

**Catherine Conroy**  
Chairperson



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

### DRAFT MEETING MINUTES

Tuesday, October 20, 2020 held via Zoom video conference due to COVID-19

Chairperson Conroy called the meeting to order at approximately 6:08 PM

#### **Roll Call** (6:08 pm):

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

**Absent:** Jack McCann

#### New Business:

**PLZBA20200055** – “The Castle” at 49 Second St (101.53-12-6) – Administrative Appeal, ~~Use Variance~~  
Applicant seeks to appeal a decision made by the Director of Code Enforcement on use classification. B-4

After presentation from the applicant and review, the ZBA determined the uses proposed to be a theatre and residence, rather than a rooming house. The ZBA also noted how rooming houses are required to provide linens and other services this proposal will not include, as residents and guests will be required to maintain their own space

Motion to overturn the decision made by CC the Director of Code Enforcement, classifying the proposed use as rooming house, deeming it instead to be a residence and theatre

Seconded by GP

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZBA20200055, 4-0**

**PLZBA20200056** – WellNow at 222 9<sup>th</sup> St. (101.31-9-25) – Area Variance

Applicant seeks an area variance for exceeding the maximum allowable signage. HCD Zone

Classified as Type II under SEQRA

Motion to approve made by GP, seconded by JN

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZBA20200056, 4-0**

**PLZBA20200057** - Hudson River Commons at 120 Hoosick St. (101.31-10-3./1) – Area Variance

Applicant seeks an area variance for exceeding the maximum allowable signage. HCD Zone

The board discussed concerns around whether or not the existing signage had the proper zoning approvals in the past

Motion to table made by JN, seconded by KM

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **table PLZBA20200057, 4-0**

**PLZBA20200058** - 86 7th Ave (90.47-6-12) – Area Variance

Applicant seeks an area variance for expansion of a non-conforming use, residential in IND Zone

Classified as Type II under SEQRA

Motion to approve made by JN, seconded by GP

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZBA20200058, 4-0**

**PLZBA20200059** - 37 125<sup>th</sup> St (80.25-3-4) (& 2 Northern Dr. (80.25-3-3)) - Area Variances

Applicant seeks area variances for lot line adjustment and addition. B-3 Zone

Motion to table made by KM, seconded by GP

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **table PLZBA20200059, 4-0**

**PLZBA20200060** - 770 Pawling Ave (112.84-4-2) – Special Use Permit and Area Variance

Applicant seeks a special use permit to convert the first floor of an existing structure into residential and an area variance for a parking deficiency. B-2 Zone

Classified as Type II under SEQRA

Motion to approve made by GP, seconded by KM

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZBA20200060, 4-0**

JM made a motion to adjourn, seconded by GP. Passed 4-0

The meeting was adjourned at approximately 7:40 PM

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