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Zoning Board of Appeals

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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. on **Thursday, February 23, 2006** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

Minor Area Variance

ZB2006-013 Minor Area Variance to allow excessive height related to a proposal to construct an accessory garage at 61 Pinewoods Avenue, an R-1 Zone District. Applicant is Kristina & Greg Pattison, 61 Pinewoods Ave. Troy, NY 12180. **DENIED**

Major Area Variance

ZB2006-010 Major Area Variance to allow parking material deficiency related to a proposal to construct a 3-car off street parking lot for residential use at 1503 Fifteenth Street, at Tibbits Avenue, an R-3 Zone District. Applicant is David Snover, 21 Bolivar Ave. Troy, NY 12180. **WITHDRAWN**

Special Use Permit

ZB2006-009 Special Use Permit to allow residential dwelling units below the second floor related to a proposal to construct 3 two-family homes on a vacant lot at 472 Third Avenue, at 112th Street, a B-2 Zone District. Applicant is Kevin Vandenburg 430 Ninth Ave. Troy, NY 12182. **TABLED**

ZB2006-012 Special Use Permit to allow a gasoline station and convenience store to open at the site of a former gasoline station at 15 Northern Drive, a B-3 Zone District. Applicant is Tariq Mahmood 699 Inman Rd. Niskayuna, NY 12309. **TABLED**

Change of Non-Conforming Use

ZB2006-007 Change of non-conforming use to allow an off-street parking lot as the principal use on the site of a former auto service business at 372 Second Avenue, at 109th Street, a B-2 Zone District. Applicant is Michael McLoughlin 28 Kestner Lane, Troy, NY 12180. **APPROVED**

Use Variance

ZB2005-0069 Use Variance and Major Area Variance to allow an auto sales business for up to 3 vehicles on a lot with a 4-unit apartment building with parking material deficiency at 663-665 Pawling Avenue, at Griswold Avenue, a B-2 Zone District. Applicant is Douglas Paloga and Sam Barr 663 Pawling Ave. Troy, NY 12180. **DENIED**

ZB2005-0071 Use Variance to allow telecommunication facility to be installed on top of the Kennedy Towers at 2100 Sixth Avenue, an R-5 Zone District. Applicant is Cellco Partnership 175 Calkins Rd. Rochester, NY 14623. **DENIED**

ZB2006-001 Use Variance to allow a Tattoo Parlor to occupy a vacant storefront at 13A King Street, a B-4 Zone District. Applicant is Got Ink Tattoos and Body Piercing, 13A King Street, Troy, NY 12180. **DENIED**

ZB2006-011 Use Variance to allow a tanning salon to occupy the first floor of building related to a proposal to convert an existing single family home into two upper floor dwelling units and a commercial business on the first floor at 28 Stow Avenue, an R-3 Zone District. Applicant is Joseph Delamater, 28 Stow Ave. Troy, NY 12180. **NOT HEARD**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. 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
Cecile Mirch, Chairperson