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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. February 2, 2016** 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.

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.

USE Variance

ZB2016-001 Use Variance and Major Area variance to allow for a nonconforming use with setback deficiencies related to a proposal to construct multiple attached single family homes at 171 Oakwood Ave, an R-1 Zone, ID 90.56-2-3. Applicant is 1944 Land Development LLC, 1844 Darrow Road, Duaneburg NY 12056. **Approved**

ZB2016-002 Use Variance to allow for a non-conforming use related to a proposal to occupy a vacant storefront with a tattoo parlor at 609-611 2nd Ave. a B-2 Zone, ID 80.47-5-5. Applicant is Brian Van Vorst, 611 Second Ave, Troy, NY 12182. **Approved**

ZB2016-005 Use Variance to allow for the expansion of a nonconforming use related to a proposal to construct a parking lot at 2239 15th Street, a B-1 Zone, ID 101.39-11-8. Applicant is George Fudge, 4280 NY 43, Rensselaer NY 12144. **Approved**

MAJOR AREA Variance

ZB2016-003 Major Area Variance to allow for lot characteristic deficiencies related to a proposal to subdivide a parcel for the construction of a single family home at 5 Lark Street, an R-1 Zone, ID 112.40-3-15. Applicant is Joe Mahota, 7 Turner Lane, Loudonville, NY 12211. **Removed**

ZB2016-004 Major Area Variance to allow for a setback deficiency related to a proposal to expand an existing retail use at 8 Vandenburg Ave, a B-2 Zone, ID 112-69-3-1. 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

Catherine Conroy, Chairperson

Andrew Petersen, Executive Secretary