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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 **Monday, April 10, 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 VARIANCES

ZB2006-014 Minor Area Variance to allow side setback deficiencies related to construction of an 18' diameter above ground pool at 714 Fifth Avenue, between 119th and 120th Streets, an R-4 Zone District. Applicant is Joan Searles 714 Fifth Ave. Troy, NY 12182. **APPROVED**

MAJOR AREA VARIANCES

ZB2006-015 Major Area Variance to allow side setback and lot size deficiencies related to a proposal to subdivide a lot with two buildings at 445 Fifth Avenue between 111th and 112th Streets, a B-2 Zone District. Applicant is Alex & Michael Olekoski, 34 Old Sparrow Bush Rd. Latham, NY 12110. **APPROVED**

ZB2006-017 Major Area Variance to allow lot size and off street parking deficiencies related to a proposal to convert a two family building into three dwelling units at 2 10th Street, at Peoples Avenue, an R-3 Zone District. Applicant is RPI Rentals LLC. 77 11th St. Troy, NY 12180. **DEFERRED**

ZB2006-018 Major Area Variance to allow excessive lot size and excessive signage related to a proposal to demolish 6 residential/commercial buildings and construct a Walgreens Pharmacy at the northeast corner of North Lake Avenue and Hoosick Street, a B-2 Zone District. Applicant is Schuyler Companies, 596 New Loudon Rd. Latham, NY 12110. **APPROVED**

SPECIAL USE PERMIT

ZB2006-008 Special Use Permit and Major Area Variance to allow conversion of a vacant storefront into a dwelling unit with deficient parking and parking material at 484 Fifth Avenue, at 112th Street, a B-2 Zone District. Applicant is James & Lori Wright, 21 Tiffany Place, Saratoga Springs, NY 12866. **DEFERRED**

ZB2006-009 Special Use Permit and Major Area Variances 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. **APPROVED**

ZB2006-012 Special Use Permit to allow a gasoline station 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. **APPROVED**

CHANGE OF NONCONFORMING USE

ZB2006-016 Change of Non-Conforming Use Permit to allow conversion of a steel manufacturing business into The Sign Studio, for manufacture and sale of signs at 1 Ingalls Avenue, at President Street, an R-3 Zone District. Applicant is RMML Property Ventures LLC 3001 Sixth Ave. Troy, NY 12180. **APPROVED**

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