

**Wm. Patrick Madden**  
Mayor

**Monica Kurzejeski**  
Deputy Mayor



**Steven Strichman**  
Commissioner of Planning

Phone: (518) 279-7166  
steven.strichman@troyny.gov

## Zoning Board of Appeals

433 River St., Ste. 5001  
Troy, New York 12180

### DRAFT Meeting Minutes February 10<sup>th</sup>, 2021 @ 6:00 pm

The Zoning Board of Appeals of the City of Troy, New York conducted a public hearing on Wednesday, 10 February, 2021 at 6:00pm via Zoom Conferencing, in order to hear and decide on proposals for development as follows:

#### 6:00pm – Meeting called to order

##### Board Members in Attendance

Catherine Conroy (CC), John Normile (JN), Jack McCann (JM), Mark Pallozzi (MP), Katie McLaren (KM)

##### Also in Attendance

Andy Brick (Zoning Attorney), James Rath (Executive Secretary)

##### New Business

#### **PLZBA2021001** - Taylor Apartments Redevelopment Phase I - 125 River Street

Troy Housing Authority and Penrose Development seek area variances (setback, density, and parking) to redevelop the Taylor Apartments

- Project represented by Roger Keating (Chazen Engineering) and Tom Houlihan (Troy Housing Authority)
- The Planning Commission declared lead agency. The ZBA cannot move forward with a decision until the Planning Commission makes a SEQR determination
  - The ZBA expressed support towards the project, as the related variances required were not of concern
- KM made a motion to recommend the Planning Commission move forward with approving the proposal
  - Seconded by JM

	Absent	Yes	No	Abstain	Recused
Catherine Conroy		X			
John Normile		X			
Katie McLaren		X			
Mark Pallozzi		X			
Jack McCann		X			

#### Old Business – (Reaffirming the prior meetings votes on record, due to a Zoom recording error)

**PLZBA20200074** – 205 Oakwood Ave (90.-3-9.1) – Use Variance Kristen Koenig seeks a use variance for a dog daycare facility in an R-1 Zone

	Absent	Yes	No	Abstain	Recused
Catherine Conroy		X			
John Normile		X			

Katie McLaren		X			
Mark Pallozzi				X	
Jack McCann		X			

**PLZBA2020085** – St Peters Parish complex at 5th and Hutton (101.30-8-32) – Area Variances Michael and Lynn Hanley seek area variances to increase the units in an existing structure (6 existing, 8 proposed) in an R-4 Zone

	Absent	Yes	No	Abstain	Recused
Catherine Conroy		X			
John Normile		X			
Katie McLaren		X			
Mark Pallozzi				X	
Jack McCann		X			

(MP abstained, since he was not present during the 12/21 meeting when the original vote was held)

Motion to adjourn made by JM, seconded by JN

Motion passes 5-0. Meeting adjourned at approximately 6:42 PM