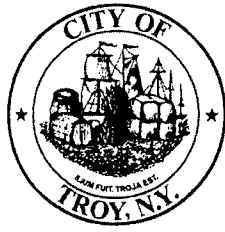


Catherine Conroy
Chair



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, April 5th, 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, Katie McLaren (KM)

Board Members Absent

Yvie Dondes (YD)

Also, in Attendance

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

Administrative Items

Adoption of Meeting Minutes from March 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 March 1st, 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 0017 625 7TH Ave (80.56-3-1| and **PLZBA 2023 0018** 504 Broadway (101.53-6-2.2| have been removed from the agenda.

PLZBA 2023 0012 769-771 River St (90.62-8-7.1| 0.09 ac. | R-4: Urban Neighborhood Residential)
Area Variance - SEQR (Unlisted)

The applicant, Neil Pelone Architecture PLLC, on behalf of the owner, Joe Johnson, is proposing the renovation of a double wide townhouse into six units. The building currently has five residential units and one commercial space. The applicant is requesting to convert the commercial space into one residential unit. The following variances are requested:

- Minimum lot area required is 6,000 sf, lot size is 3,996 sf, relief of 2,004 sf requested.
- Minimum lot width required is 90 ft, 53 ft is existing, relief of 37 ft is requested.
- Maximum density required is 40 units per acre, 67 units per acre is requested, relief of 27 units per acre.
- Parking spaces required are 6 spaces, 0 proposed, relief of 5 parking spaces requested.

- Applicant presentation.
- Board member comments and questions to applicant.
- Request for public comment. No public comment
- Applicant response-
- Board members deliberation.

- 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			
Yvie Dondes	X				
Katie McLaren		X			

- Motion for a Negative Declaration (SEQR) of this Unlisted action passed 4-0.

- JN motioned for area variance approval. KM seconded.

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

- Motion for area variance approval 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.

PLZBA 2023 0013 761 (763) Third Ave (80.32-8-11 | 0.14 ac. | R-2: Two Family Residential)
Special Use & Area Variance - SEQR (Unlisted)

The applicant, Neil Pelone Architecture PLLC, on behalf of the owner, Joe Johnson, is proposing to convert this building into a church, requiring a special use permit. The applicant is proposing to use the other half of the building to create two dwelling units. The following variances are requested:

- Special use permit to operate as a church.
- Minimum lot area required is 7,000 sf, lot size is 6,000 sf, relief of 1,000 sf requested.
- Maximum density required is 12 units per acre, 15 units per acre is requested, relief of 3 units per acre.
- Parking spaces required are 2 spaces, 0 proposed, relief of 2 parking spaces requested.
- Applicant presentation. The applicant amended his application to request only special use permit and 15 parking spaces. Hours of operations
 - Wednesday 7-9pm, 25 seats
 - Fridays 7-9pm, 25 seats
 - Sunday 11am-1pm, 45 seats
- Board member comments and questions to applicant.
- Request for public comment.
 - Steven Figueroa (council member)- spoke in favor of the project claiming that he has known the pastor for years and believes the location would be easier for the members to congregate. (Support)
 - Ellen Harris -767 Third Ave, – claimed members of the congregation park on their driveways. (Opposition)
 - Angela Maleski -765 Third Ave -claimed members park on her driveway during service (Neutral position).
- Applicant response-
 - Danny Campos (pastor)-No social events except weddings of church members.
- Parking will be addressed.
- Board members deliberation.

- MK 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.**

- MK motioned for amended special use permit and 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 special use permit approval passed 4-0.

PLZBA 2023 0020 249 Third St (101.77-7-3 | 0.07ac. | R-4: Urban Neighborhood Residential)
Area Variance - SEQR (Unlisted).

The applicant, John Halloran, is proposing to convert this vacant building into three units. The following variances are requested:

- Minimum lot width required is 45 ft, 25 ft is existing, relief of 20 ft requested.
- Maximum density required is 40 units per acre, 43 units per acre is requested, relief of 3 units per acre.
- Parking spaces required are 3 spaces, 0 proposed, relief of 3 parking spaces requested.
- 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 4-0.**

- JN motioned for the 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 area variance approval passed 4-0.**

- **JN motion to adjourn meeting at 6:53 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 6:53pm passed. 4-0.**