



Jay Vandenburg
Chairperson
Phone (518) 279-7168
Fax (518) 270-4642

William Dunne
Commissioner
Phone (518) 279-7166
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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 April 1, 2014** 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.

Major Area Variance

ZB2013-026 Major Area Variance to allow for a lot size deficiency related to a proposal to construct a convenience store at 9 112th Street, a B-2 Zone, ID 80.63-6-10. Applicant is Stewarts Shops, POBOX 435 Saratoga Springs NY 12866.

ZB2014-006 Major Area Variance to allow for a side setback and front lot width deficiency related to a proposal to subdivide a lot into 3 parcels at 468 9th Ave an R-1 Zone, ID 80.72-9-1. Applicant is Kevin Vandenburg, 430 9th Ave, Troy, NY 12182.

ZB2014-008 Major Area Variance to allow for lot characteristic and height deficiencies related to a proposal to expand a medical facility and construct a parking garage at 2215 Burdett Ave, an INST Zone, ID 101.48-3-2.1. Applicant is Greenman Pederson INC for St. Peters Health Partners, 80 Wolf Road, Albany, NY 12205.

Special Use Permit

ZB2014-007 Special Use Permit to allow for a nonconforming use related to a proposal to convert the first floor of a building into a residential unit at 108 3rd Street, a B-4 Zone, ID 101.61-6-18. Applicant is Mathew Callahan, 108 3rd Street, Troy, NY 12180.

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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April 2, 2014

Stewarts Shops
PO Box 435
Saratoga Springs, NY 12866

ZB2013-026 Major Area Variance and Special Use Permit to allow for a lot size deficiency and expansion related to a proposal to construct a convenience store at 9 112th Street, a B-2 Zone, ID 80.63-6-10. Applicant is Stewarts Shops, POBOX 435 Saratoga Springs NY 12866. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held April 1, 2014 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 **Approve** the following:

Major Area Variance Lot Size
Special Use Permit Expansion of nonconforming use (gas pumps)

Sincerely,



Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement



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April 2, 2014

Kevin Vandenburg
430 9th Ave
Troy, NY 12182

ZB2014-006 Major Area Variance to allow for a side setback and front lot width deficiency related to a proposal to subdivide a lot into 3 parcels at 468 9th Ave an R-2 Zone, ID 80.72-9-1. Applicant is Kevin Vandenburg, 430 9th Ave, Troy, NY 12182. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held April 1, 2014 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 **Approve** the following:

Major Area Variance Lot Width

Sincerely,

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

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement



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April 2, 2014

Greenman Pederson Inc.
For St. Peter's Health Partners
80 Wolf Road
Albany, NY 12205

ZB2014-008 Major Area Variance to allow for lot characteristic and height deficiencies related to a proposal to expand a medical facility and construct a parking garage at 2215 Burdett Ave, an INST Zone, ID 101.48-3-2-1. Applicant is Greenman Pederson INC for St. Peters Health Partners, 80 Wolf Road, Albany, NY 12205. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held April 1, 2014 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 **Approve** the following:

Major Area Variance

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Petersen", written over a horizontal line.

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement



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April 2, 2014

Mathew Callahan
108 3rd Street
Troy, NY 12180

ZB2014-007 Special Use Permit to allow for a nonconforming use related to a proposal to convert the first floor of a building into a residential unit at 108 3rd Street, a B-4 Zone, ID 101.61-6-18. Applicant is Mathew Callahan, 108 3rd Street, Troy, NY 12180. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held April 1, 2014 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 **Approve** the following:

Special Use Permit nonconforming use

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Petersen". The signature is stylized and fluid.

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement