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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. September 1, 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.**

**Minor Area Variance**

**ZB2015-030** Minor Area Variance to allow for a setback deficiency related to a proposal to construct an accessory structure at 41 Row B Way, an R-1 Zone, ID70.72-3-1. Applicant is David Collett, 41 Row B Way, Troy, NY 12180. **Approved**

**ZB2015-031** Minor Area Variance to allow for excessive height related to a proposal to construct a fence in the front yard at 895 7<sup>th</sup> Ave, an R-1 Zone, ID 80.25-4-5. Applicant is Kevin Hughes, 895 7<sup>th</sup> Ave, Troy, NY 12182. **Approved**

**Use Variance**

**ZB2015-029** Use Variance to allow for a nonconforming use related to a proposal to operate a bottle/ can redemption center at 50 King Street, a B-4 Zone, ID101.38-9-15. Applicant is Sherod Cooper, 30 Olympian Drive, Slingerlands, NY 12159. **Approved with stipulation – no exterior storage of materials on site**

**ZB2015-032** Use Variance to allow for a nonconforming use related to a proposal to reoccupy a barber shop as a sandwich shop/ catering business at 126 College Ave, an R-3 Zone, ID 101.63-5-1.2. Applicant is Lou Caruso, 126 College Ave, Troy, NY 12180. **Approved**

**ZB2015-033** Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant church with a professional recording studio at 2238 12<sup>th</sup> Street, an R-3 Zone, ID 101.39-9-1. Applicant is Unity House, 2431 6<sup>th</sup> Ave, Troy, NY 12180. **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