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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** at **6:00 P.M. on Tuesday, July 10, 2018** on the 5<sup>th</sup> Floor of 433 River Street, to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of the City of Troy.

**ZB 2018-32** Matthew Guilbault seeks **Area Variances** for excessive lot coverage and swimming pool setback deficiencies, related to a proposal to install 15' D x 4.3' H swimming pool in back yard, at **456 Fourth Avenue (ID 80.71-4-23)** in a **R-2** zone.

**ZB 2018-33** "Henry Loves Betty" seeks a **Use Variance** to operate dog grooming and daycare at a pet supplies shop, at **16 First Street (ID 101.53-7-11)** in a **B-4** zone.

**ZB 2018-34** Hudson Terrace Management, LLC seeks a **Use Variance, as well as Area Variances** for lot width deficiency, excessive building height, and parking deficiency, related to a proposal to construct a new 5-story, 55-unit apartment building (15 one-bedroom apartments and 40 two-bedroom apartments) where 4 three-story, 12-unit apartment buildings already exist (in order to arrive at a new total of 103 apartments) at **221 Stowe Avenue ("Hudson Terrace") (ID 122.28-1-27.1)** in a **R-3** zone.

**ZB 2018-35** Alexander Butcher Block, LLC seeks **Area Variances** for nonconforming signs, related to a proposal to add 3 freestanding business signs to a building on the National Register of Historic Places, at **302 Tenth Street (ID 101.31-3-4)** in a **HCD** zone.

**ZB 2018-36** Caliber Collision seeks **Area Variances** for nonconforming signs, related to a proposal to add 1 LED-lighted mounted business sign, and 1 LED-lighted freestanding business sign, at **3-9 Oakwood Avenue (ID 101.23-7-18)** in a **HCD** zone.

**ZB 2018-37** Jason Hughes seeks a **Use Variance and Area Variances** for lot width deficiency, excessive density, and parking deficiency, related to a proposal to renovate a former organ factory building and convert it into a mixed-use building: 1 recording studio, 1 graphic design studio, 1 two-bedroom apartment, and 2 offices, at **108 Jefferson Street (ID 101.77-13-4)** in a **R-4** zone.

**ZB 2018-38** Thomas Murley seeks a **Use Variance, as well as an Area Variance for excessive height**, related to a proposal to create a 10,000 square foot health care professional building, with 20-30 employees, on two combined vacant lots:

- 1) **308 Oakwood Avenue (ID 80.-3-6)**, ¼ of which is a **B-1** zone, and ¾ of which is a **R-1** zone;
- 2) **an adjacent parcel (immediately south) with no address (ID 80.-3-3.2)**, entirely in an **R-1** zone.

**ZB 2018-39** Michael LoPorto seeks **Area Variances** for lot width deficiency and parking deficiency, related to a proposal to subdivide a large parcel with one building into 3 parcels, two of which will contain each half of the building, and the third of which will contain shared parking, at **1450 Fifth Avenue (aka 1418-1454 Fifth Avenue) (ID 101.69-3-2)** in a **B-5** zone.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the 5th floor of Troy City Hall, 433 River Street, Troy, New York 12180. Telephone: 279-7152. E-mail: christine.hillary@troyny.gov  
Office hours are from 8:30 A.M. to 4:30 P.M. on weekdays.

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

Christine C. Hillary, Executive Secretary