



Jay Vandenburg
Chairperson
Phone (518) 279-7168
Fax (518) 270-4642

William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4609

Zoning Board of Appeals
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 **Tuesday March 6, 2012** in the Second Floor conference room A 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.

Major Area Variance

ZB2012-001 Major Area Variance and Special Use Permit to allow for a nonconforming use with a parking deficiency related to a proposal to convert a residential unit into a professional office. Project location is 2220 16th Street, an R-3 Zone, ID 101.40-8-3. Applicant is Peter Doo, 531 Piccadill Road, Towson Md, 21204. (REMOVED)

ZB2012-011 Major Area Variance to allow for setback deficiency related to a proposal to construct 2 steel buildings at 1-2 Cross Street, an IND Zone, ID 111.68-3-1. Applicant is Kevin Livosi, 1 Kelley Street, Troy, NY 12180. (REMOVED)

ZB2012-010 Major Area Variance to allow for a parking deficiency related to a proposal to occupy a vacant building with a restaurant. Project location is 773 River Street, an R-4 Zone ID 90.62-6-13. Applicant is Gerald Pintro, 773 River Street, Troy, NY 12180 **DENIED**

Use Variance

ZB2012-004 Use Variance to allow for a nonconforming use related to a proposal to convert a portion of a restaurant into an apartment at 630 Second Ave, a B-2 Zone ID 80.47.6-1. Applicant is Terry Fredericks, 31 Plant Road, Clifton Park NY 12065 **REMOVED**

ZB2012-007 Use Variance to allow for a nonconforming use related to a proposal to occupy a portion of a commercial building with a tattoo parlor at 631 River Street, an IND Zone, ID 90.78-3-4. Applicant is Jeremy Baye, 842 River Street, Troy, NY 12180. **APPROVED**

Minor Area Variance

ZB2012-008 Minor Area Variance to allow for a setback deficiency related to a proposal to construct a pool at 1504 Sausse Ave, a HCD Zone, ID 101.24-10-2. Applicant is Dara Crispell, 1504 Sausse Ave, Troy, NY 12180. **APPROVED**

ZB2012-009 Minor Area variance to allow for a setback deficiency related to a proposal to construct an accessory structure at 426 1st Street, an R-4 Zone, ID111.44-6-36. Applicant is Joseph Zennaiter, 61 S Main Street, Mechanicville, NY 12118. **APPROVED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Second floor Troy City Hall, 1776 Sixth Avenue, Troy, New York 12180. Telephone: 279-7168. 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

Andrew Petersen, Executive Secretary