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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 18, 2009** in the Second Floor Mayors Conference 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

ZB2009-029 Minor Area Variance to allow for a setback deficiency related to a proposal to construct an open wall pavilion. Project location is 2 McClelland Ave, an R-1 Zone, ID 112.38-2-1. Applicant is Albert Pascinella, 2 McClelland Ave, Troy, NY 12180.

Major Area Variance

ZB2009-023 Major Area Variance to allow for an additional freestanding sign related to a new hotel and conference center. Project location is 235 Hoosick Street, in a HCD Zone, ID 101.32-3-3 Applicant is Hoosick Street Development, 302 Washington Ave, Albany NY 12203.

Withdrawn

ZB2009-025 Major Area Variance to allow for a rear setback deficiency related to a proposal to enclose a rear deck. Project location is 25 Biscayne Blvd, an R-1 Zone, ID 80-35-1-14. Applicant is James Koblenzer, 25 Biscayne Blvd, Troy, NY 12182.

ZB2009-026 Major Area Variance to allow for business to operate with a parking deficiency. Project location is 569 Congress Street a B-2 Zone, ID 101.80-2-42. Applicant is Eric Paulin, 561 Congress Street, Troy, New York 12180

ZB2009-027 Major Area Variance to allow for excessive letter height related to a proposal to construct business signage. Project location is 63 Third Street, a B-4 Zone, ID 101.53-13-2. Applicant is Troy Living LLC, 340 Broadway, Saratoga Springs New York, 12866.

Use Variance

ZB2009-028 Use variance to allow for a non-conforming use related to a proposal to open a Tattoo Parlor at 601-603 Second Ave, in a B-2 Zone, ID 80.47-5-8. Applicant is Eric Henry, 117 Park Ave, Mechanicville, NY 12118.

ZB2009-030 Use variance to allow for a non-conforming use related to a proposal to operate a Fraternity with a parking deficiency at 320 Congress Street, in a B-2 Zone, ID 101.71-7-2. Applicant is Paul Marano for Phi Sigma Kappa, 258 Broadway, Troy, NY 12180. **Withdrawn**

ZB2009-033 Use variance and major area variance to allow for an art studio to open with a parking deficiency at 161-163 Second Street, a R-4 Zone, ID 100.76-6-2. Applicant is Redmond Griffin, 22 1st Street, Troy, NY 12180.

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