On October 16 2012, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chair Kneale called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:
Bruce Bloomingdale
Kenneth Courtney
William Fisher
Orestis Kaltsounis
Allen Kneale
David Lambert

Also Present:
Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney

2. APPROVAL OF MINUTES – September 18, 2012

RESOLVED, to approve the September 18, 2012 meeting minutes.

Moved by Courtney
Seconded by Fisher

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

A. VARIANCE REQUEST, CARL GIORDANO FOR BOND BILT HOME IMPROVEMENT, 3333 PADDINGTON – In order to construct an addition to the home, a 5 foot variance from the required 45 foot rear yard setback.

Moved by Lambert
Seconded by Bloomingdale

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

B. VARIANCE REQUEST, PASTOR SCOTT MORGAN FOR ZION CHRISTIAN CHURCH, 3668 LIVERNOIS – In order to conduct an outdoor special event (Fall Harvest Festival) on Wednesday, October 31, 2012, a variance from the requirement that the hours of operation end no later than 8:00 pm. Applicant requests the event end at 9:00 pm.

Moved by Courtney
Second by Fisher

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

C. VARIANCE REQUEST, SILVANA AND ZORAN INIC, 6285 ROCHESTER – In order to construct an addition to the house, a 15.84 foot variance to the required 40 foot front yard setback.

Moved by Bloomingdale
Second by Kaltsounis

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

D. VARIANCE REQUEST, JIM BARDY FOR CONTINENTAL SERVICES, 700 STEPHENSON HWY – A variance to place/construct the following improvements in the front yard: a trash container, a loading area, and a maneuvering area. The Zoning Ordinance does not allow these items in the front yard.

Moved by Fisher
Second by Lambert

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

E. VARIANCE REQUEST, GARY ABITHEIRA, 1024 ARTHUR – In order to construct a duplex, an 80 square foot variance to the required 10,000 square foot minimum lot area.

Moved by Courtney
Second by Bloomingdale

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

F. VARIANCE REQUEST, GARY ABITHEIRA, VACANT LOT NEXT TO AND WEST OF 85 CLOVERIDGE – In order to build a new house, a variance from the requirement that at least one side yard setback be at least 10 feet, and the total of two side yard setbacks be at least 20 feet. The proposed side yard setbacks are 9.5 feet and 6 feet.

Moved by Lambert
Second by Kneale

RESOLVED, to grant the variance.

Yes: Bloomingdale, Courtney, Fisher, Kaltsounis, Lambert
No: Kneale

MOTION PASSED 5-1

G. VARIANCE REQUEST, JOE GUTOWSKI FOR ND INDUSTRIES, 1893 BARRETT – In order to construct a building addition, a 10 foot variance from the required 20 foot rear yard setback.

Moved by Kneale
Second by Fisher

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None

6. MISCELLANEOUS BUSINESS – None

7. PUBLIC COMMENT – None

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:12 p.m.

Respectfully submitted,

Allen Kneale, Chair

Paul Evans, Zoning and Compliance Specialist

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