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## Zoning Board of Appeals

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

### MEETING MINUTES (DRAFT)

The Zoning Board of Appeals of the City of Troy, New York conducted a public hearing at **6:00 P.M. on Wednesday, July 7<sup>th</sup>, 2021**, on the 5<sup>th</sup> Floor of 433 River Street, to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of the City of Troy.

#### 6:05 PM – Meeting called to order

##### Board Members in Attendance

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

##### Also in Attendance

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

#### New Business

##### **PLZBA 2021 0019 – 873 Fifth Avenue (80.25-6-3)**

##### Use Variance

Copeke LLC is proposing to use an unauthorized storage facility as storage for a nearby catering business. The applicant is represented by Liza Rodriguez, Architect from TAP Inc.

- Applicant presentation and board member questions and answers.
- No public comment.
- KM motioned for a negative declaration (SEQR) of this Type II action. JM seconded:

	Absent	Yes	No	Abstain	Recused
Cathy Conroy		X			
John Normile		X			
Jack McCann		X			
Marc Pallozzi		X			
Katie McLaren		X			

- **Motion for a negative declaration (SEQR) of this Type II action passed, 5-0.**
- KM motioned for Temporary Use Variance approval with the following conditions. MP seconded:
  1. Temporary Use Variance expressly conditioned as only valid for one (1) year.
  2. Temporary Use Variance expires July 7<sup>th</sup>, 2022.
  3. While this Temporary Use Variance is in effect, storage is an allowed use for this structure.

	Absent	Yes	No	Abstain	Recused
Cathy Conroy		X			
John Normile		X			
Jack McCann		X			
Marc Pallozzi		X			
Katie McLaren		X			

- **Motion for Temporary Use Variance approval passed, 5-0.**

**PLZBA 2021 0020** – 400-404 Eighth Street (101.23-5-53)

Area Variance (Minimum lot width deficiency)

The applicant, Edward Haddad, is proposing a lot line adjustment with parcel 101.53-5-50. This will decrease the lot width from 75' to 36.9' and the area from 7,505 sq.ft. to 3,393 sq.ft. The intent is to put the existing garage currently on 101.53-5-53 onto parcel 101.53-5-50.

The applicant is represented by Joel Glickman.

- Applicant presentation and board member questions and answers.
- Request for public comment. No public comment.
- KM motioned for Area Variance approval. JN seconded:

	Absent	Yes	No	Abstain	Recused
Cathy Conroy		X			
John Normile		X			
Jack McCann		X			
Marc Pallozzi		X			
Katie McLaren		X			

- **Motion for Area Variance approval passed, 5-0.**

**Old Business**

**PLZBA 2020 0061** – 561-565 Congress Street (101.80-2-44)

Area Variance (Parking)

The applicant, Adam Wilke, is requesting a parking variance. As a result of the Congress Street Reconstruction Project, parking has been eliminated in front of this project making it an unsustainable location for businesses. Therefore, the applicant proposes to revert ground floor storefronts into residential units, construct a ten (10) car parking lot and a landscaped courtyard with patio.

The applicant is represented by Fred Ring, PE.

- KM motioned for this proposal to be tabled until the August 4<sup>th</sup> meeting. MP seconded:

	Absent	Yes	No	Abstain	Recused
Cathy Conroy		X			
John Normile		X			
Jack McCann		X			
Marc Pallozzi		X			
Katie McLaren		X			

- **Motion for this proposal to be tabled until the August 4<sup>th</sup> meeting passed, 5-0.**

JM motioned to adjourn at 7:12 PM. JN seconded:

	Absent	Yes	No	Abstain	Recused
Cathy Conroy		X			
John Normile		X			
Jack McCann		X			
Marc Pallozzi		X			
Katie McLaren		X			

**Motion to adjourn meeting at 7:12 PM passed, 5-0.**