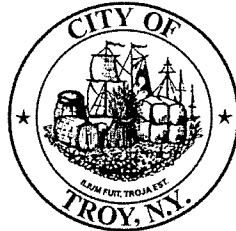


Wm. Patrick Madden  
Mayor

Monica Kurzejeski  
Deputy Mayor



Steven Strichman  
Commissioner of Planning

Phone: (518) 279-7166  
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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, September 1<sup>st</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.

#### 6:00 PM – Meeting called to order

#### Board Members in Attendance

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

#### Board Members Absent

John Normile (JN)

#### Also in Attendance

Andy Brick (Planning and Zoning Attorney), Dash Chrisner (Executive Secretary)

### Administrative Items

#### Adoption of Meeting Minutes from August 4<sup>th</sup> by Resolution

- JM motioned to approve Meeting Minutes from August 4<sup>th</sup>. KM 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 August 4<sup>th</sup> passed 4-0.**

### New Business

#### PLZBA 2021 0031 – 421 Fourth Street (112.29-1-15)

Area Variance (*Parking deficiency*) (SEQR – Unlisted)

The applicant, Restorer of Dwellings LLC, seeks a variance for an off-street parking deficiency of three (3) spaces in the R-4 district due to a conversion from a two-family to a three-family residence.

- Applicant presentation.
- Board member comments and questions to applicant.
- Request for public comment. No public comment.
- Commissioner deliberation.
- Applicant response.

- KM motioned for a negative declaration (SEQR) of this Unlisted 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 Unlisted action passed 4-0.**
- KM motioned for Area Variance approval. MP 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 4-0.**

**PLZBA 2021 0035 – 309 Eighth Street (101.30-10-12)**

Use Variance (*Community Residential Facility for the Disabled per NYS MHY §41.43*) (SEQR – Unlisted)

The applicant, Unity House of Troy Inc, is proposing a change of use from administrative use to a 6-bed Situational Crisis Center Residence that will provide residential services to adults experiencing acute symptoms of their mental illness. Community Residential Facilities for the Disabled are excluded in the City’s Zoning Code.

- Representative presentation. Sara Wengert, RA, Architecture Plus.
- Board member comments and questions to applicant.
- Request for public comment. No public comment.
- Commissioner deliberation.
- Applicant response.
- KM motioned for a negative declaration (SEQR) of this Unlisted 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 Unlisted action passed 4-0.**
- MP motioned for Use Variance approval. KM seconded:

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

- **Motion for Use Variance approval passed 4-0.**

**PLZBA 2021 0036** – 9 and 15 Parkview Court (112.66-10-5 and 112.66-10-6)

Area Variance (*Lot characteristic deficiencies caused by lot line adjustment*) (SEQR – Type II)

The applicant, Anthony Barker, is proposing a lot line adjustment between 9 and 15 Parkview Court. This lot line adjustment is sought so that appropriate legal setbacks are established for the future installation of a storage shed on the property of 9 Parkview Court and will then allow for ten (10) feet of distance between the garage and the lot line. The deficiencies created by this lot line adjustment include minimum lot area (two-family), minimum lot width at front building line, minimum side setback, maximum lot coverage, and maximum density (two-family).

- Applicant presentation.
- Board member comments and questions to applicant.
- Request for public comment. No public comment.
- Commissioner deliberation.
- Applicant response.
- JM motioned for Area Variance approval. MP 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 4-0.**

KM motioned to adjourn at 6:31 PM. JM 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 6:31 PM passed 4-0.**