



Jay Vandenburg
Chairperson
Phone (518) 279-7168
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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. on **Tuesday October 1, 2013** 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.

Use Variance

ZB2013-018 Use Variance to allow for a nonconforming use related to a proposal to operate a used car lot with a parking deficiency at 209 Hill Street, an R-3 Zone, ID 112.22-2-10. Applicant is Al Charland, 26 Hampton Ave, Rensselaer NY 12144. **Approved**

ZB2013-019 Major Area Variance to allow for a parking deficiency related to a proposal to convert a retail space into a residential unit at 571 1st Street, an R-4 Zone, ID 111.60-2-14. Applicant is George Barne, 571 1st Street, Troy, NY 12180. **Approved**

ZB2013-020 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant industrial site as a transshipping facility at the foot of Madison Street, a WCD Zone, ID 111.28-4-1. Applicant is Madison Street LLC, 18 Button Road, Waterford, NY 12188. **Approved**

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.

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

Andrew Petersen, Executive Secretary



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October 3, 2013

George Barne
571 1st Street
Troy, NY 12180

ZB2013-019 Major Area Variance to allow for a parking deficiency related to a proposal to convert a retail space into a residential unit at 571 1st Street, an R-4 Zone, ID 111.60-2-14. Applicant is George Barne, 571 1st Street, Troy, NY 12180. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held October 1, 2013 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:

Major Area Variance to allow for a parking deficiency.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Petersen".

Andrew Petersen
Executive Secretary
Zoning Board of Appeals



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October 3, 2013

Madison Street LLC
18 Button Road
Waterford, NY 12188

ZB2013-020 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant industrial site as a transshipping facility at the foot of Madison Street, a WCD Zone, ID 111.28-4-1. Applicant is Madison Street LLC, 18 Button Road, Waterford, NY 12188. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held October 1, 2013 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:

Use Variance to allow for a nonconforming use.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Petersen".

Andrew Petersen
Executive Secretary
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26 Hampton Ave
Rensselaer, NY 12144

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At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held October 1, 2013 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:

Use Variance to allow for a non conforming use.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Petersen".

Andrew Petersen
Executive Secretary
Zoning Board of Appeals