

Catherine Conroy
Chairperson



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Zoning Board of Appeals

DRAFT MEETING MINUTES FEBRUARY 18, 2020

Roll Call (6:00 pm):

Present: Chair Catherine Conroy (CC), Katie McLaren (KM), John Normile (JM), Gary Pavlic (GP)

Absent: Jack McCann

PLZB 2020-5 Dustin Mooney seeks an Area Variance for 37 115th St (80.56-6-12) for a parking deficiency (0 spaces proposed, 5 required). Parking deficiency created by proposed change of use from a dwelling unit to a rooming house. R-2

Dustin Mooney presented his case, explaining how potential tenants/clients would be unlikely to own cars.

One member of the public asked Mooney to explain his business operation.

Mooney explained he would live on site and rent three rooms without a lease, and tenants could stay for flexible periods of time.

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

Motion carried with a 4-0 vote.

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

Motion carried with a 4-0 vote.

PLZB 2020-6 Matt Defazio seeks an Area Variance for 216-226 4th St (101.69-11-2) for a parking deficiency. This project was previously approved by the ZBA in 8/2016, and the proposal is unchanged. B-5

Variance is for a parking deficiency of 140 spaces, contingent on securing 25 spaces within 200 feet.

Defazio presented the case, which was initially approved in 2016. The previous approval has expired and Defazio plans to start construction this spring. The proposal has not changed since the initial presentation.

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

JN asked if the previous contingency could be reapplied, to which the applicant agreed. Defazio stated they already have the agreements in place.

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

Motion carried with a 4-0 vote.

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

Motion carried with a 4-0 vote.

PLZB 2020-7 Don & Diane Bell seek an Area Variance for 395 2nd St (111.36-7-13) for a rear setback deficiency (0” proposed, 3” required). R-4

Liza Rodriguez from TAP represented the Bell family and presented the proposal. Rodriguez cited existing neighborhood character as the reason for needing the variance, to have the structure align with the neighboring garages along the alleyway.

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

Motion carried with a 4-0 vote.

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

Motion carried with a 4-0 vote.

PLZB 2020-4 Clifton Casela seeks an Area Variance for 2 E Sunnyside Way for an accessory structure with a side setback deficiency (.5’ setback proposed, 3’ required) and insufficient distance from principal building (0’ proposed, 12’ required). Applicant is proposing a “portable garage tent” in front driveway. R-2

Applicant was not present.

Motion to **table** made by CC, seconded by JN.

Motion carried 4-0.

At approximately 6:41pm GP made a motion to adjourn, seconded by KM. Carried 4-0.

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