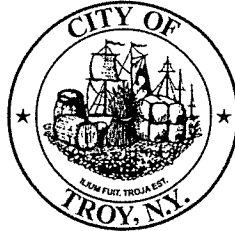


Wm. Patrick Madden
Mayor

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



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, August 4th, 2021**, on the 5th 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.

6:00 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

Dash Chrisner (Executive Secretary), James Rath (Assistant Planner)

Administrative Items

Adoption of Meeting Minutes from July 7th by Resolution

- JN motioned to approve Meeting Minutes from July 7th. JM seconded:

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

- Motion to approve Meeting Minutes from July 7th passed 5-0.

Old Business

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

Special Use Permit (Residence below second floor)

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 and Redmond Griffin, Atty.

- Applicant presentation and board member questions and answers.
- Area Variance withdrawn due to clarification of ten (10) units and ten (10) parking spaces, thus eliminating the parking deficiency as previously stated.
- Request for public comment. No public comment.
- KM motioned for a negative declaration (SEQR) of this Unlisted action. MP 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 Unlisted action passed, 5-0.**
- KM motioned for Special Use Permit approval. JM seconded:

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

- **Motion for Special Use Permit approval passed 5-0.**

New Business

PLZBA 2021 0027 – 252 Hill Street (112.22-1-23)

Special Use Permit (Expansion) and Area Variance (Major lot size adjustment)

The applicant, Lindsay Zefting Vera, seeks a Special Use Permit for the expansion of an existing residential use at 252 Hill Street by more than twenty-five (25) percent and an Area Variance for the reduction of 250 Hill Street due to a land purchase currently under contract.

- Applicant presentation and board member questions and answers.
- Request for public comment.
 1. Catherine Pitanillo, of 622 Fifth Ave, partner of property owner of 235 Hill Street
 - Concerned that the land under contract may be owned by the Pitanillo family.
 - Shared Indenture between the City of Troy and Jerry Pitanillo dated May 28th, 1954.
- MP motioned for Area Variance and Special Use Permit 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 and Special Use Permit approval passed 4-1.**

JN motioned to adjourn at 6:41 PM. KM 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 6:41 PM passed 5-0.