



Jay Vandenburg
Chairperson
Phone (518) 270-4589
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Zoning Board of Appeals

Harry Tutunjian
Mayor
Phone (518) 270-4401
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March 19, 2009

Keith Holmes
444 River Street
Troy, N.Y. 12180

ZB2008-072 Major Area Variance to allow for a parking deficiency related to a proposal to occupy a multi-use building with residential and commercial spaces at 444 River Street, in a HWD Zone, ID 101.38-1-1. Applicant is David Holmes, 444 River Street, Troy NY 12180.

Dear Mr. Holmes:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held March 18, 2009, the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

1. **Major Area Variance to allow for a 175 space parking deficiency.**

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the January 13, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Economic Development

March 19, 2009

Jesse Hunt
219 Mineral Springs Road
Melrose, N.Y. 12121

RE: **ZB2008-084** Use Variance and Major Area Variance to allow for a non-conforming use on a proposal to open up a Tattoo Parlor with parking deficiencies at 355 Fifth Ave, in a B-2, ID 80.79-6-7. Applicant is Jesse Hunt, 219 Mineral Springs Rd, Melrose, NY, 12121. . **Applicant not Present, WITHDRAWN.**

Dear Mr.Hunt:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held March 18, 2009 the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was decided to **Withdraw** your request at this time.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Economic Development

cc: City Clerk

March 19, 2009

Gohkan Baykal
9 Marvin Ave Apt. 1B
Troy Hill Apartments
Troy, N.Y. 12180

RE: **ZB2009-004** Major Area Variance to allow for excessive signage related to a new Pizza/Deli building at 187 Hoosick Street, in a HCD Zone, ID 101.32-2-16. Applicant is Gokhan Baykal, 9 Marvin Ave, Troy NY 12180. **Applicant not Present, WITHDRAWN.**

Dear Mr.Baykal:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held March 18, 2009 the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was decided to **Withdraw** your request at this time.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Economic Development

cc: City Clerk

March 19, 2009

Robert Ashe
470 Oakwood Road
Averill Park, N.Y. 12018

ZB2009-005 Use Variance to allow for a non-conforming use on a proposal to open up a Laundromat with a side setback deficiency at 28 Vandenburg Ave, in a R-2, ID 112.69-3-9. Applicant is Robert Ashe, 470 Oakwood Road, Averill Park, NY 12018.

Dear Mr. Ashe:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held March 18, 2009, the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

- 1. Use Variance to allow for the construction of a non-conforming use (Laundromat) in a R-2 Zone.**

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the January 13, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Economic Development

March 19, 2009

Apartments in Common, LLC
6612 Princess Circle
Wappingers Falls, N.Y. 12590

ZB2009-006 Major Area Variance to allow for a parking deficiency related to converting a commercial building back into a residential building at 3227 7th Ave, in a R-4 Zone, ID 90.63-1-5. Applicant is Apartments in Common, LLC, 6612 Princess Circle, Wappingers Falls, NY 12590.

Dear Mr. Cante:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held March 18, 2009, the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the

proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

2. Major Area Variance to allow for a 6 space parking deficiency.

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the January 13, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Economic Development

March 19, 2009

Apartment in Common, LLC
6612 Princess Circle
Wappingers Falls, N.Y. 12590

ZB2009-007 Major Area Variance to allow for a parking deficiency related to converting a commercial building back into a residential building at 3229 7th Ave, in a R-4 Zone, ID 90.63-1-5. Applicant is Apartments in Common, LLC, 6612 Princess Circle, Wappingers Falls, NY 12590.

Dear Mr. Cante:

At the REGULAR MEETING of the City of Troy Zoning Board of Appeals held March 18, 2009, the Zoning Board Members reviewed the above referenced application. After due consideration of same with respect to the Zoning Board's responsibility in this matter, it was voted to declare the proposal to be an Unlisted action under SEQRA, issue a negative declaration, and **APPROVED** the following:

3. Major Area Variance to allow for a 6 space parking deficiency.

Prior to commencing any work on, or use of the property relative to this approval, you are hereby directed to:

Obtain a Work Permit from the Bureau of Code Enforcement within **SIX (6) MONTHS** of the January 13, 2009 Zoning Board meeting date, or the decision will automatically expire, necessitating that you file a complete, new application.

Should you have any questions relevant to this matter, please contact me at your earliest convenience.

Sincerely,

Sondra Little
Commissioner of Planning & Economic Development