



## Zoning Board of Appeals

### MEETING MINUTES (DRAFT)

The Zoning Board of Appeals of the City of Troy, New York conducted a public meeting on **Wednesday, June 2<sup>nd</sup>, 2021 at 6:00pm** via Zoom Conferencing, in order to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of the City of Troy:

#### **6:01pm – Meeting called to order**

#### Board Members in Attendance (all present)

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

#### Also in Attendance

Andy Brick (Planning and Zoning Attorney), James Rath (Executive Secretary), Aaron Vera (City Engineer), Dash Chrisner (Planning Technician)

#### New Business

**PLZBA 2021 0011 – Cemetery Road & Boradaile Drive (80.42-2-1 THRU 19)**

Area Variance - Parking deficiency (180 spaces required, 124 proposed)

Keystone Homes, Inc. is proposing to construct 90 apartment units (3 buildings) in a Planned Development (P) zone.

The applicant is represented by Nicholas Costa, P.E. of Advance Engineering and Land Surveying, PLLC.

- Applicant presentation and commissioner questions and answers.
- Request for public comment. Public comment generally in opposition:
  - Diana Harrison Halikias - 47 Gurley Avenue
  - Donna Carr & Joe Roberts - 4 Lori Jean Place
  - Stephen Valiquette - 17 Red Rock Road
  - Amanda Myers - 16 Lori Jean Place

Written by Dash Chrisner

On Behalf of Executive Secretary

- Jennie Yang - 6 Antonio Court
- Dean & Tina Riser - 49 Gurley Avenue
- Applicant response to public comments.
- KM motioned for a negative declaration (SEQR) for this Unlisted action. CC seconded.

	Absent	Yes	No	Abstain	Recused
CC		X			
JN		X			
JM		X			
MP		X			
KM		X			

- **Motion for a negative declaration (SEQR) passed, 5-0.**
- KM motioned for area variance approval. JN seconded.

	Absent	Yes	No	Abstain	Recused
CC		X			
JN		X			
JM		X			
MP			X		
KM		X			

- **Motion for area variance approval passed, 4-1.**
- JN motioned to adjourn at 6:54PM. MP seconded.

	Absent	Yes	No	Abstain	Recused
CC		X			
JN		X			
JM		X			
MP		X			
KM		X			

- **Motion to adjourn meeting at 6:54PM passed, 5-0.**