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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 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

Interpretation

ZB2007-084 Interpretation regarding whether condominium units are considered an allowed use in the B-4 Zone. Applicant is Dan McCarthy, 26 Pickering Lane, Troy, NY 12180.

Major Area Variance

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.

ZB2007-074 Major Area Variances to allow side and rear setback deficiency and excessive signage and freestanding signs related to a proposal to construct a Rite-Aid Pharmacy at 869-2nd Avenue, in a B-3 Zone, ID 70.80-3-3. Applicant is Stantec Consulting for 869 Second Ave, LLC, 596 New Loudon Rd., Latham, NY 12110.

ZB2007-080 Major Area Variance to allow lot size and front setback deficiency related to a proposal to convert the second floor of an accessory structure into a dwelling unit at 39 Sheridan Avenue, at Thomas Street, an R-2 Zone, ID 112.70-4-13. Applicant is David Klem, 39 Sheridan Ave. Troy, NY 12180.

ZB2007-081 Major Area Variance for lot size deficiency related to a proposal to convert two first floor commercial spaces to residential units in a multi-family building at 213-215 Fourth Street, at Liberty, an R-4 Zone, ID 101.69-8-10. Applicant is Anthony Cavotta 10 Greenridge Pl. Saratoga Springs, NY 12866.

ZB2007-088 Major Area Variance to allow lot size, setback, and parking deficiencies related to a proposal to create a new dwelling unit on the second floor of an accessory structure in the rear of a multi-family building at 163 First Street, at Washington, an R-4 Zone, ID 100.76-9-9. Applicant is Al Lapidis, 102 Palmer St. Passaic NJ 07055.

Special Use Permit

ZB2007-077 Special Use Permit to allow conversion of a vacant lot into off street parking for four vehicles at 3242 Seventh Avenue, between Glen and Park, an R-3 Zone, ID 90.55-9-28. Applicant is Kenneth Thompson, 24 Glen Ave. Troy, NY 12180.

ZB2007-085, 086,087 Special Use Permit to allow an off street parking lot as a principal use related to a proposal to convert a former blacktop business into a Pump service/supply business at 883, 885, 887 River Street, an R-4 Zone, ID 90.54-1-11,12,13. Applicant is SNS 50 Properties, LLC PO Box 162, Sand Lake, NY 12153.

ZB2007-091 Special Use Permit to allow conversion of an existing 4 story hotel into a 154 room, supervised student housing facility with related support facilities at 1800-6th Avenue, a B-4 Zone, ID 101.54-2-1.1. Applicant is RC Housing I, LLC, 18 Aiken Ave., Hudson, NY 12534.

Change of NonConforming Use

ZB2007-083 Change of Non-Conforming Use to allow conversion of a former blacktop business into a Pump service/supply business at Regatta Place, an R-3 Zone, ID 90.54-1-7. Applicant is SNS 50 Properties, LLC PO Box 162, Sand Lake, NY 12153.

Use Variance

ZB2007-082 Use Variance to allow conversion of a 2nd story apartment into a tattoo parlor at 56 Brookview Avenue, an R-2 Zone, ID 112.83-3-17. Applicant is Varick Nevins, 56 Brookview Ave., Troy, NY 12180.

ZB2007-089 Use Variance to allow conversion of a former beauty salon into a tattoo parlor at 111-113 Fifth Avenue, at 102nd Street, a B-2 Zone, ID 90.39-4-27. Applicant is Jesse Hunt, 219 Mineral Springs Rd. Melrose, NY 12121.

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