



**Catherine Conroy**  
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. May 5, 2015** 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.**

**Special Use Permit**

**ZB2015-006** Special Use Permit to allow for a nonconforming use related to a proposal to reoccupy a vacated gasoline filling station at 390 Second Ave, a B-2 Zone, ID 80.71-10-7. Applicant is BMS LLC, 9 Nash Place, Albany, NY 12205 **Approved**

**Major Area Variance**

**ZB2015-008** Major Area Variance to allow for a setback deficiency related to a proposal to construct a carport at 443 1<sup>st</sup> Street, an R-4 Zone, ID 111.44-1-25. Applicant is Michael Rozycki, 443 1<sup>st</sup> Street, Troy, NY 12180. **Approved**

**ZB2015-009** Major Area variance to allow for a setback deficiency related to a proposal to construct an addition at 244-246 3<sup>rd</sup> Street, an R-4 Zone, ID 101.77-8-38. Applicant is Neil Palone, 18 2<sup>nd</sup> Street, Troy, NY 12180. **Approved**

**Use Variance**

**ZB2015-007** Use Variance to allow for a nonconforming use related to a proposal to reoccupy a vacated ice cream shop located at 302 9<sup>th</sup> Street, an R-2 Zone, ID 101.23-2-9. Applicant is Adiel Abzuid, 2201 6<sup>th</sup> Troy, NY 12180. **Approved with stipulation**

**ZB2015-010** Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to occupy a vacant storefront with a woodworking facility at 274 4<sup>th</sup> Street, an R-4 Zone, ID 101.77-9-1. Applicant is Sarah Vadney, 360 3<sup>rd</sup> Street, Troy, NY 12180. **Removed request for USE, Approved parking variance.**

**ZB2015-011** Use Variance to allow for a nonconforming use related to a proposal to construct an off street parking lot at 1 Brunswick Road, a B-2 Zone, ID 101.80-2-36. Applicant is Edward Gorman, PO Box 68 Hoosick Falls NY 12090. **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

Catherine Conroy, Chairperson

Andrew Petersen, Executive Secretary



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Ed Gorman  
PO Box 68  
Hoosick Falls NY 12090

May 6, 2015

**RE:**

**ZB2015-011** Use Variance to allow for a nonconforming use related to a proposal to construct an off street parking lot at 1 Brunswick Road, a B-2 Zone, ID 101.80-2-36. Applicant is Edward Gorman, PO Box 68 Hoosick Falls NY 12090. **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held on May 5, 2015 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:

- **Use Variance to allow for a nonconforming use**

You will be required to appear before the Planning Commission. Please contact 279-7190.

Sincerely,

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

Andrew Petersen  
Executive Secretary, Troy Zoning Board of Appeals  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement



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May 6, 2015

Sarah Vadney  
360 3rd Street  
Troy, NY 12180

**RE:**

**ZB2015-010** Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to occupy a vacant storefront with a woodworking facility at 274 4<sup>th</sup> Street, an R-4 Zone, ID 101.77-9-1. Applicant is Sarah Vadney, 360 3<sup>rd</sup> Street, Troy, NY 12180. **Removed request for USE, Approved parking variance.**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held on May 5, 2015 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 for parking**

**\*use a presented was determined to be allowed\***

You will be required to obtain a building permit for the above proposal. Please contact Code Enforcement at 279-7180 for further instructions.

Sincerely,

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

Andrew Petersen  
Executive Secretary, Troy Zoning Board of Appeals  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement



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May 6, 2015

Adiel Abzuid  
2201 6<sup>th</sup> Ave  
Troy, NY 12180

**RE:**

**ZB2015-007** Use Variance to allow for a nonconforming use related to a proposal to reoccupy a vacated ice cream shop located at 302 9<sup>th</sup> Street, an R-2 Zone, ID 101.23-2-9. Applicant is Adiel Abzuid, 2201 6<sup>th</sup> Troy, NY 12180.  
**Approved with stipulation**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held on May 5, 2015 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:

- Use variance to allow for a nonconforming use

**\*Approval is for ice cream / takeout prepared foods only\***

You will be required to obtain a building permit for the above proposal. Please contact Code Enforcement at 279-7180 for further instructions.

Sincerely,

Andrew Petersen  
Executive Secretary, Troy Zoning Board of Appeals  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement



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Neil Palone  
18 2<sup>nd</sup> Street  
Troy, NY 12180

May 6, 2015

**RE:**

**ZB2015-009** Major Area variance to allow for a setback deficiency related to a proposal to construct an addition at 244-246 3<sup>rd</sup> Street, an R-4 Zone, ID 101.77-8-38. Applicant is Neil Palone, 18 2<sup>nd</sup> Street, Troy, NY 12180.  
**Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held on May 5, 2015 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 to allow for a rear setback deficiency**

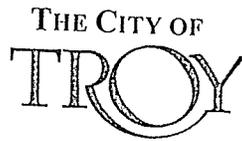
You will be required to obtain a building permit for the above proposal. Please contact Code Enforcement at 279-7180 for further instructions.

Sincerely,

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

Andrew Petersen  
Executive Secretary, Troy Zoning Board of Appeals  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement



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BMS LLC  
9 Nash Place  
Albany, NY 12205

May 6, 2015

**RE:**

**ZB2015-006** Special Use Permit to allow for a nonconforming use related to a proposal to reoccupy a vacated gasoline filling station at 390 Second Ave, a B-2 Zone, ID 80.71-10-7. Applicant is BMS LLC, 9 Nash Place, Albany, NY 12205 **Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held on May 5, 2015 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 to reoccupy a use granted by Special Use Permit**

You will be required to present your application to the Troy Planning Commission. Please contact Dave Sheeran 279-7190 at your earliest convenience.

Sincerely,

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

Andrew Petersen  
Executive Secretary, Troy Zoning Board of Appeals  
Department of Planning & Economic Development

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May 6, 2015

Michael Rozycki  
443 1<sup>st</sup> Street  
Troy, NY 12180

**RE:**

**ZB2015-008** Major Area Variance to allow for a setback deficiency related to a proposal to construct a carport at 443 1<sup>st</sup> Street, an R-4 Zone, ID 111.44-1-25. Applicant is Michael Rozycki, 443 1<sup>st</sup> Street, Troy, NY 12180.  
**Approved**

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held on May 5, 2015 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 to allow for a side setback deficiency**

**\*You have agreed and will be required to install gutters to retain all runoff on your property\***

You will be required to obtain a building permit for the above proposal. Please contact Code Enforcement at 279-7180 for further instructions.

Sincerely,

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

Andrew Petersen  
Executive Secretary, Troy Zoning Board of Appeals  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement