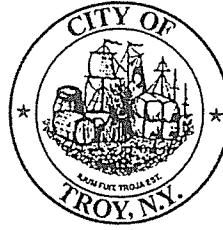


Wm. Patrick Madden  
Mayor

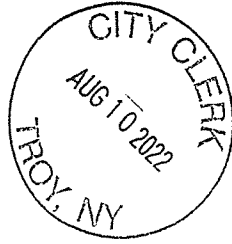
Chris Nolin  
Deputy Mayor

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, June 1st, 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: 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), Angelina Apindem (Executive Secretary),

Administrative Items

**Adoption of Meeting Minutes from May 4<sup>th</sup> by Resolution**

- KM motioned to approve Meeting Minutes from May 4<sup>th</sup> JN 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 May 4<sup>th</sup> passed 5-0

New Business

**PLZBA 2022 0062** 806-814 River Street (90.62-3-39, 90.62-3-41, 90.62-3-42, 90.62-3-43| R-4 Urban Neighborhood Residential.  
Area Variance-SEQR Unlisted.

The applicant, Habitat for Humanity Capital District, on behalf of the owner, Troy Community Land bank, is proposing to subdivide four vacant lots into six lots. The following variances are sought for each lot:

- Front setbacks required is 10 ft, 2 ft is proposed, relief of 8 ft.
- Side setback required is 10 ft, 3.79 ft is proposed, relief of 6.21 ft.
- Two (2) parking spaces are required, none provided, relief of 2 spaces.
- The maximum height required is 40-60 ft, 35 ft proposed, relief of 5 ft.

- Applicant presentation.
- Board member comments and questions to applicant.
- Request for public comment.
  - Jack Cox, 801 River St- claims there isn't enough parking at that section of River St. Jack suggested the applicant reduce the number of units to four, provide a common driveway to make room for all the parking behind the buildings.
- 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 5-0

- JM motion to table for next meeting 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.

JN motioned to adjourn at 6:45 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 6:45 PM passed 5-0.