

Catherine Conroy
Chairperson



Steven Strichman
Commissioner of Planning
Phone (518) 279-7166
Fax (518) 268-1690

Zoning Board of Appeals

DRAFT MEETING MINUTES

Tuesday, November 17, 2020 held via Zoom video conference due to COVID-19
Chairperson Conroy called the meeting to order at approximately 6:00 PM

Roll Call (6:00 pm):

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

Old Business

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

Motion to deny area variance made by KM, seconded by JN

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **deny PLZBA20200057**, 5-0

New Business

~~**PLZBA20200070** – 17 Woodlawn Ct (112.6 12-2) – Use Variance~~

~~Jeffrey Wright seeks a use variance to create a three unit dwelling in an R-2 Zone.~~

~~(Removed from agenda)~~

PLZBA20200061 – 561-565 Congress St. (101.80-2-44) – Special Use Permit & Area Variance – B-2 Zone

Adam Wilke proposes converting existing commercial spaces into three apartments. Site currently has 18 residential units, 21 are proposed. Additional units require an area variance for a parking deficiency (1 space required per unit)

Classified as Type II under SEQRA

Motion to approve made by CC, seconded by GP

KM: No

JN: No

JM: No

GP: Yes

CC: Yes

Motion fails, 2-3

Motion to deny area variance made by JN, seconded by JM

JM: Yes

KM: Yes

JN: Yes

GP: No

CC: No

The board voted to **deny PLZBA20200061, 3-2**

PLZBA20200069 – 228-230 4th St (101.69-11-9) – Area Variance

Khadene Channer seeks an area variance for a parking deficiency (0 spaces proposed, 7 required) for a restaurant

Classified as Type II under SEQRA

Motion to approve made by JN, seconded by KM

JM: Yes

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZBA20200069, 5-0**

PLZBA20200068 – 2217 5th Ave (101.38-2-16) – Area Variance – R-4 Zone

Nori Uruga seeks an area variance for a parking deficiency (0 spaces proposed, 1 required) needed for converting a former commercial space into a single family home

Classified as Type II under SEQRA

Motion to approve made by KM, seconded by JN

JM: Yes

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve PLZBA20200068, 5-0**

PLZBA20200071 135 2nd St (101.61-9-10) – Use and Area Variances – INST Zone

Collar City Cold Pressed seeks a use variance to create a retail space in an INST zone and an area variance for a parking deficiency (0 spaces proposed, 6 required)

Classified as Unlisted under SEQRA- motion to declare negative declaration of environmental significance made by KM, seconded by JN

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

JM: Yes

JN: Yes

GP: Yes

KM: Yes

CC: Yes

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

JM: Yes

JN: Yes

GP: Yes

KM: Yes

CC: Yes

The board voted to **approve** the use and area variance for **PLZBA20200071, 5-0**

Motion to adjourn made by JN, seconded by JM

The meeting was adjourned at 7:12 PM