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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. April 5, 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.

ZB2015-041 Use Variance and Major Area Variance to allow for a nonconforming use related to a proposal to construct 15 attached single family homes on a vacant lot at Delaware Ave at Project Road, a CON Zone, ID 112-4-15. Applicant is Charles Casale, 551 Main Ave, Wynantskill, NY 12198 **Approved**

ZB2016-007 Special Use Permit to allow for a nonconforming use related to a proposal to occupy a vacant structure with a community residential facility at 2238 12th Street, an R-3 Zone, ID101.39-9-1. Applicant is Gregory Tobin, 7 Madison Place, Albany, NY 12202. **Tabled**

ZB2016-008 Use Variance to allow for a nonconforming use related to a proposal to convert first floor office space into residential units at 25 second Street, a B-4 Zone, ID101.53-7-5. Applicant is 3T Architects, 283 River Street, Troy, NY 12180. **Approved**

ZB2016-009 Major Area Variance to allow for a side setback deficiency related to a proposal to construct an addition to an existing building at 538 2nd Ave, an R-4 Zone, ID 80.55-6-11. Applicant is All Troy Athletic Club, 538 2nd Ave, Troy, NY 12182. **Approved**

ZB2016-010 Use Variance to allow for a nonconforming use related to a proposal to construct an offstreet parking lot at 8 Jay Street, a HWD Zone, ID 101.22-6-2. Applicant is Capital Roots, 594 River Street, Troy, NY 12180 **Approved**

ZB2016-011 Major Area variance to allow for a setback issue related to a proposal to construct an addition at 2-6 101st Street, an R-4 Zone, ID 90.54-2-1. Applicant is TAP, 210 River Street, Troy, NY 12180 **Tabled**

ZB2016-012 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant residence as an institutional use at 1523-1525 15th Street, an R-3 Zone, ID 101.63-5-5. Applicant is TAP, 210 River Street, Troy, NY 12180 **Approved**

ZB2016-013 Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency at 285 Second Street, an R-4 Zone, ID 111.28-2-2. Applicant is Margret Roohan, PO Box 118 Saratoga Springs, NY 12866. **Approved**

ZB2016-014 Use Variance to allow for nonconforming use related to a proposal to occupy a vacant parcel as storage and offices for a paving business at 409 2nd Street, an R-4 Zone, ID111.28-2-2. Applicant is Bill Smith, 305 19th Street, Watervliet, NY 12189. **Tabled**

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

Catherine Conroy, Chairperson

Andrew Petersen, Executive Secretary