



**Jay Vandenburg**  
Chairperson  
Phone (518) 270-4589  
Fax (518) 270-4642

**Zoning Board of Appeals**

**Harry Tutunjian**  
Mayor  
Phone (518) 270-4401  
Fax (518) 270-4609

January 14, 2009

Ms. Maryann Montgomery  
74 Babcock Road  
Petersburgh, N.Y. 12138

**ZB2008-074** Special Use Permit and Major Area Variance to allow for a proposal to open a childcare facility with a parking deficiency at 159 Second Street, in a R-4 Zone, ID 100.76-2-13. Applicant is Maryann Montgomery 74 Babcock Road, Petersburgh, NY 12138. **APPROVED**

Dear Ms. Montgomery:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held January 13, 2009, the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

1. **Special Use Permit to allow for a child care facility to open in a R-4 Zone.**
2. **Major Area Variance to allow for a 7 space parking deficiency.**

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the January 13, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little  
Commissioner of Planning & Economic Development

January 14, 2009

Mr. Aaron Suprenant  
377 Fifth Ave  
Troy, N.Y. 12182

**ZB2008-075** Major Area Variance to allow for set back deficiencies related to a proposal to subdivide one parcel into two separate lots at 377 5<sup>th</sup> Ave, in a B-2 Zone, ID 80.79-2-10. Applicant is Aaron Suprenant, 377 Fifth Ave, Troy NY 12182. **APPROVED**

Dear Mr. Suprenant:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held January 13, 2009, the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

3. **Major Area Variance to allow for a 15 feet lot width deficiency on lot 1.**
4. **Major Area Variance to allow for a 15 feet lot width deficiency on lot 2.**
5. **Major Area Variance to allow for a 3.7 feet front setback deficiency on lot 1.**
6. **Major Area Variance to allow for a 3.3 feet front setback deficiency on lot 2.**
7. **Major Area Variance to allow for a 7.1 feet side setback deficiency on lot 1.**
8. **Major Area Variance to allow for a 7 feet side setback deficiency on lot 2.**

This Approval is **contingent** upon sale of the property to the current tenant/business owner.

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the January 13, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little  
Commissioner of Planning & Economic Development