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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, June 24th, 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

MINOR AREA VARIANCE

ZB2004-0043 Minor Area Variance to allow side setback deficiency related to construction of a swimming pool at 419 Third Street, between Monroe and Jackson, an R-4 Zone District. Applicant is William Sass 419 Third St. Troy, NY 12180. **APPROVED**

OLD BUSINESS

ZB2004-0004 Change of Non-Conforming Use, Use Variance and Major Area Variance, or an Interpretation of the preceding, 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. **INTERPRETED THAT TOWING DISPATCH OFFICE DOES NOT REQUIRE CHANGE OF NON-CONFORMING USE REVIEW. DENIED USE VARIANCE FOR 24 HOUR AUTOMOBILE STORAGE FACILITY.**

ZB2004-0028 Interpretation of dwelling unit definition related to a proposal to create permanent living space for 20 single adults at the former One Pocket Billiards at 202 Fourth St, at Hill, a B-4 Zone District. Applicant is Joseph's House & Shelter Inc. 74 Ferry St, Troy, NY 12180. **DIRECTOR OF CODE ENFORCEMENT INTERPRETATION STANDS. USE VARIANCE TO BE REVIEWED IN JULY.**

NEW BUSINESS

ZB2004-0032 Major Area Variance to allow excessive height related to a proposal to construct an accessory garage at the south end of Country Garden Acres at 110 Colleen Rd, off of Campbell Ave, an R-3 Zone District. Applicant is Country Garden Acres, 110 Colleen Rd. Troy, NY 12180. **APPROVED**

ZB2004-0033 Major Area Variance to allow parking deficiency related to a proposal to open a flower/garden/tea shop in a vacant 1-story building at 2217 Fifth Avenue, north of Jacob St, an R-4 Zone District. Applicant is Jerry Ellis, 7 Broadway, Troy, NY 12180. **APPROVED**

ZB2004-0034 Major Area Variance to allow side setback deficiency related to a proposal to construct an addition in the back of 3 Washington Place, in the local Historic District, an R-4 Zone District. Applicant is Sandra Vardine 147 Barrett St, Schenectady, NY 12305. **APPROVED**

ZB2004-0035 Major Area Variance to allow setback deficiency related to a proposal to construct an addition in the back of 125 Second Street, between Ferry and Division, in the local Historic District, an Institutional Zone District. Applicant is James and Phyllis Conroy, 125 Second St, Troy, NY 12180. **APPROVED**

ZB2004-0036 Major Area Variance to allow setback deficiencies related to a proposal to demolish and reconstruct a garage in the rear of 12 Collins Ave, an R-2 Zone District. Applicant is Anthony and Karen Milanese, 12 Collins Ave. Troy, NY 12180. **APPROVED**

ZB2004-0037 Major Area Variance to allow parking deficiency related to a proposal to convert a one-family home into a two-family at 3126 Sixth Ave, between Douw and Swift, an R-4 Zone District. Applicant is Michael McGovern, 75 Pine Hill Park, Valatie, NY 12184. **APPROVED W/ STIP THAT APPLICANT RETURN IN ONE YEAR TO ASSESS 2 PARKING SPACE VARIANCE.**

ZB2004-0038 Use Variance to allow a flea market to operate temporarily in a vacant lot on President St. at the foot of Middleburgh St, a B-5 Zone District. Applicant is Michael Kitner, 91 4th St. Troy, NY 12180. **APPROVED**

ZB2004-0039 Use Variance to allow construction of a one family house related to a proposal to demolish an existing one family house on the same lot at 837 5th Avenue, between 123rd and 124th, a B-3 Zone District. Applicant is Walter Watson, 837 5th Ave. Troy, NY 12180. **APPROVED**

ZB2004-0040 Major Area Variance to allow setback deficiency related to a proposal to demolish and construct an addition to an existing residence at 657 First Avenue, between 117th and 118th, an R-2 Zone District. Applicant is Lenny Kluz, 508 Orchard St. Delmar, NY 12054. **APPROVED**

ZB2004-0041 Use Variance and Major Area Variance to allow expansion of a single-family residence with deficient side setbacks at 12 Alma Court, an Industrial Zone District. Applicant is Oleg Asaulenko, 12 Alma Ct. Troy, NY 12180. **APPROVED**

ZB2004-0042 Use Variance to allow expansion of John Ray and Sons at 2900 Sixth Avenue, at Middleburgh, an R-4 Zone District. Applicant is John Ray and Sons, 2900 Sixth Avenue, 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