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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 **5:30 P.M.** on **Tuesday September 7, 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

ZB2010-031 Major Area variance to allow for a parking deficiency related to a proposal to construct a single family home at 30 Defreest Ave, a R-2 Zone, ID 112.70-3-19. Applicant is Dennis Rigosu for CEO, 6 Chelsea Place, Clifton Park, NY 12065.

SPECIAL USE PERMIT

ZB2010-029 Special Use permit to allow for a nonconforming use related to a proposal to occupy a vacant medical building as veterinary office at 205 Oakwood Avenue, an R-2 Zone, ID 90.3-39.1 Applicant is David Wagoner, 1165 New Loudon Road, Cohoes, NY 12047.

ZB2010-034 Special Use permit to allow for a nonconforming use related to a proposal to convert a vacant medical building into a single family home at 2312 15th Street, a B-1 Zone, ID 101.40-2-13. Applicant is Napoleon Paterakis, PO Box 883, Troy, New York, 12180.

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.

ZB2010-030 Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to occupy a residential garage as an automobile repair shop at 61 114th Street, an R-3 Zone, ID 80.65-1-7. Applicant is Austin Wilcox, 61 114th Street, Troy, New York, 12182

ZB2010-032 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, Phi Sigma Kappa, and Roman Catholic Diocese, 137 3rd Street, Troy, NY 12180.

ZB2010-033 Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to occupy a residential garage as an automobile repair shop at 721 5th Avenue, an R-3 Zone, ID 80.40-9-4. Applicant is Ray Guilbault, 166 6th Ave, Troy, NY 12180.

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