



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. July 7, 2015** 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.

Major Area Variance

ZB2015-019 Major Area Variance to allow for a parking deficiency related to a proposal to construct 2 additional dwelling units at 1 Irving Place, an R-4 Zone, ID 100.76-2-3. Applicant is Alexander Ferrer, 349 3rd Street, Troy, NY 12180. **Approved**

ZB2015-21 Major Area variance to allow for setback deficiencies related to a proposal to construct a carriage house at 190 3rd Street (alley) a R-4 Zone, ID101.69-10-24. Applicant is Donna Bell, 16 Pinewoods Ave, Troy, NY 12180. **Approved with stipulation**

ZB2015-024 Major Area Variance to allow for a setback deficiency related to a proposal to subdivide a parcel at 153 Sherman Ave, an R-1 Zone, ID 112.79-6-11. Applicant is Nancy Mamone 153 Sherman Ave, Troy, NY 12180 **Approved**

Use Variance

ZB2015-20 Use Variance to allow for a nonconforming use related to a proposal to construct a batting cage at 70 102nd Street, an IND Zone, ID 90.47-3-2. Applicant is Tri City Bombers, 70 102nd Street Troy, NY 12182. **Denied**

ZB2015-023 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant parcel with a used car lot at 520 5th Ave, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, 801 River Street, Troy, NY 12180. **Tabled**

ZB2015-022 Use Variance to allow for a nonconforming use with a parking deficiency related to a proposal to occupy a former restaurant with a tattoo parlor at 443 5th Ave, a B-2 Zone, ID 80.71-4-15.2, Applicant is Chad Lacombe, 901 5th Ave, Troy, NY 12182. **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