



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

**William Dunne**  
Commissioner  
Phone (518) 279-7166  
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 **November 5, 2014** in the 5<sup>th</sup> 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.

**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.**

**Major Area Variance**

**ZB2014-027** Major Area Variance to allow for deficient lot size related to a proposal to construct a veterans rooming house at 171 Hill Street and R-4 Zone, ID 112.21-6-12. Applicant is Dominica Cioffi, 85 Sherman Ave, Troy, NY 12180. **Denied**

**Use Variance**

**ZB2014-026** Use Variance to allow for a nonconforming use related to a proposal to occupy the first floor of a building with a residential use in the downtown commerce district. Project location is 12 State Street a B-4 Zone ID 100.60-5-2. Applicant is George Hodgson, PO Box 711 Cohoes NY 12047. **Removed**

**ZB2014-028** Use Variance to allow for a nonconforming use related to a proposal to operate a bed and breakfast at 59 Brunswick Road, an R-1 Zone, ID 101.81-1-5.1. Applicant is John Hughes, 493 Stratton Place, Delmar, NY 12054. **Approved**

**Special Use Permit**

**ZB2014-029** Special Use Permit to allow for the expansion of a nonconforming use related to a proposal to demolish and reconstruct a convenience store and gasoline filling station. Project location is 100 Northern Drive, a B-1 Zone, ID 80-3-4. Applicant is Stewarts Shops, PO Box 435 Saratoga Springs NY 12866. **Approved**

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