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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 **Wednesday, March 21, 2007** 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

ZB2007-013 Minor Area Variance to allow excessive height related to construction of a second floor garage addition at 12 Cottage Street, between Crockett and Stow Avenues, an R-3 Zone, ID 122.28-1-3. Applicant is Rebekah Bennett, 12 Cottage St. Troy, NY 12180.

Major Area Variance

ZB2007-003 Major Area Variance to allow roof mounted sign with excessive letter size at 257 Congress Street, at 11th, a B-2 Zone, ID 101.62-7-8. Applicant is Dennis Honsinger, 40 Brookview Ave. Troy, NY 12180.

ZB2007-005 Major Area Variance to allow for a side setback deficiency related to a proposal to construct an addition to a single-family home at 250 Eighth Street, at Eagle, an R-3 Zone, ID 101.38-6-15. Applicant is Elinor and Lumas Rice, 250 Eighth St. Troy, NY 12180.

ZB2007-007 Major Area Variance to allow setback deficiencies related to a proposal to demolish and reconstruct O'Leary's Tavern at 2253 Fifteenth Street, at Hutton, a B-1 Zone, ID 101.39-11-4. Applicant is Shawn Hughes, 27 North Lansing Rd. Schenectady, NY 12304.

Change of Non-Conforming Use

ZB2007-002 Expansion of a Non-Conforming Use Permit to allow a softball field to be constructed in the rear of the Russell Sage Center for Recreation and Field Sports (former Boys & Girls Club) at 1010 Fifth Avenue, an R-3 Zone, ID 112.21-13-5. Applicant is Russell Sage College, 45 Ferry St. Troy, NY 12180.

ZB2007-009 Change of Non Conforming Use Permit to allow conversion of Myers Pump Company into a metal recycling facility at 295 First Street, between Canal and Madison, a Waterfront Commercial District, ID 111.28-5-1. Applicant is Phoenix Metals Inc. 31 Eastview Rd. Latham, NY 12110.

Use Variance

ZB2007-004 Use Variance to construct a gas station and bank on a vacant parcel of land at 310 Oakwood Avenue, across from Biscayne Blvd., an R-1 Zone, ID 80.-3-3.2 and 80.-3-6. Applicant is Thomas Murley, 32 Hialeah Dr. Troy, NY 12182.

ZB2007-006 Use Variance and Major Area Variance to allow for construction of a two family home with lot size and parking deficiencies at 39 Sullivan Street, at Burden Avenue, an Industrial Zone, ID 111.68-1-2. Applicant is Gary Kayser and Terry Weaver, 789 Pawling Ave. Troy, NY 12180.

ZB2007-011 Use Variance and Major Area Variance to allow a 'Curves' athletic facility to operate and allow a rear setback deficiency related to a proposal to construct additions to Barna's Deli at 15 Campbell

Avenue, at Vandenburg, a B-2 Zone, ID 112.69-2-1. Applicant is A. J. Barna, 15 Campbell Ave. 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
Jay Vandenburg, Chairperson