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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. on **Tuesday March 18, 2008** 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

Major Area Variance

ZB2007-036 Major Area Variance to allow a proposed parking structure to exceed a 70 foot building height limitation at 462-472 River Street, near Hutton St., in an HWD Zone, ID 101.30-12-10. Applicant is First Columbia LLC, 22 Century Hill Drive, Latham, NY 12110.

ZB2007-037 Major Area Variances to allow the proposed hotel structure to exceed a 70 foot building height limitation, to allow parking areas to be constructed in "front of the building", and to allow excessive letter size and additional sign placement on the "back" of the building at 515 River Street, in an HWD Zone, ID101.30-6-2. Applicant is First Columbia LLC, 22 Century Hill Drive, Latham, NY 12110.

ZB2008-011 Major Area Variance to allow for lot size and parking deficiency related to a proposal to convert an existing vacant commercial space into a residential first floor apartment at 408 Second Street, a R-4 Zone, ID 111.36-8-21.2. Applicant is Anthony Campana, 13 Wilde Drive, Troy, NY 12180.

ZB2008-012 Major Area Variance to allow for lot size deficiency related to a proposal to sub-divide the existing parcel of land into two separate parcels. Once sub-divided the proposal is to construct two single-family residences at 8 House Ave, a R-3 Zone, ID 90.63-7-2.1. Applicant is Habitat for Humanity, 82 3rd Street, Troy, NY 12180.

ZB2008-014 Major Area Variance to allow for a parking deficiency related to a proposal to convert an existing two-family residence into a three-family residence at 330 Fourth Street, a R-4 Zone, ID 112.21-4-23. Applicant is Finelli Development, LLC, 359 Broadway, Troy NY 12180.

ZB2008-015 Major Area Variance to allow excessive letter size on the business signs for the proposed Rite Aid pharmacy at 272 Hoosick Street, in a HCD Zone, ID 101.33-5-1. Applicant is Nigro Group LLC, 80 Wolf Road, Albany, NY 12205.

Use Variance

ZB2008-010 Use Variance and Major Area Variance to allow for a parking deficiency and an expansion of an existing auto repair business by creating a new business as a auto sales as well at 790 Burden Ave, an B-5 Zone, ID 111.76-2-1.1. Applicant is Bryan Goewey, 888 Troy-Schenectady Road, Latham, NY 12110.

ZB2008-008 Use Variance to allow for an expansion of a non-conforming use by constructing a 16,500 square foot addition to existing building (precision instruments manufacturing, etc.) at 9 New Turnpike Road, a R-1 Zone, ID 70.81-3-2. Applicant is H. James and Barbara Magee, 240 Whiteview Road, Wynantskill NY 12198.

ZB2008-009 Use Variance to allow a conversion of a single-family residence into a office for business use as a Marina Highway Transportation business, a B-2 Zone, ID 80.71-5-5, Applicant is Michele Hayes, (Robert Goldman), 427 River Street, Troy NY 12180.

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: 270-4618. 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
Jay Vandenburg, Chairperson