

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



NOTICE OF PUBLIC MEETING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York, will conduct a public meeting at **6:00 P.M. on Wednesday, February 1st, 2023**, in City Council Chambers, 5th Floor, City Hall, 433 River Street, to hear and decide on the proposals listed below.

The City of Troy Zoning Board of Appeals will be conducting in-person meetings, however members of the public may attend and participate virtually.

Members of the public are encouraged to submit comments prior to the meeting via email or in-person during the public comment period. All written public comment should be directed to zoningboard@troyny.gov at least six (6) hours prior to the meeting. No other email address is monitored for public comment.

6:00PM – Meeting called to order.

Board Members in Attendance

Catherine Conroy (CC), John Normile (JN), Jack McCann, Yvie Dondes (YD), Katie McLaren (KM)

Also, in Attendance

Alaina Finan (Zoning Attorney), Angelina Apindem (Planning Technician).

Administrative Items

Adoption of Meeting Minutes from January 4th, by Resolution

- MK motioned to approve Meeting Minutes from January 4th; 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 January 4th, passed. 4-0.**

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.

New Business

PLZBA 2023 0002 6 107th St (90.23-4-2 | 0.28 ac. | R-2: Two Family Residential)
 Special Use Permit (per § 285-52C (1) - SEQR Type II (per 617.5(c)(18))

The applicant, Rob Keparutis is proposing to convert a former banquet hall into a church, requiring a special use permit.

- Applicant presentation.
- Board member comments and questions to applicant.
- Request for public comment.
 - Anna Denncy- 317 Third Ave – seeks clarification on hours and days of operation and whether alcohol would be sold.
 - Tina Urzan-3300 Sixth Ave –wants to know if this is a tax-free property? Will the church host parties?
- Applicant response-
 - No alcohol license or sale of alcohol
 - Days of service- Sundays and mid-week services (during early hours of the evening)
 - The church is exempt from taxation.
 - The church would host weddings for congregants if the need be but not parties.
- Board members deliberation.

- JN motioned for a Special use permit approval. YD seconded.

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

- **Motion for Special use permit approval passed 5-0.**

PLZBA 2023 0003 3278 6th Ave (90.55-8-20| 0.07 ac. |R-4: urban Neighborhood Residential, Medium – to High- Density)
 Area Variances - SEQR (Unlisted).

The applicant, Neil Pelone, is proposing to renovate an existing three-family residential building and convert it into six studio apartment dwelling units, two units on each floor. The following Area Variances are sought:

- Minimum lot area required is 6,000 square feet (sf.), lot size is 3,075 sf, relief of 2,925 sf.
- Front setback required is 10 feet, 0 feet proposed, relief of 10 feet.
- Side setback required is 10 feet on both sides, 3 feet proposed, relief of 7 feet.
- Maximum density required is forty (40) units per acre, 86 units per acre proposed, relief of 46 units.
- Parking spaces required are 6 spaces, 0 proposed, relief of 6 parking spaces.

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- Applicant presentation.
- Board member comments and questions to applicant.
- Request for public comment.
 - Tina Urzan-3300 Sixth Ave-
 1. Where would the garbage cans go?
 2. Will tenants be socializing at the front stoop or is there access to the back of the building for tenants?

Applicant response.

- Garbage cans can be kept in the building until pick up day.
- There is an out-door space available for tenants to socialize.
- There is a backyard but landlocked, can't be use for parking.
- 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 5-0.**

- MK motion for area variance approval YD seconded.

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

- **Motion to approve area variance passed 4-1.**

- **JN motion to adjourn meeting at 6:38 PM MK 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 6:38 PM passed 5-0.**