



**Catherine Conroy**  
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**Zoning Board of Appeals**  
  
NOTICE OF PUBLIC HEARING

**Harry Tutunjian**  
Mayor  
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Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct its Annual Organizational Meeting starting at 6:00 P.M. on **Thursday, March 31, 2005** in the second floor council chambers of TROY CITY HALL.

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, March 31, 2005** 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

#### **MINOR AREA VARIANCE**

**ZB2005-0015** Minor Area Variance to allow excessive height and side setback deficiencies related to a proposal to construct an accessory garage in the rear of 154 Fifth Ave, between 102<sup>nd</sup> and 103<sup>rd</sup>, an R-4 Zone District. Applicant is Sharon Matthey and Mark Vincent, 154 5th Ave. Troy, NY 12182.

**APPROVED**

#### **OLD BUSINESS**

**ZB2005-0006** Major Area Variance to allow subdivision of one parcel containing two buildings into two parcels containing one building each with lot size deficiencies at 855 Fourth Avenue, at 124<sup>th</sup> Street, an R-3 Zone District. Applicant is Eve Johnson, 855 Fourth Ave, Troy NY 12182. **DENIED**

**ZB2005-0008** Use Variance to allow a tattoo parlor to operate in an existing building at 90 Hoosick Street, at 9<sup>th</sup> Street, a B-5 Zone District. Applicant is Danielle Valenti & Scott Sawyer, 69 5<sup>th</sup> Avenue, Troy NY 12182. **DENIED**

#### **NEW BUSINESS**

**ZB2005-0005** Special Use Permit to allow residential units below the second floor of a proposed residential apartment building with a commercial component at 384 Congress Street, at 15<sup>th</sup>, a B-2 Zone District. Applicant is Banmer Associates, 3 E-Comm Sq. Albany, NY 12207. **TABLED**

**ZB2005-0011** Major Area Variance to allow off street parking deficiency related to a proposal to open a small restaurant in a one-story masonry building in the rear of 377 Congress Street, aka 1300 15<sup>th</sup> St, a B-2 Zone District. Applicant is Jan Seimignowski, 15 Grandview Drive, Poestenkill NY 12140.

**APPROVED**

**ZB2005-0012** Use Variance to allow construction of a wireless communications tower on the property of Uncle Sam Pipe Supply Co., 60 113<sup>th</sup> Street, at Ninth Avenue, an R-3 Zone District. Applicant is Uncle Sam Pipe Supply and Cingular Wireless, 251 New Karner Rd. Albany, NY 12205. **TABLED**

**ZB2005-0013** Major Area Variance to allow lot size, setback, and parking deficiencies related to a proposal to subdivide a parcel containing two buildings into two parcels containing one building each at 276 Third Street, at Jefferson, an R-4 Zone District. Applicant is Chris and Steph Saccocio, 4141 Albany St. Albany, NY 12205. **APPROVED**

**ZB2005-0014** Major Area Variance to allow rear setback deficiencies related to a proposal to construct two family homes on vacant parcels at lot #7 and lot #8 on the end of Iphofen Drive, an R-2 Zone District. Applicant is Thomas Murley 32 Hialeah Drive, Troy NY 12182. **APPROVED**

**ZB2005-0016** Major Area Variances to allow lot size and off street parking deficiencies related to a proposal to construct a 4-family residential building at 1007 Jacob Street, at the corner of 10<sup>th</sup>, an R-3 Zone District. Applicant is Michael Walker, 2160 Twelfth Street, Troy NY 12180. **DENIED**

**ZB2005-0017** Change of Non-Conforming Use and Major Area Variance to allow conversion of an existing warehouse building into 6 dwelling units with deficient parking at 38 Tyler Street, at 4<sup>th</sup>, an R-2 Zone District. Applicant is Feinwill Properties, PO Box 11-600 Albany NY 12211. **DENIED**

**ZB2005-0018** Major Area Variance to allow lot size deficiencies related to a proposal to subdivide two parcels into four parcels and construct a single family home on each new parcel at the south east corner of Eleventh and Hutton, an R-3 Zone District. Applicant is Habitat for Humanity, 82 Third St. Troy, NY 12180. **DENIED**

**ZB2005-0019** Special Use Permit and Major Area Variance to allow conversion of a first floor commercial space into residential units with a one-year waiver of parking materials at 2257 Fifteenth Street, at Hutton, a B-1 Zone District. Applicant is Vartan Jerian, 2338 17<sup>th</sup> St. Troy, NY 12180. **DENIED**

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  
Catherine Conroy, Chairperson