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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 **Wednesday April 30, 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.

Minor Area Variance

ZB 2008-019 Minor Area Variance to allow for the demolition of an existing garage (18x21) and the construction of a new, slightly larger (24x24) garage at 220 Stow Ave, in a R-3 Zone, ID 122.28-2-17. Applicant is David Duncan (property owner) 220 Stow Ave, Troy NY 12180. **Approved**

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 (property owner), 22 Century Hill Drive, Latham, NY 12110. **Approved**

ZB2007-037 Major Area Variances to allow the proposed hotel structure to exceed a 70 foot building height limitation 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 (property owner), 22 Century Hill Drive, Latham, NY 12110. **Approved**

ZB2008-011 Major Area Variance to allow for a lot size deficiency and parking deficiency related to a proposal to convert an existing vacant commercial space into a residential first floor apartment at 408 Second Street, in a R-4 Zone, ID 111.36-8-21.2. Applicant is Anthony Campana / Dominic Paratore (property owner)s, 13 Wilde Drive, Troy, NY 12180. **Tabled** (did not show)

ZB2008-016 Major Area Variance to allow for a parking deficiency related to a proposal to convert a vacant single-family residence into a professional office space at 550 Hoosick Street, in a B-2 Zone, ID 101.35-2-2. Applicant is Kareem Jandali (new owner), 2 Damascus Drive, Troy, NY 12180. **Approved**

ZB2008-024 Major Area Variance to allow for a parking deficiency related to a proposal to convert a vacant commercial business space into a neighborhood Laundromat at 654 Second Ave, in a B-2 Zone, ID 80.48-6-13. Applicant is Skylands Services, Inc. for Kendall Harrington (property owner), 654 Second Ave, Troy, NY 12180. **Approved**

Use Variance

ZB2008-009 Use Variance to allow the conversion of a single-family residence into an office for business use as a Marina Highway Transportation business at 391 Second Ave, a B-2 Zone, ID 80.71-5-5, Applicant is Michele Hayes (property owner), 427 River Street, Troy NY 12180. **Tabled at applicants request**

ZB2008-018 Use Variance and Major Area Variance to allow for a parking deficiency created by a proposal to re-locate the START (Sexual Trauma Abuse Recovery Team) office to 76 Pawling Ave, in a

R-2 Zone, ID 112.24-3-18. Applicant is GMR Associates (proposed new owner) 75 Euclid Ave, Troy, NY 12180. **Approved**

ZB 2008-021 Use Variance to allow a vacant chapel building (former Woodside Presbyterian) to be converted into a two-family residence at 71 Mill Street, in a B-2 Zone, ID 112.61-2-23. Applicant is Berkshire School of Contemporary Art (property owner), PO Box 1404, 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: 270-4618. 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