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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 June 26, 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

Minor Area Variance

ZB2007-033 Minor Area Variance to allow setback deficiencies related to construction of an addition to a deck at 48 Rankin Avenue, at Euclid, an R-1 Zone, ID 101.58-4-7. Applicant is Helen Stone, 48 Rankin Ave. Troy, NY 12180. **APPROVED.**

Major Area Variance

ZB2007-039 Major Area Variance to allow parking deficiency related to a proposal to open a nail salon in a vacant storefront at 347 Congress Street, at 14th, a B-2 Zone, ID 101.71-9-16. Applicant is Anna Managia 54 Dusnback Rd. Clifton Park, NY 12065. **APPROVED.**

Special Use Permit

ZB2007-031 Special Use Permit to allow parking as the primary use on a vacant lot at 39 Fifth Avenue, at 101st Street, an R-4 Zone, ID 90.46-2-26. Applicant is Sixth Avenue CORE Church, 3370 Sixth Ave. Troy, NY 12180. **TABLED, Applicant not present.**

ZB2007-038 Special Use Permit to expand an existing tavern by adding a seasonal deck in the rear of the building at 770 Pawling Avenue, across from Victoria, a B-2 Zone, ID 112.84-4-2. Applicant is Erin Harris 774 Pawling Ave. Troy, NY 12180. **APPROVED.**

Change of Nonconforming Use

ZB2007-009 Change of Non Conforming Use Permit to allow conversion of Myers Pump Company into a metal recycling facility at 295 First Street, between Canal and Madison, a Waterfront Commercial District, ID 111.28-5-1. Applicant is Phoenix Metals Inc. 31 Eastview Rd. Latham, NY 12110. **APPROVED, with stipulations.**

ZB2007-034 Change of Nonconforming Use to allow a former welding business to be converted into a waste disposal debris business at 3 Burrett Lane, at Forest Avenue, an R-2 Zone District. Applicant is William Haupt, PO Box 435 Wynantskill, NY 12198. **TABLED, at request of applicant.**

Use Variance

ZB2007-021 Use Variance to allow construction of three (3) buildings with twelve (12) apartments 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, Applicant not present.**

ZB2007-032 Use Variance to allow conversion of a photographic studio into a tattoo parlor at 2231 Fifteenth Street, at Eagle, a B-1 Zone, ID 101.39-11-10. Applicant is Jeff Roberts PO Box 141 Waterford, NY 12188. **TABLED, at request of applicant.**

ZB2007-036 Designation of the Troy Planning Board as Lead Agency for the SEQRA review of a proposal to construct a six level parking structure at the site of a current surface parking lot. The project will require a Major Area Variance for structure height exceeding the 70' height permitted. Project location is 456, 462-472, 474, and 478 River Street, 4-10 Hutton and North First Alley, a Hoosick Waterfront District, IDs 101.38-2-28, 101.30-12-1,2,10,11. Applicant is First Columbia LLC, 22 Century Hill Drive, Latham, NY 12110. **ZBA designates Planning Board as Lead Agency for SEQRA review. No action on variance requests.**

ZB 2007-037 Designation of the Troy Planning Board as Lead Agency for the SEQRA review of a proposal to construct a hotel and conference center at the former Hedley's auto sales property. The project will require a Major Area Variance for signage proposal, a Major Area Variance for a structure height exceeding the 70' height permitted, and a Major Area Variance regarding parking in "front of the building" in an HWD Zone. Project location is 515 River Street, between Hutton and Hoosick, a Hoosick Waterfront District, IDs 101.30-6-2, 3. Applicant is First Columbia LLC, 22 Century Hill Drive, Latham, NY 12110. **ZBA designates Planning Board as Lead Agency for SEQRA review. No action on variance requests.**

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