



Cecile Mirch
Chairperson

Phone (518) 270-4619
Fax (518) 270-4642

Zoning Board of Appeals

NOTICE OF PUBLIC HEARING

Harry Tutunjian
Mayor

Phone (518) 270-4401
Fax (518) 270-4609

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, April 28, 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

OLD 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 15th, a B-2 Zone District. Applicant is Banmer Associates, 3 E-Comm Sq. Albany, NY 12207.

ZB2005-0012 Use Variance to allow construction of a wireless communications tower on the property of Uncle Sam Pipe Supply Co., 60 113th 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.

NEW BUSINESS

ZB2004-0066 Major Area Variance to allow off-street parking deficiency related to a proposal to convert the OTB into the Hudson Mohawk Recovery Center at 369 Second Avenue, at foot of 109th. Applicant is Hudson Mohawk Recovery Center, 24 First St. Troy, NY 12180.

ZB2005-0020 Major Area Variance to allow excessive signage for a commercial storefront at 77 Third Street, between State and Congress, a B-4 Zone District. Applicant is Pat and Jacquelynn McDonough, 40 Fonda Rd. Waterford, NY 12188.

ZB2005-0021 Use Variance to allow expansion of a nursery use and creation of a commercial self storage facility at 525 Campbell Ave, across from Industrial Park Rd, a B-5 and Conservation Zone District. Applicant is Joseph Casale, 547 Main Ave. Wynantskill, NY 12219.

ZB2005-0022 Major Area Variance to allow a rear setback deficiency related to a proposal to construct a 700sq ft addition to an existing (liquor) store at 260 Hoosick Street, west of Burdett, a Hoosick St Commerce Zone District. Applicant is Glenn Witecki, 8 South Church St. Schenectady NY 12305.

ZB2005-0023 Major Area Variance to allow a parking deficiency related to a proposal to open a retail store at 484 Fifth Avenue, between 112th and 113th, a B-2 Zone District. Applicant is Brian Houle, PO Box 150 Troy, NY 12182.

ZB2005-0024 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 17th St. Troy, NY 12180.

ZB2005-0025 Use Variance to allow retail fast food restaurant on the same parcel as an auto sales lot at 341 Second Ave, at the foot of 108th, a B-2 Zone District. Applicant is Jan-Joe Inc and Mark Cifarelli, 357 Second Ave, Troy NY 12182.

ZB2005-0026 Major Area Variance to allow lot size deficiency and setback deficiency related to a proposal to subdivide a parcel containing mobile homes into three parcels for single family homes at 589 First Ave, at 116th St, an R-2 Zone District. Applicant is John Jorgensen, 100 Bedell Rd. Poughkeepsie, 12603.

ZB2005-0027 Major Area Variance to allow lot size deficiency related to a proposal to subdivide a single family home from a lot containing 5 mobile homes at One 114th St. at First Ave, an R-2 Zone District. Applicant is John Jorgensen, 100 Bedell Rd. Poughkeepsie, 12603.

ZB2005-0028 Change of Non-Conforming Use to allow conversion of the former Kathy's auto sales lot, into an auto repair lot at 257 Congress Street, at 11th Street, a B-2 Zone District. Applicant is Charles Sivaslian 3788 Rt 2, Cropseyville, NY 12180.

ZB2005-0031 Major Area Variances to allow lot size deficiency related to a proposal to construct a 3-family residential building at 1007 Jacob Street, at the corner of 10th, an R-3 Zone District. Applicant is Michael Walker, 2160 Twelfth Street, 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: 270-4557. 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
Cecile Mirch, Chairperson