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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 **Tuesday December 16, 2008** in the Second Floor Mayor's 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.

Major Area Variance

ZB2008-066 Major Area Variance to allow for a excessive signage on a proposal to construct a sign on top of the property at 4 Brunswick Road, in a B-2 zone, ID 101.80-4-3. Applicant is Rodney Wiltshire, 47 Brunswick Rd, Troy NY 12180.

ZB2008-068 Major Area Variance to allow for a parking deficiency related to a proposal to convert a former hair salon into a neighborhood convenience store at 852 Fifth Ave, in a R-3 Zone, ID 80.25-12-1. Applicant is Dexter DeFreitas, 852 Fifth Ave, Troy NY 12182.

ZB2008-070 Major Area Variance to allow for a rear setback deficiency related to a proposal to construct a sunroom addition off the back of the property at 34 Hyland Drive, in a P Zone, id 80.43-3-20.1. Applicant is Shawn Morgenstern 12 Jupiter Lane, Albany NY 12265.

ZB2008-072 Major Area Variance to allow for a parking deficiency related to a proposal to occupy a multi-use building with residential and commercial spaces at 444 River Street, in a HWD Zone, ID 101.38-1-1. Applicant is David Holmes, 444 River Street, Troy NY 12180.

Use Variance

ZB2008-063 Use Variance to allow for a non-conforming use on a proposal to open up a Tattoo Parlor at 355 Fifth Ave, in a B-2, ID 80.79-6-7. Applicant is Jesse Hunt, 219 Mineral Springs Rd, Melrose, NY 12121.

ZB2008-069 Use Variance and Major Area Variance to allow for a non-conforming use to occupy an existing garage to operate an auto repair shop with parking deficiencies on the property at 895 Seventh Ave, in a R-1 Zone, ID 80.25-4-5. Applicant is Everett Ostrander, 895 Seventh Ave, Troy NY 12180.

ZB2008-071 Use Variance to allow for a Peer Support Center to occupy and operate at 274-280 Second Street, in a R-4 Zone, ID 100.84-7-14. Applicant is the Mental Health Empowerment Project, Inc, 720 6th Ave, 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