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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, February 26th, 2004** 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

NEW BUSINESS

ZB2004-0004 Change of Non-Conforming Use, Use Variance and Major Area Variance to allow occupancy of a portion of an existing non-conforming building for use as an automotive towing dispatch office and to expand the new proposed use to include a 24 hour automobile storage facility for towed vehicles in the building's associated parking lot with parking design deficiencies at 720 6th Avenue, at 120th Street, an R-2 zone district. Applicant is John Sweeter, PO Box 397 Clifton Park, NY 12065. **TABLED at REQUEST OF APPLICANT**

ZB2004-0007 Special Use Permit to allow conversion of an existing tailor shop into a general business office for a travel agency at 471 6th Avenue, at 112th, an R-3 Zone District. Applicant is Chris & Dawn Garabedian, 43 Rotterdam Drive, Glenmont, NY 12077. **APPROVED**

ZB2004-0008 Use Variance to allow operation of a two season outdoor storage facility for a winter snow removal and salting company, and a summer landscaping company at 203& 207 Fourth Street, at Liberty, an R-4 Zone District. Applicant is David Mulino, 1 Coyote Lane, Troy NY 12180. **DENIED**

ZB2004-0009 Major Area Variance to allow front setback deficiency related to construction of a garage and addition to an existing single family residence at 663 First Avenue, at 118th, an R-2 Zone District. Applicant is Robert Gamache, 137 Ontario Street, Cohoes, NY 12047. **APPROVED**

ZB2004-0010 Use Variance and Major Area Variance to allow more than 10% expansion of an existing restaurant (Notty Pine) with deficient parking at 2301 15th Street, at Hutton, a B-1 Zone District. Applicant is Clem Zotto, 185 North Lake 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: 270-4619. 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
Catherine Conroy, Chairperson