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Zoning Board of Appeals
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a REGULAR PUBLIC HEARING starting at **6:00 P.M. June 2, 2015** in the 5th Floor Planning Department Hearing Room of The Hedley Building, to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Fifth floor Troy City Hall, 433 River Street, Troy, New York 12180. Telephone: 279-7168. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

Major Area Variance

ZB2015-017 Major Area Variance to allow for an additional primary structure on a parcel related to a proposal to occupy the upper floor of a carriage house as a studio at 27 2nd Street, a B-4 Zone, ID 101.53-7-6. Applicant is Kerry Fagan, 27 2nd Street, Troy, NY 12180. **Approved**

ZB2015-019 Major Area Variance to allow for a parking deficiency related to a proposal to construct 2 additional dwelling units at 1 Irving Place, an R-4 Zone, ID 100.76-2-3. Applicant is Alexander Ferrer, 349 3rd Street, Troy, NY 12180. **Tabled**

Minor Area Variance

ZB2015-018 Minor Area Variance to allow for a setback deficiency related to a proposal to construct an accessory structure at 543 1st Street, an R-4 Zone, ID 111-60-2-4. Applicant is Brian Houle, 543 1st Street, Troy, NY 12180 **Approved**

Use Variance

ZB2015-007 Use Variance to allow for a nonconforming use related to a proposal to reoccupy a vacated ice cream shop as a convenient store located at 302 9th Street, an R-2 Zone, ID 101.23-2-9. Applicant is Adiel Abzuid, 2201 6th Street, Troy, NY 12180. **Tabled**

ZB2015-012 Use Variance to allow for a nonconforming use related to a proposal to occupy the ground level of a structure with residential units at 501 Broadway, a B-4 Zone, ID101.54-3-1. Applicant is Redmond Griffin, 22 First Street, Troy, NY 12180. **Approved**

ZB2015-013 Use Variance to allow for nonconforming use related to a proposal to construct a driveway/parking lot as a principle use on a lot at 352 9th Street, an R-2 Zone, ID 90.79-5-51. Applicant is Lorraine Kellogg, 348 9th Street, Troy, NY 12180. **Approved**

ZB2015-014 Use Variance to allow for a nonconforming use related to a proposal to occupy the ground level of a structure with a residential unit at 80 Ferry Street, a B-4 Zone, ID 101.61-11-2. Applicant is Richard Kiernan, 82 Ferry Street, Troy, NY 12180. **Approved**

ZB2015-015 Use Variance to allow for a nonconforming use related to a proposal to convert a vacant church into storage / office space at 184 4th Street, a B4 Zone, ID101.61-12-14. Applicant is GMDM LLC 187 4th Street, Troy, NY 12180. **Approved**

ZB2015-016 Use Variance to allow for a nonconforming use related to a proposal to permanently locate a storage/shipping container at 159 River Street, a B-4 Zone, ID 100.60-3-10. Applicant is Mike Wistuk, 159 River Street, Troy, NY 12180. **Approved**

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Catherine Conroy, Chairperson

Andrew Petersen, Executive Secretary