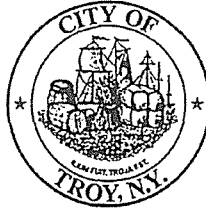


Wm. Patrick Madden
Mayor

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, December 1st, 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.

6:01 PM – Meeting called to order

Board Members in Attendance

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

Also in Attendance

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

Administrative Items

Adoption of Meeting Minutes from November 3rd by Resolution

- JN motioned to approve Meeting Minutes from November 3rd. MP 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 November 3rd passed 5-0.

Old Business

PLZBA 2021 0056 – Taylor Apartments Building 1 – 125 River Street (100.68-1-1.1)

[R-5: High Rise Residential, Medium to High Density]

Area Variance (parking deficiency of 79 spaces)

SEQR Determination (Type I) – SEQR amended by Planning Commission, November 17th, 2021

The applicant, Taylor I LLC, proposes to demolish both apartment buildings, Taylor 1 and 2, and construct a new 7-story, 153,375 sq. ft. mixed-use, mixed-income building in place of Taylor 1. Architectural plans support 141 residential units, ranging from one-bedroom to three-bedroom apartments. No changes to previously approved variances for Front, Side and Rear Setbacks as follows: Front setback along Congress Street: 10' required, 0' proposed. Side setbacks along River Street and 1st Street Alley: 10' each side required, 3.6' proposed; 30' total, 15.1' proposed. Rear setback along Ferry Street: 40' required, 21.6' proposed. Relief for off-street parking count: 157 spaces required, 38 on-site spaces proposed, 40 existing off-site spaces available for a total of 78 spaces.

- Applicant presentation.
- Board member comments and questions to applicant.

- Request for public comment. Public comment generally in opposition.
 1. Name: Liza Rodriguez Address: R.A. of TAP Inc. and board member of THA
 - Claims the density change from medium- to high-rise also changes the required setbacks.
- Commissioner deliberation.
- Applicant response.

- 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.**

New Business

PLZBA 2021 0070 – 97 Fifth Avenue – Unity House Offices

(90.46-2-1.1, 90.46-2-1.22, 90.46-2-3, 90.46-2-40.2) [B-2: Community Commercial]

Use Variance (approx. 50 employees where no more than 10 are allowed) and SEQR Determination (Unlisted)

The applicant, Unity House, is proposing to renovate the existing building for their domestic violence program offices. The site will provide a variety of services to families living with domestic violence.

The applicant is represented by Sara Drury, EIT, of Chazen Engineering.

- Representative presentation from Brian Barker, R.A. of 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. JN 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.**

- MP motioned for Use Variance 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 Use Variance approval passed 5-0.**

PLZBA 2021 0072 – 1624 Highland Avenue (101.71-12-8) [R-3: Multiple-Family Residential, Medium-Density]

Use Variance (commercial space in residential) and SEQR Determination (Unlisted)

The applicant, Anthony Behan, is proposing to open a grocery with a deli in a vacant storefront.

- 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. JN 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.**
- JN motioned for Use Variance approval with the following conditions(s). JM seconded:
 1. The sale of alcohol in this facility is prohibited.

	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 5-0.**

[PLZBA 2021 0074](#) – 3 West Sunnyside Way (90.71-4-8) [R-2: Two-Family Residential]

Area Variance relating to an accessory structure – SEQR (Type II)

The applicant, Rene Howard, is proposing to place a 12 ft. by 16 ft. shed at the rear of the driveway.

- Proposal withdrawn at the start of meeting.
- Planning and Zoning Attorney, Andy Brick, determined that the Area Variance sought was not required.

JN motioned to adjourn at 6:42 PM. MP 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 6:42 PM passed 5-0.

City of Troy

Zoning Board

Catherine Conroy, Chair

John Normile

Jack McCann

Katie Spain-McLaren

Marc Pallozzi

Dashiell Chrisner,

RE: PLPC 2020 0073 – Taylor Apartments Building 1 – 125 River Street

Please consider the following prior to approving this project.

1. A formal **Parking Study** should be done – noted is that: 157 spaces while required, only 38 on-site spaces and 40 existing off-site spaces are available for a total of 78 spaces. NO PROVISION IS MADE TO PROVIDE FOR PARKING ON THE LONG TERM. THE 40 EXISTING SPACES WILL DISAPPEAR AFTER THE PHASE 3 OF THE PROJECT COMMENCES. Where will the 40 spaces be once Phase 3 happens – in other words only 38 permanent spaces are being provided. Of these I am sure some will be reserved for THA employees and the tenants of the planned commercial space so even less parking spaces will be available to the residents. There is no parking planned for the shoppers who shop at the retail tenant space planned.
2. A more in depth look at **the Traffic Infrastructure** should be done. For example where will school buses pick up the children?? If on-site there does not appear to be adequate room for the buses to pick up the children. There is no room for the buses to make the turns into the on site parking areas. Also when leaving the site the buses have to travel down a steep hill in the winter which does create a dangerous situation for the students during snow storms. Also and I'm sure from time to time tractor trailers will need access to the building. Where and how will this happen given site constraints??
3. **Trash Disposal** – the planned garbage area shown on the site is smaller than the ones at Taylor 3 and 4 – this means that appx 470 residents' trash will be thrown away in a smaller dumpster area resulting in trash overflow and trash blowing all over the place. There also does not appear to be any recycling provisions. There does not appear to be enough space for trash trucks to adequately maneuver the site. **A trash analysis report needs to happen.**
4. **There is no loading dock?? Please review this.**

Respectfully Richard Herrick 29 Dession Ave. Troy