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Zoning Board of Appeals
NOTICE OF PUBLIC HEARING
FEBRUARY 7, 2017

ZB 2016-037 Minor Area Variance to allow for a nonconforming signage related to a proposal to construct and attach a sign to 82 Third Street, a B-4 Zone, ID 101.53-14-8. Applicant is Josh Berman, 82 Third Street, Troy, NY 12180. **APPROVED**

ZB 2016-040 Major Area Variance to allow for a nonconforming signage related to a proposal to construct a freestanding sign for a new housing complex at 100 Morrison Avenue, an INST Zone, ID 112.69-1-10. Applicant is Oakhurst Signs, 12445 62nd Street N, Suite 305, Largo, FL 33773. **WITHDRAWN due to absence of applicant**

ZB 2017-001 Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to open a tattoo parlour and art gallery in a vacant commercial storefront at 274-276 Fourth Street, in an R-4 Zone, ID 101.77-9-1. Applicant is Kelly Ciancanelli, 101 Ferry Street, Apt. 3, Troy, NY 12180. **APPROVED**

ZB 2017-002 Use Variance and Major Area Variance to allow for a nonconforming use with a parking deficiency related to a proposal to open a barbershop / beauty salon in a vacant first-floor unit at 661 Fifth Avenue, in an R-4 Zone, ID 80.48-8-4. Applicant is Alicia Richards, 738 River Street, Troy, NY 12180. **APPROVED**

ZB 2017-004 Use Variance and Major Area Variance to allow for a nonconforming use with setback deficiencies and parking deficiencies related to a proposal to construct two 6-unit apartment buildings at 131 Orchard Avenue, in an R-1 zone, ID 101.73-3-10. Applicant is Mario Abate, P.O. Box 744, Troy, NY 12181. **DENIED**

ZB 2017-005 Special Use Permit and Major Area Variance to allow for a special use with lot area deficiency, lot width deficiency, setback deficiencies, and a possible parking deficiency related to a proposal to renovate a dilapidated vacant former tavern and convert it into a real estate office at 351 Fourth Street, in an R-4 Zone, ID 112.21-11-2. Applicant is Louis Narcavage, 1273 Stratford Road, Schenectady, NY 12308. **APPROVED**

ZB 2017-006 Use Variance to allow for a nonconforming use related to a proposal to operate an automobile storage lot for cars on the way to the auction, as an accessory use at 657-661 Second Avenue, in a B-2 Zone, ID 80.47-2-2. Applicant is Wandis Mata, 180 Delaware Avenue, Apt. D, Troy, NY 12180. **APPROVED WITH STIPULATION – Maximum of 4 cars allowed**

ZB 2017-007 Use Variance and Major Area Variance to allow for a nonconforming use with setback deficiencies, excessive lot coverage, loading space size deficiency, parking lot design, and possible parking deficiency related to a proposal to renovate a vacant office building and convert it into a small

café and 4 apartments at 40 River Street, in an IND zone, ID 100.76-5-14. Applicant is Kyle Engstrom, 53 Third Street, Troy, NY 12180. **APPROVED**

ZB 2017-008 Use Variance and Major Area Variance to allow for a nonconforming use with setback deficiencies and parking deficiencies related to a proposal to renovate a church and convert it into 5 apartments at 426 Third Avenue, in an R-2 Zone, ID 80.71-7-1. Applicant is V and J Homes, P.O. Box 1011, Latham, NY 12110 **APPROVED, with 0 necessary parking spaces**

Catherine Conroy, Chairperson

Christine Hillary, Executive Secretary