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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, May 17, 2007** 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

**Interpretation**

**ZB2007-022** Interpretation of whether an 8-bedroom apartment can be categorized as a single-family residence. Project location is 155 Tenth Street, at Peoples Avenue, an R-3 Zone, ID 101.47-1-4. Applicant is Troy Property Group, LLC. 77 11<sup>th</sup> St. Troy, NY 12180. **NEGATIVE INTERPRETATION**

**Major Area Variance**

**ZB2007-010** Major Area Variance to allow setback deficiencies related to a proposal to demolish and reconstruction the Spring Garden restaurant at 472 Second Avenue, at 112<sup>th</sup> Street, a B-2 Zone, ID 80.63-7-15. Applicant is Qiao Fang Wang, 690 Fourth Ave. Troy, NY 12182. **APPROVED**

**ZB2007-019** Major Area Variance to allow lot size and parking deficiencies related to a proposal to convert a garage into a dwelling unit and construct an addition at 161-163 Second Street, at Liberty, an R-4 Zone, ID 100.76-6-2. Applicant is Vasilios Neroulis 5420 Netherland Ave. Riverdale, NY 10471. **DENIED**

**ZB2007-026** Major Area Variance to allow parking paving deficiency related to a proposal to locate an internet-based auto sales lot in a vacant industrial space at 30-34 River Street (mailing address 36 River St.), at Washington, an Industrial Zone, ID 100.76-9-26. Applicant is Robert Burgess, PO Box 118, East Dorset, VT 05253. **DENIED**

**ZB2007-028** Major Area Variance to allow parking deficiency related to a proposal to reoccupy a building and renovate the rear of a building at 5 Washington Place, an R-4 Zone, ID 101.77-1-5. Applicant is Sandra Vardine, 3 Washington Place, Troy, NY 12180. **APPROVED**

**Expansion of Non-Conforming Use**

**ZB2007-030** Expansion of a Non-conforming Use Permit to construct an addition to a two family home located on the same lot as a four family home at 21 Locust Avenue, at Alder, an R-2 Zone, ID 112.41-1-20. Applicant is Rita and Timothy Reilly, 21 Locust Avenue, Troy, NY 12180. **APPROVED**

**Use Variance**

**ZB2007-021** Use Variance to allow construction of three (3) buildings with twelve (12) condominium units in each at Vacant Campbell Avenue, on Project Road, a Conservation Zone, ID 112.-4-15. Applicant is Michael Casale PO Box 532 Wynantskill, NY 12198. **TABLED**

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

Jay Vandenburg, Chairperson