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**Zoning Board of Appeals
NOTICE OF PUBLIC HEARING
MARCH 7, 2017**

ZB 2017-09 Use Variance and Major Area Variance for a nonconforming use with a parking deficiency, related to a proposal to open a store selling tobacco products and adult novelties at 3081 Sixth Avenue in an R-4 zone, ID 90.70-3-2. Applicant is Bakht Kahn, 3081 Sixth Avenue, Troy, NY 12180.

DENIED

ZB 2017-10 Use Variance and Major Area Variance for a nonconforming use with excessive density, excessive height, and deficient rear setback, related to a proposal to construct two 4-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 2017-11 Use Variance for a nonconforming use related to a proposal to open a tattoo parlour in a vacant former veterinary hospital at 898 Second Avenue, in a B-3 Zone, ID 70.80-2-7. Applicant is Brandon van Vorst, 611 Second Avenue, Troy, NY 12182.

APPROVED

ZB 2017-12 Use Variance and Major Area Variance for a nonconforming use with excessive density and a parking deficiency, related to a proposal to add 2 additional units to a 2-unit residence at 1869 Highland Avenue, in an R-2 Zone, ID 101.72-4-18. Applicant is Frank DeCarlo, P.O. Box 531, Alpine, NJ 07620.

REMOVED with intent to reschedule at request of applicant

ZB 2017-13 Major Area Variance for a parking deficiency related to a proposal to create a mixed use building with a first floor café and six 1 BR apartments, in a former residential building for low-income veterans, at 2423 Fifth Avenue, in a HWD Zone, ID 101.22-10-13. Applicant is John Ambuhl, 42 Marvin Avenue, Troy, NY 12181.

APPROVED

ZB 2017-14 Use Variance for a nonconforming use related to a proposal to demolish 6 vacant residential buildings, and create a parking lot for 26 vehicles, at 2436 Fifth Avenue, 2442 Fifth Avenue, 2448 Fifth Avenue, 22 Vanderheyden Street, 26 Vanderheyden Street, and 28 Vanderheyden Street, in a HWD Zone, ID 101.22-11-16. Applicant is Unity House of Troy, Inc., 2431 Sixth Avenue, Troy, NY 12180.

DENIED

ZB 2017-15 Use Variance for a nonconforming use with a parking deficiency related to a proposal to convert the abandoned former Haskell School into 20 apartments, with 28 off-street parking spaces, at 150 Sixth Avenue, in a R-2 Zone, ID 90.39-6-38. Applicant is Alan Butrico, 4801 Avenue A, Brooklyn, NY 11234.

APPROVED

ZB 2017-16 Major Area Variance for a parking deficiency related to a proposal to convert a diner into a convenience store with a delicatessen at 668 Second Avenue, in a B-2 Zone, ID 80.48-1-1. Applicant is Naseem Tariq, 46 Third Street, Waterford, NY 12188.

WITHDRAWN

ZB 2017-17 Use Variance and Major Area Variance for a nonconforming use with lot area deficiency, front setback deficiency, rear setback deficiency, excessive density, and excessive building height, related to a proposal to subdivide a 1.5 acre parcel into 8 smaller parcels, with 16 residential units (in addition to an existing medical office) and 32 on-site parking spaces, at 415 Second Avenue, in an R-1 zone, ID 80.71-5-2. Applicant is Rick Wilson, P.O. Box 1268, Troy, NY 12181. **DENIED**

ZB 2017-18 Major Area Variance for a parking deficiency related to a proposal to renovate a 4-story abandoned building, add a brewpub to the first floor and basement, and add 13 apartments and/or offices to the second and third floors at 669 River Street, in a B-5 Zone, ID 90.78-3-2.1. Applicant is 669 River Street, LLC, 130 Canvass Street, Cohoes, NY 12047. **APPROVED**