



Jay Vandenburg
Chairperson
Phone (518) 270-4618
Fax (518) 270-4642

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

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.** on **Tuesday February 1, 2011** in the Second Floor conference room A of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy.

Special Use Permit

ZB2011-003 Special Use Permit to allow for the expansion of a nonconforming use related to a proposal to construct an addition to an existing membership club at 777 1st Ave an R-2 Zone, ID80.32-6-2. Applicant is Veterans of Lansingburgh, 777 1st Ave, Troy, NY 12182.

Minor Area Variance

ZB2011005 Minor Area Variance to allow for side set back deficiencies related to a proposal to construct an accessory structure at 198 First Street, a R-4 Zone, ID 100.84-4-1.2. Applicant is Carmen Gonzalez, 198 First Street, Troy, NY 12180.

Major Area Variance

ZB2011-002 Major Area Variance to allow for a parking deficiency related to a proposal to reoccupy a vacant church as a non denominational worship center and community center at 548 Congress Street, a B-2 Zone, ID 101.79-4-13. Applicant is Brant Caird of Mt. Ida Preservation Group, 50 Pawling Ave, Troy, NY 12180.

Use Variance

ZB2011-001 Use Variance and Major Area Variance to allow for a nonconforming use with setback deficiencies related to a proposal to construct a storage garage at 305 Fourth Street, an R-4 Zone, ID101.77-8-21. Applicant is Biernacki Construction for Caprara Auto Body, 32 Smith Lane, Voorheesville NY 12186.

ZB2011-004 Use Variance to allow for a non conforming use related to a proposal to occupy a vacant floral shop as a hair salon and boutique at 470 Pawling Avenue, an R-2 Zone, ID 112.58-7-5. Applicant is Davida White, 104 Columbia Hill Road, Averill Park, NY 12018.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, 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.

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
Jay Vandenburg, Chairperson