

Catherine Conroy
Chairperson



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Commissioner of Planning
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Zoning Board of Appeals

DRAFT MEETING MINUTES

Tuesday, June 23, 2020 held via Zoom video conference due to COVID-19

Chairperson Conroy called the meeting to order at approximately 6:02 PM

Roll Call (6:02 pm):

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

Absent: Jack McCann

PLZB 2020-15 FDC Construction seeks Area Variances for 39 Brunswick Road (101.80-2-21) for front setback deficiencies (20 ft. required, 10 ft. proposed) and a parking deficiency (12 spaces required, 3 proposed). Proposal includes three new 2-family homes, with the parcel to be subdivided into 4 lots. R-2

Brian Sipperly from Verity Engineering represented FDC Construction and presented the proposal to the board.

During the public comment period, several neighbors expressed concerns over the impacts of the setbacks, parking, removal of trees, and other changes that would be made to the community.

Motion to declare the project a Type II action under SEQRA made by KM, seconded by CC

KM: Yes

CC: Yes

GP: No

JN: No

SEQRA did not pass, 2-2. GP requested the City Engineer review the SEQRA before the case is heard again.

Motion to table made by KM, seconded by JN

PLZB 2020-10 Erick Kuchar seeks an Area Variance for 388 8th St (101.23-5-46) for a parking deficiency (2 spaces required, 0 proposed). R-2

Motion to declare the project a Type II action under SEQRA made by KM, seconded by JN

Motion to approve the variance made by KM, seconded by JN

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZB 2020-10, 4-0**

PLZB 2020-13 Kings Commons LLC seeks an Area Variance for 12 King St (101.37-3-6) for nonconforming signage. The proposed signage exceeds maximum allowed size (no signage allowed for residential, 25 square feet proposed) and is located higher than allowed. B-4

Bridgette Shoemaker from AJ Signs represented Kings Commons LLC and presented the proposal to the board.

Motion to declare the project a Type II action under SEQRA made by KM, seconded by GP

Motion to approve the variance made by JN, seconded by KM

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZB 2020-13, 4-0**

PLZB 2020-14 Redburn Development seeks an Area Variance for 701 River St (90.70-5-8) for nonconforming signage. The proposed signage exceeds the maximum letter height (5” allowed, 9” proposed) and is located higher than allowed. B-5

Joe Perniciaro represented Redburn Development and presented the proposal to the board.

Motion to declare the project a Type II action under SEQRA made by KM, seconded by JN

Motion to approve the variance made by JN, seconded by GP

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZB 2020-14, 4-0**

PLZB 2020-4 Clifton Casela seeks an Area Variance for 2 E Sunnyside Way (90.71-5-11) for an accessory structure with a side setback deficiency (.5’ setback proposed, 3’ required) and insufficient distance from two principal structures (0’ proposed, 12’ required). Applicant is proposing a “portable garage tent” in front driveway. R-2

Applicant not present. Motion to table made by CC, seconded by KM

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to table the case, 4-0

CC made a motion to adjourn the meeting at 7:15 PM, seconded by GP

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The meeting was adjourned at approximately 7:15 PM

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