

Catherine Conroy
Chair



Steven Strichman
Commissioner of Planning

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Zoning Board of Appeals
433 River St., Ste. 5001
Troy, New York 12180

MEETING MINUTES

The Zoning Board of Appeals of the City of Troy, New York, conducted a public meeting at **6:00 P.M. on Wednesday, January 4th, 2023**, 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.

6:00PM – Meeting called to order.

Board Members in Attendance

Catherine Conroy (CC), John Normile (JN), Jack McCann, Yvie Dondes (YD).

Board Members Absent

Katie McLaren (KM))

Also. in Attendance

Steve Strichman (Commissioner of Planning), Alaina Finan (Zoning Attorney), Angelina Apindem (Planning Technician).

Administrative Items

Adoption of Meeting Minutes from December 7th, by Resolution

- Yvie Dondes recused herself from voting to approve minutes as this is her first meeting on the board.

- JM motioned to approve Meeting Minutes from December 7th; JN seconded:

	Absent	Yes	No	Abstain	Recused
Cathy Conroy		X			
John Normile		X			
Jack McCann		X			
Yvie Dondes					X
Katie McLaren	X				

- Motion to approve Meeting Minutes from December 7th, passed 3-0.

New Business

Written by Angie Apindem Executive Secretary. For additional information, visit: <https://www.troyny.gov/government/boards-commissions/zoning-board-of-appeals/agenda-minutes/>. As required by the Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

PLZBA 2022 0110 391 Third St (111.36-8-3| 0.05 ac. | R-4 Urban Neighborhood Residential, Medium to High Density)
Area Variance- SEQR Unlisted

The applicant, Domenic Costa, is proposing to convert a vacant space into a delicatessen, requiring three parking spaces, none is provided, relief of three (3) spaces requested.

- Applicant presentation.
- Board member comments and questions to applicant.
- Request for public comment.
 - Chuck Conroy-Resident- claims that the hours of operation is excessive for a deli at this location. Chuck makes an appeal to the applicant to adhere to the concerns of residents.
- Board members deliberation.
- JN 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			
Yvie Dondes		X			
Katie McLaren	X				

- **Motion for a Negative Declaration (SEQR) of this Unlisted action passed 4-0.**
- JN motion for parking variance approval JN seconded.

	Absent	Yes	No	Abstain	Recused
Cathy Conroy		X			
John Normile		X			
Jack McCann		X			
Yvie Dondes		X			
Katie McLaren	X				

- **Motion to approve parking variance passed. 4-0.**
- **JN motion to adjourn meeting at 6:17PM JM seconded.**

	Absent	Yes	No	Abstain	Recused
Cathy Conroy		X			
John Normile		X			
Jack McCann		X			
Yvie Dondes		X			
Katie McLaren	X				

- **Motion to adjourn meeting at 6:17 passed. 4-0.**

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