

**Catherine Conroy**  
*Chairperson*



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

### **DRAFT MEETING MINUTES**

Tuesday, September 22, 2020 held via Zoom video conference due to COVID-19

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

#### **Roll Call (6:03 pm):**

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

#### Old Business:

##### **PLZBA20200035** – 10 Kinney Street (112.59-8-5) - Use Variance

Lauren Groff seeks a use variance for an accessory dwelling unit in an R-1 Zone

Motion to declare the project an Unlisted action under SEQRA made by KM, seconded by JM – passed 5-0

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

JN: Yes

GP: Yes

KM: Yes

CC: Yes

JM: Yes

The board voted to **approve PLZBA20200035, 5-0**

##### **PLZBA20200043** - 438 4th Street (112.29-5-8) – Area Variances

Maurizio Cassano seeks additional area variances for a previously approved project: lot area deficiency (9,700 sq ft proposed, 11,000 sq ft required), lot width deficiency (75' proposed, 165' required), parking deficiency (11 parking spaces previously approved, 9 proposed, 22 required). R-4 Zone

Motion to declare the project a Type II action under SEQRA made by KM, seconded by JM– passed 5-0

Motion to approve the variance made by CC, seconded by JM

JN: Yes

GP: Yes

KM: Yes

CC: Yes

JM: Yes

The board voted to **approve PLZBA20200043, 5-0**

#### New Business:

##### **PLZBA20200044** - 39 Brunswick Road (Highland Ave) (101.80-2-21) – Area Variance

FDC Development LLC seeks an area variance for a front setback deficiency (10' proposed, 20' required), to construct two new two-unit homes. R-3 Zone

Applicant was represented by counsel, Redmond Griffin

Motion to declare the project a Type II action under SEQRA made by KM, seconded by JM – passed 4-1 (GP dissenting)

Motion to deny made by JN – stating the project would create an unfavorable impact on the neighborhood and that other uses could be sought without the need for a variance

JN: Yes

GP: Yes

KM: Yes

CC: No

JM: No

The board voted to **deny PLZBA20200044, 3-2**

**PLZBA20200045** - Country Gardens Apartments Phase II (112.-4-36.411 & 112.-4-36.412) – Area Variance  
Kevin Vanderburgh seeks area variance for a parking deficiency (504 spaces proposed, 624 required) to construct 144 new units (resulting in 312 units total). R-3 Zone

Motion to declare the project a Type II action under SEQRA made by KM, seconded by JM– passed 5-0

Motion to approve the variance made by CC with the following conditions:

- Of these 504 spaces, some may be land-banked if deemed appropriate by the Planning Commission
- The applicant will create an on-land trail connection to the Troy Urban Trail Network

Seconded by GP

JN: Yes

GP: Yes

KM: Yes

CC: Yes

JM: Yes

The board voted to **approve PLZBA20200045, 5-0**

JM made a motion to adjourn, seconded by GP. Passed 5-0

The meeting was adjourned at approximately 7:18 PM

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