



**Jay Vandenburg**  
Chairperson  
Phone (518) 270-4618  
Fax (518) 270-4642

**Harry Tutunjian**  
Mayor  
Phone (518) 270-4401  
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 May 13, 2008** 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.

**Major Area Variance**

**ZB2008-017** Major Area Variance to allow for a proposal to demolish the existing O'Leary's Tavern building and re-build a new building at 2253 Fifteenth Street, in a B-1 Zone, ID 101.39-11-4. Applicant is Shawn Hughes(Property Owner), 27 North Lansing Road, Schenectady, NY 12304.

**ZB2008-022** Major Area Variances to allow for a parking deficiency related to a proposal to convert a vacant two story dwelling into a single-family dwelling unit on the second floor at 683 Pawling Ave, in a B-2 Zone, ID 112.75-7-21. Applicant is Steve Giuliano (new tenant), 4 Westfall Ave, Troy, NY 12180.

**ZB2008-023** Major Area Variances and Minor Area Variance to allow for a parking deficiency and setback deficiencies related to a proposal to construct an accessory structure 18'x 21' metal carport on the side of the residence at 443 First Street, in a R-4 Zone, ID 111.44-1-25. Applicant is Michael & Sylwia Rozycki (owner), 443 First Street, Troy, N.Y. 12180.

**Use Variance**

**ZB2008-025** Use Variance and Major Area Variance to allow for a proposal to re-occupy a vacant building to a single-family residence and to occupy the garage as a specialty Deli at 2412 Fifteenth Street, in a HCD Zone, ID 101.32-2-19. Applicant is Nyeon Ha Jeon, 16 Miller 12110.

**Special Use Permit**

**ZB2008-026** Special Use Permit and Major Area Variance to allow for a proposal to install a concrete patio in the front of the building (Terminal Tavern) and patio will be enclosed by an ornamental chain fence and a parking deficiency at 770 Pawling Ave, in a B-2 Zone, ID 112.84-4-2. Applicant is Erin Harris, 111 Hudson Drive, 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: 270-4618. 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