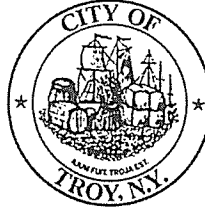


Wm. Patrick Madden
Mayor

Chris Nolin
Deputy Mayor

Catherine Conroy
Chair



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 meeting at 6:00 P.M. on Wednesday, May 4th, 2022, in City Council Chambers, 5th Floor, City Hall, 433 River Street and via Zoom conferencing, 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), Katie McLaren (KM), John Normile (JN), Marc Pallozzi (MP).

Also, in Attendance

Alaina Finan (Zoning Attorney), Aaron Vera (City Engineer), Eric Ferraro (Assistance Planner), Angelina Apindem (Executive Secretary),

Administrative Items

Adoption of Meeting Minutes from April 6th by Resolution

- KM motioned to approve Meeting Minutes from April 6th JN seconded:

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

- Motion to approve Meeting Minutes from April 6th passed 4-0.

New Business

PLZBA 2022 0035 – 15 Northern Dr (70.81-2-10 | 0.318 ac. | B-3: Shopping Center Commercial)
Use Variance - SEQR Unlisted

The applicant, Sarah Shrestha, is proposing to utilize a now-vacant building for the sale of automobiles, requiring a Use Variance.

- 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 4-0.

- MP motion for Use Variance (auto sale) 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 Use Variance (auto sale) approval passed 4-0.

PLZBA 2022 0052 – 41- 43 Third Street – Trojan Hotel (101.53-8-5 | 0.117 ac. | B-4: Central Commercial)
Area Variance-SEQR Unlisted.

The applicant, Neil Pelone Architecture PLLC, on behalf of the owner, Trojan Rising LLC, is proposing to install 28 apartments on the upper floors over two separate commercial spaces. The maximum density required is 80 units per acre, 240 units per acre proposed, relief of 160 units per acre sought.

- Applicant presentation.
- Board member comments and questions to applicant.
- Request for public comment. Public commend generally in support.
 - Ethan Warren, CDTA, claims property is 600 ft from CDTA bus stop. The issue of parking should be alleviated with the proximity to transit.
- 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 4-0.

- KM motion for Area variance (density) 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 (density) approval passed 4-0.

JN motioned to adjourn at 6:35 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 6:35 PM passed 4-0.