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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 **Wednesday, November 1, 2006** 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

OLD BUSINESS

ZB2006-046 Change of Non-conforming Use to allow conversion of a former auto body shop into a woodworking shop and apartments at 1049 Fifth Avenue, at Jefferson Street, an R-4 Zone District, ID 101.77-13-5. Applicant is Devin Dascher 426 Second St. Troy, NY 12180. **APPROVED**

ZB2006-058 Use Variance to allow a former auto related business to be reestablished as an auto repair, auto body, and auto sales business, with an existing towing business at 520 Fifth Avenue, at 114th Street, B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox Jr. PO Box 562 Clifton Park, NY 12065. **TABLED at request of Applicant**

NEW BUSINESS

MAJOR AREA VARIANCE

ZB2006-052 Major Area Variance to allow lot size deficiency related to a proposal to subdivide a piece of property and construct a single family residence at 613 Third Avenue, between 116th and 117th Streets, an R-3 Zone District, ID 80.47-6-2. Applicant is James Roberts, 105 Coveville Road Ext. Schuylerville NY, 12871. **DENIED**

ZB2006-060 Major Area Variance to allow off street parking deficiency related to a proposal to open a neighborhood grocery store and demolish a garage at 307 Fifth Avenue, at 107th Street, B-2 Zone District ID 90.23-6-2. Applicant is Joe Thomas & Edward Kahn, 10 Donnelly Drive, Rensselaer NY 12144. **DENIED**

ZB2006-063 Major Area Variance to allow excessive signage related to a proposal to replace a sign at a church at 451 Marshland Court, at North Lake, R-2 Zone District, ID 101.26-1-9. Applicant is Our Lady of Victory Church, 451 Marshland Ct. Troy, NY 12180. **APPROVED**

ZB2006-064 Major Area Variance to allow parking deficiency related to a proposal to open a neighborhood grocery store in a vacant storefront. Project location is 408 Second Street, at Jackson, R-4 Zone District, ID 111.36-8-21.2. Applicant is Omer Mahgoub, 88 Third St. Troy, NY 12180. **DENIED**

SPECIAL USE PERMIT

ZB2006-056 Special Use Permit to allow opening a tavern in a vacant storefront at 351 Fourth Street, at Canal Avenue, R-4 Zone District, ID 112.21-11-2. Applicant is Miles Blakeborough, 38 Brunswick Rd. Troy, NY 12180. **DENIED**

ZB2006-062 Special Use Permit to allow business office in a vacant storefront related to a proposal to demolish the rear portion of a building, reconstruct, and occupy the building for residential and a business office at 65 Mill Street, at Erie, R-3 Zone District, ID 112.61-3-7. Applicant is KSL Properties LLC. 30 Berkshire Dr. Troy, NY 12180. **APPROVED**

CHANGE OF NONCONFORMING USE

ZB2006-059 Change of Nonconforming Use to allow conversion of the rear section of the former Ken Goewey auto sales business into a transportation shuttle service at 358-360 Fifth Avenue, at 108th, B-2 Zone District, ID 80.79-7-15. Applicant is Northeast Shuttle Service 23 Russell Ct. Troy, NY 12182. **APPROVED**

USE VARIANCE

ZB2006-050 SEQRA for Use Variance to allow location of a cell tower on a parcel of land on the Lansingburgh hill at 20 Gurley Avenue, behind UW Marx building, R-1 Zone District, ID 80.49-5-4. Applicant is Verizon Wireless, 175 Calkins Rd. Rochester, NY 14623. **VOTED LEAD AGENCY to PLANNING BOARD**

ZB2006-061 Use Variance to allow occupation of a vacant lot and building for use as a towing and vehicle reclamation business at 3317-3321 Seventh Avenue, at 101st Street, R-4 Zone District, ID 90.55-3-10. Applicant is Cathia Mouawad and Michael DeRubertis, 1 Northern Sites Dr. Mechanicville, NY 12118. **APPROVED W/ STIPS**

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: 270-4557. 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