencies. 6' side and rear setbacks proposed, where 25' and 30' are required, respectfully. Property is zoned R-1

Applicant claims variance is needed to preserve open space.

Applicant assured necessary fencing with latch will be installed. Ladder will not be left out when not in use.

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

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

Motion carries with a 4-0 vote.

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

Motion carries with a 4-0 vote.

**PLZB 2019-04** Russell Brooks seeks a Special Use Permit for 37 First St (100.60-4-4) to use as a single family residence, including the first floor. Property is zoned B-4.

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

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

Motion carries with a 4-0 vote.

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

Motion carries with a 4-0 vote.

**PLZB 2019-05** Sandra Rouse seeks Area Variances for 159 First St (100.76-9-8) to construct a new 1.5 car, wood frame garage to fill width of lot at alley, requiring variances for side and rear setback deficiencies (0' and 9' proposed, 10' and 20' required, respectively), and for exceeding the maximum lot coverage (74% proposed, 60% maximum). Property is zoned R-4.

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

Applicant (represented by Sophia Lane, from TAP inc.) will meet the historic district guidelines and ensure front sidewalks are ADA compliant.

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

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

Motion carries with a 4-0 vote.

Motion made to grant variance by GP, seconded by JN.

Motion carries with a 4-0 vote.

**PLZB 2019-06** Juan Colon Rivera seeks an Area Variance for 446 Second St (111.44-7-41) for a parking deficiency (0 proposed, 2 required). Parking required for proposed laundromat (permitted use). Property is zoned R-4.

Incomplete application, case missing SEQRA.

Motion to table case by CC.

Motion carries with a 4-0 vote.

**PLZB 2019-07** Patrick Berry seeks an Area Variance for 55 Carroll Hill Ct (112.47-3-24) for a parking deficiency (2 existing, 4 required). Parking required for an additional dwelling unit (permitted). Property is zoned R-3.

Applicant (represented by Thomas Berry, father) claimed there was sufficient space to fit cars in driveway, and would replace gravel surface with a paved surface.

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

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

Motion carries with a 4-0 vote.

Motion made to grant variance by GP, seconded by JN.

Motion carries with a 4-0 vote.

**PLZB 2019-08** Tesla Associates LLC seeks an Area Variance for 647 Second Ave (80.47-2-6) to add signage exceeding maximum signage allowed (182' proposed, 100' allowed). Property is zoned B-2.

Applicant seeking variance to better fit "wall", preventing a smaller sign from "getting lost" on larger surface.

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

KM suggested a stipulation awarding the variance to the business owner, which would prevent a different sign from being installed.

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

Motion carries with a 4-0 vote.

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

Motion carries with a 4-0 vote.

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