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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 December 6, 2007** in the third floor conference room 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

ZB2007-078 Major Area Variance to allow a sign to be located on the side of a building at third floor level 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.

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.

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.

ZB2007-073 Major Area Variance to allow a one year deferment on paving, lot delineation, and landscape buffering related to a proposal to use recently demolished lots to expand a car sales business at 2648-2650 & 2654 Sixth Avenue, across from Rensselaer Street, a B-5 Zone, ID 101.22-4-1, and -2. Applicant is Gendron's Truck Center, 2702 Sixth Ave. Troy, NY 12180.

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.

Change of NonConforming Use

ZB2007-072 Change of NonConforming Use & Major Area Variance to allow conversion of a private sportsman's club into a sports bar with deficient parking at 52 Glen Avenue, at Cragin, an R-3 Zone, ID 90.55-9-13.22. Applicant is John Bobo, 50 Glen Ave. Troy, NY 12180.

Use Variance

ZB2007-079 Use Variance & Major Area Variance to allow creation of an off street parking lot with paving material deficiency on a site with a building recently demolished on an emergency basis at 541 Congress Street, west of Brunswick Avenue, an B-2 Zone, ID 101.79-3-27. Applicant is Logistical Development Corporation, 545 Congress St. 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