

Catherine Conroy
Chairperson



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Zoning Board of Appeals

MEETING MINUTES
NOVEMBER 19, 2019

Meeting began at approximately 6:03 pm

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

Old Business:

PLZB 2019- 76 to 83 (Multiple Area Variances) TRIP/Unity House “Hillside Views Neighborhood Revitalization” project, seeking multiple Area Variances across 8 sites. Case was previously granted conditional approval, board will confirm votes.

After a thorough presentation and vote contingent on a Negative SEQR declaration by the Planning Commission at last month’s meeting, the board reaffirmed their votes.

The board voted unanimously to approve the variances for the Hillside Views Neighborhood Revitalization project, 4-0.

New Business:

PLZB 2019-91 Minnow Associates seeks an Area Variance for 285 Second St (11.28-2-2 & -1) for a parking deficiency (15 spaces proposed, 31 required). R4

Pawel Paliwoda represented Minnow Associates, and presented the application for 16 units, creating the need for 31 parking spaces.

JN asked Paliwoda about the triangular section on the NW corner of the lot, Paliwoda explained how he believes the area is owned by the City and is in the early stages of negotiating a deal to acquire or use the property. Andy Brick, the board’s counsel, clarified the applicant is seeking a variance of a 16 space deficiency, regardless of the results of the deal.

KM made a motion to declare the project a Type II action under SEQRA, with a negative declaration of environmental significance. GP seconded. SEQR passed 4-0.

KM made a motion to approve the Area Variance, allowing a parking deficiency of 16 spaces, JN seconded. Approved 4-0.

CC made a motion to adjourn at approximately 6:17, seconded by JN.