

Catherine Conroy
Chair



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Commissioner of Planning

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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, March 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 February 1st, by Resolution

- JN motioned to approve Meeting Minutes from March 1st; JM 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 February 1st, passed. 5-0.**

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 0008 813 First Ave (80.24-6-1 | 0.12 ac. | R-1: Single Family Residential)
 Use Variance and Area Variance - SEQR (Unlisted)

The applicant, Neil Pelone Architecture PLLC, on behalf of the owner, Joe Navarra, is proposing to build a two-story two-family building on this vacant lot. The following variances are requested.

- ~~Use Variance: zoned as a single-family residential, proposing to build a two-family building.~~
- The minimum lot area required is 7,200 sf, lot size is 5,300 sf, relief of 1,900 sf requested.
- The minimum lot width required is 70 ft, 50 ft proposed, relief of 20 ft.
- Front setback required is 25 ft, 2 ft proposed, relief of 23 ft.
- ~~Side setback required is 10 ft on each side, 10 is ft proposed, relief of 10 ft requested.~~
- ~~Parking spaces required are 4 spaces, 0 proposed, relief of 4 parking spaces requested.~~
- Applicant presentation.
 - The applicant requested to present application as a use variance but upon clarification by the ZBA that they cannot proceed with the application without proof of financial hardship, the applicant requested to amend his application and to request to build a single-family home. The request for setbacks still applies.
- Board member comments and questions to applicant.
- Request for public comment.
 - Chris Krawiec-811 First Ave-claims the street has a problem with parking but since the applicant has amended his application and requesting to build a single family, that wouldn't be a problem anymore.
 - The plans show the building will be on the sidewalk, can the applicant clarify this?
 - Does the applicant have a flood plain plan?
- Applicant response-
 - The applicant is not seeking variance for parking; parking will be provided.
 - The intent is to align the building with the rest of the buildings not on the sidewalk.
- Board members deliberation.

- MK 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			
Yvie Dondes		X			
Katie McLaren		X			

- **Motion for a Negative Declaration (SEQR) of this Unlisted action passed 5-0.**

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- MK motioned for the amended area variance approval. JM seconded.

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

- Motion for amended area variance approval passed 5-0.

- JN motion to adjourn meeting at 6:29 PM 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 the meeting at 6:29 passed. 5-0.