

**City of Schenectady
Board of Zoning Appeals
Meeting Minutes
January 4, 2023**

I. CALL TO ORDER

Mr. Gleason called the meeting to order at 6:31 p.m.

After calling the meeting to order Mr. Gleason explained to the members of the public how the consideration of the applications would proceed. He stated that the applicants would have an opportunity to make their presentation to the Board, followed by any members of the public who would like to speak in favor of the application. Next any members of the public in opposition to the application would be invited to speak, followed by any further discussion or questions the Board Members wished to put forth prior to the vote. He added that after the initial presentation of the proposal the applicant would not be given another opportunity to comment unless directly questioned by a Board Member. The meeting is being recorded.

II. ATTENDANCE

PRESENT: James Gleason, Chair; Mary D'Alessandro-Gilmore; Helene Lester, Austin Erickson, Assistant Planner; Chris Marney, Assistant Corporation Counsel and Sylvia Jimison, Development Staff.

EXCUSED: Fred Clark and Brendan Keller

III. CONFLICT OF INTEREST CHECK

None.

IV. APPROVAL OF MEETING MINUTES

Motion by Mr. David Connelly, seconded by Ms. Mary D'Alessandro-Gilmore, to approve the Minutes of the December 7, 2022, meeting as submitted.

Mr. David Connelly was absent for December 7, 2022 meeting, but did read the December minutes.

Motion carried unanimously.

V. APPLICATIONS:

Applications: Old Business – none

Applications: New Business

- A.** **26 N Broadway Partners LLC, John Samatulski** requests an area variance for 26 Broadway (tax parcel # 39.64-3-39), located in a “C-4” Downtown Commercial District to install a 6.25 sq. ft sign on the side of the building, pursuant to Section 264-61 K. Schedule I.
- B.** **26 N Broadway Partners LLC, John Samatulski** requests an area variance for 26 Broadway (tax parcel # 39.64-3-39), located in a “C-4” Downtown Commercial District to install a second sign for Capital Co-Workss on the side of the building pursuant to Section 264-61 K. Schedule I.
- C.** **26 N Broadway Partners LLC, John Samatulski** requests an area variance for 26 Broadway (tax parcel # 39.64-3-39), located in a “C-4” Downtown Commercial District to install a 5.44 sq. ft sign on the side of the building, pursuant to Section 264-61 K. Schedule I.

Commissioner Gleason stated before having the applicants to present their project that he would like for the three applications to be presented at the same time. The three applications were for the same address and for three variances. Commissioner Gleason invited the applicant to sign-in and to present to the commissioners.

Ms. Cany Clark, of AJ Sign Company stated she was representing the applicant, Mr. John Samatulski, stated that, she was seeking three variances for the Capital Co-Works sign, for the front of the building and side of building because of businesses being located on a one-way street, 26 Broadway (once the driver goes past the building, they are not able to see they have driven by the location of the business). She indicated that drivers often pass the building entrance for the Green Market and by putting the signage on the side of the building, drivers would be able to know where to pull into the Green Market. It would be a visual aid for drivers.

Mr. Samatulski added, there are several businesses located in the building at 26 Broadway. He stated there is a law firm going into the building and will occupy the third floor of the building. The businesses are under the umbrella of Capital Co-Works, but one of the biggest partners is the Green Market. There are several businesses in the building including a hair salon, affordable office space, and businesses are providing lots of jobs. There will be an increasing need for people to find the Green Market. To add the signage is strategic so that people will not drive by the building, pass Pinhead Susan’s restaurant. If don’t take the immediate left turn and take a left farther up Broadway Street will be onto State Street.

Commissioner Gleason inquired if in the future would the law firm want a sign for their business and Mr. Samatulski stated not at this time, and sometime in the future a sign for back of building.

Commissioner Gleason asked if there were any additional comments from the public and there were none, so he closed public comment portion of the meeting to the public.

Commissioner Connelly asked about the height of the sign and the number of businesses in the building.

Mr. Samatulski stated that Capital Co-Works is a different version co-working, and it is the trend. Urban Co-Works is a very traditional and he does a slightly different version, which is more affordable office spaces. There is a roofing company on the first floor and have five to six tenants on the second floor. A law firm on the third floor and a hair salon so it's all under the auspices of Capital Co-Works. The sign is the first sign to go up that will launch Capital Co-Works in April. He also will be planning an Open House about that time.

The commissioners asked if there were any other signs and there are none for the building.

Commissioner Connelly made a motion to grant the variances to 26 North Broadway to install a 6.25 square foot sign on the side of the building and to install a second sign on the building. One of the signs requires two variances. To install a 5.44 square foot center in the same building Green Market sign on pursuant to section 264.61 K. Schedule I.

SEQR RESOLUTION

Motion by Mr. Connelly, seconded by Ms. D'Alessandro-Gilmore, to declare this project a Type II SEQRA Action.

Motion carried unanimously.

AREA VARIANCE APPROVAL

Motion by Mr. Connelly, seconded by Ms. D'Alessandro-Gilmore, to approve the area variance as submitted.

And based on the following findings of fact:

1. No undesirable change will be produced in the neighborhood.
2. The benefit sought by the applicant cannot be achieved by another method.
3. The variance is not substantial.
4. There will not be an adverse effect on physical or environmental conditions in the neighborhood.

Motion carried unanimously.

VI. Other Business – discussion to attend commission training in Saratoga.

VII. Motion to adjourn by Mr. Connelly and seconded by Ms. Mary D'Alessandro-Gilmore at 6:45 p.m.