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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 September 20, 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

Major Area Variance

ZB2007-055 Major Area Variance to allow deficient side setback related to a lot line alteration at 112 Washington Street, between First and Second, an R-4 Zone, ID 100.76-6-9. Applicant is Michael Cuzzo, 156 First St. Troy, NY 12180. **APPROVED**

ZB2007-058 Major Area Variance to allow excessive setback, excessive height, and excessive parking related to a proposal to construct a hotel and retail facility at 225-243 Hoosick Street and 2407 Lavin Court, a Hoosick Commercial District, IDs 101.32-3-3 and -4,-5,-6,-8,-9,-10,-11. Applicant is Hoosick Hospitalities, LLC. 302 Washington Ave. Ext. Albany, NY 12203. **APPROVED**

Special Use Permit

ZB2007-054 Special Use Permit and Major Area Variance to allow conversion of a former bar into a restaurant for over 19 customers with deficient parking at 488 Second Street, at Harrison, an R-4 Zone, ID 111.44-7-23. Applicant is Chris Martin, 408 Williams St. Troy, NY 12180. **APPROVED**

ZB2007-057 Special Use Permit to allow construction of a parking lot as the primary use at 1017 Fifth Avenue, at Canal, an R-4 Zone, ID 112.21-12-3. Applicant is Russell Sage College, 45 Ferry St. Troy, NY 12180. **APPROVED**

Change of Non Conforming Use

ZB2007-045 Change of Non Conforming Use to allow a recording studio to operate in a commercial building at 3265 Sixth Avenue, at Glen, an R-4 Zone, ID 90.54-3-5. Applicant is Don Mannello, 1220 Surf Ave. Brooklyn, NY 11224. **APPROVED**

Use Variance

ZB2007-040 Use Variance/Expansion of a Non-Conforming Use Beyond 10% & Major Area Variance to allow expansion of an existing restaurant and tavern beyond 10% at 37-39 112th Street, at Sixth Avenue, an R-3 Zone, ID 80.64-11-13. Applicant is Pip's Tavern, 41 112th St. Troy, NY 12182. **APPROVED**

ZB2007-046 Use Variance/Expansion of a Non-Conforming Use Beyond 10% to allow expansion of a funeral home at 510 Pawling Avenue, at Parkview Court, an R-2 Zone, ID

112.66-6-10. Applicant is Purcell Funeral Home, 510 Pawling Ave. Troy, NY 12180.

APPROVED

ZB2007-053 Use Variance/Expansion of a Non-Conforming Use Beyond 10% & Major Area Variance to allow expansion of a boat club building with a rear setback deficiency at vacant First Avenue, (mailing address 763) at 121st Street, an R-2 Zone, ID 80.32-6-5. Applicant is Troy Motor Boat and Canoe Club, 763 First Ave. Troy, NY 12182. **APPROVED**

ZB2007-056 Use Variance, Major and Minor Area Variance to allow construction of a construction business parking lot with excessive fencing and deficient paving and buffering at 33-35 Ida Street, (aka 276 Second St.) R-4 Zone, IDs 111.28-1-1 and 2. Applicant is Finelli Construction Co. 359 Broadway, Troy, NY 12180. **APPROVED**

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