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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 August 3, 2010** in the Second Floor Conference Room A of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement.

MAJOR AREA VARIANCE

ZB2010-022 Major Area Variance to allow for a side setback deficiency related to a proposal to construct an addition at 85 Sherman Ave, a R-1 Zone, ID 112.78-2-5. Applicant is Al Mgrace, 18 Crestwood Lane, Troy, NY 12180. **Approved**

ZB2010-024 Major Area Variance to allow for setback deficiencies related to a proposal to subdivide a parcel and construct a single family home at 1612 Peoples Avenue, an R-1 Zone ID 101.48-6-1 Applicant is Dennis McCarthy, 598 North Lake Avenue, Troy, NY 12180. **Denied**

ZB2010-028 Major Area Variance to allow for a setback deficiency related to a proposal to construct an office addition to an existing garage at 7 Morrison Ave, a R-3 Zone ID 111.76-5-2. Applicant is William Keefer, 209 Woodscape Drive, Albany, NY 12203. **Approved**

USE VARIANCE

ZB2010-021 Use Variance to allow for a nonconforming use related to a proposal to occupy a vacant building as a storage facility at 16 Northern Drive, a B-3 Zone, ID 80-.25-5-1. Applicant is Jeffrey Raia, 5 Myrtle Avenue, Troy, New York, 12180. **(Tabled by Applicant)**

SPECIAL USE PERMIT

ZB2010-023 Special Use permit to allow for a nonconforming use related to a proposal to occupy a multi use building as a single family residence at 41 Second Street, A B-4 Zone, ID 101.53-12-2. Applicant is Redmond Griffin, 22 1st Street, Troy, NY 12180. **Approved**

MINOR AREA VARIANCE

ZB2010-025 Minor Area Variance to allow for setback deficiencies related to a proposal to construct a pool at 9 Albert Street, an R-1 Zone, ID 112. 74-6-5. Applicant is Victor Spairana, 9 Albert Street, Troy, NY 12180. **Approved**

ZB2010-026 Minor Area Variance to allow for excessive fence height related to a proposal to construct a front yard fence at 40 117th Street, an R-3 Zone, ID 80.48-14-2. Applicant is Lisa Trant, 40 117th Street, Troy, NY 12180. **Approved**

PLANNING BOARD DECISION APPEAL

ZB2010-027 Appeal of a Planning Board Decision PB2010-028, 48 Vandenburg Ave heard and approved June 10, 2010. Applicant is James Werking, 340 Waters Road, East Greenbush, NY 12061 **Appeal Denied**

All projects are reviewed in accordance with the 2007 NYS Building Code, the NYS Fire Code, and all other applicable codes, by The Department of Engineering's Bureau of Code Enforcement.

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: 279-7168. 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