



Jay Vandenburg
Chairperson
Phone (518) 279-7168
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 April 5, 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.

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. **Denied**

ZB2011-009 Major Area Variance to allow for a side setback deficiency related to a proposal to construct an addition at 41 Northern Drive, an R-1 Zone, ID 70.82-2-13. Applicant is John Rosario, 41 Northern Drive, Troy, NY 12182. **Approved**

ZB2011-013 Major Area Variance to allow for a parking deficiency related to a proposal to occupy a vacant storefront with a thrift shop at 852 Fifth Avenue, a B-3 Zone, ID 80.25-12-1. Applicant is Vivian Shabhet, 384 3rd Ave, Troy, NY 12182. **Tabled**

ZB2011-014 Major Area Variance to allow for excessive signage related to a proposal to construct business signage at 1535 5th Avenue, a B-4 Zone, ID101.61-7-6. Applicant is John Doucette, 16 Willow Lane, Loudonville, NY 12211. **Approved**

Use Variance

ZB2011-010 Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to operate a yoga studio at 135-137 Second Street, an Inst Zone, ID101.61-9-10. Applicant is Anthony Nicklas, 771 Kautz Hollow Road, Johnsonville, NY 12094. **Approved**

ZB2011-015-018 Use variance to allow for a non conforming use related to a proposal to construct attached townhomes at Carroll Hill Ct, a R-3 Zone, ID(s) 112.47-3-26, 112.47-3-16, 112.47-3-17, and 112.47-3-19. Applicant is Charles Casale, 551 Main Ave Wynantskill, NY 12198. **Approved**

Special Use Permit

ZB2011-012 Special use permit to allow for a nonconforming use related to a proposal to operate a membership club at 50 King Street, a B-4 Zone, ID101.38-9-15. Applicant is Jeffrey Curry, 139 Remsen Street, Cohoes, NY 12047. **Denied**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Second floor Troy City Hall, 1776 Sixth Avenue, 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