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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 October 18, 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

Interpretation

ZB2007-060 Interpretation of whether an object placed on the side of a building constitutes a sign at 3145 Sixth Avenue, at Douw Street, an R-4 Zone, ID 90.62-3-20.1. Applicant is Sixth Ave. Renters Assoc. 3145 Sixth Ave. Troy, NY 12180. **Determined to be a sign.**

Minor Area Variance

ZB2007-063 Minor Area Variance to allow side and main building setback deficiency related to a proposal to construct an accessory garage at 1504 Massachusetts Avenue, between 15th and 16th Streets, an R-1 Zone, ID 101.24-5-2. Applicant is Nathan Baker and Majiel Noonan, 1504 Massachusetts Ave. Troy, NY 12180. **Approved with stipulation.**

ZB2007-068 Minor Area Variance to allow side and rear setback deficiency and excessive height related to a proposal to construct an accessory garage at 486 Pawling Avenue, at Blakely Court, an R-2 Zone, ID 112.58-7-8. Applicant is Barry and Deborah Cox, 486 Pawling Ave. Troy, NY 12180. **Approved.**

Major Area Variance

ZB2007-059 Major Area Variance to allow excessive letter size on a sign at 65 Vandenburg Avenue, south of Morrison Avenue, a B-2 Zone, ID 123.21-1-22. Applicant is SEFCU, 700 Patroon Creek Blvd. Albany, NY 12206. **Approved.**

ZB2007-062 Major Area Variance to allow off street parking deficiency and side and rear setback deficiency related to a proposal to create a dwelling unit in a garage accessory to an existing two family building. Project location is 681 Fifth Avenue, at 119th Street, an R-2 Zone, ID 80.48-3-3. Applicant is Jeffrey McCauley, 312 Osborne Rd. Loudonville, NY 12211.

Withdrawn, applicant did not appear.

ZB2007-065 Major Area Variance to allow off street parking deficiency related to a proposal to re-occupy a building with four dwelling units at 2417 Fifth Avenue, at Hoosick Street, a Hoosick Waterfront District, ID 101.22-30-2-2. Applicant is River Street Club Inc. 540 River St. Troy, NY 12180. **Denied.**

ZB2007-066 Major Area Variance to allow off street parking deficiency related to a proposal to re-occupy a building with four dwelling units at 2419 Fifth Avenue, at Hoosick Street, a Hoosick

Waterfront District, ID 101.22-10-9. Applicant is River Street Club Inc. 540 River St. Troy, NY 12180. **Denied.**

ZB2007-067 Major Area Variance to allow off street parking deficiency related to a proposal to expand the existing Carol's Place for Pizza and Subs into the storefront to the south at 540 Pawling Avenue, at Ford, a B-2 Zone, ID 112.66-12-8. Applicant is Carol Stroman, 536 Pawling Ave. Troy, NY 12180. **Approved with stipulations.**

ZB2007-069 Major Area Variance to allow side setback deficiency related to a proposal to construct a carport attached to the main dwelling at 14 Biscayne Boulevard, an R-1 Zone, ID 80.35-3-6. Applicant is Charles Ellett, 747 2nd Ave. Troy, NY 12182. **Approved.**

ZB2007-070 Major Area Variance to allow excessive setback, excessive parking, excessive freestanding signage, and deficient building coverage related to a proposal to construct a Rite-Aid Pharmacy at 272 to 282 Hoosick Street, at Burdett Avenue, a Hoosick Commercial District, IDs 101.33-5-1,2,3,4,5. Applicant is Nigro Group, 80 Wolf Rd. Albany, NY 12205. **Tabled.**

ZB2007-071 Major Area Variance to allow side and rear setback deficiencies related to a proposal to expand the footprint of an existing single family home at 2600 Lavin Court, an R-1 Zone, ID 101.24-2-3. Applicant is Mildred Carroll, 2600 Lavin Ct. Troy, NY 12180. **Approved.**

Special Use Permit

ZB2007-061 Special Use Permit & Major Area Variance to allow creation of two office units above a previously approved tanning salon with an off street parking deficiency at 144 Stow Avenue, at Calder Street, an R-3 Zone, ID 101.84-6-1.1. Applicant is Joseph Delameter, 28 Stow Ave. Troy, NY 12180. **Tabled, at request of applicant.**

Change of Non Conforming Use

ZB2007-064 Change of Non-Conforming Use to allow conversion of a former metal fabrication business into a fence supply business at Cragin Avenue, between Glen and Park, an R-3 Zone, ID 90.55-9-13.1. Applicant is Brian Trebley, 21 Cragin Ave. 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