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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 **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 renovate and expand the existing O'Leary's Tavern 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. **APPROVED**

ZB2008-022 Major Area Variances to allow for a parking deficiency related to a proposal to convert a vacant two story building 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 (proposed owner), 4 Westfall Ave, Troy, NY 12180. **APPROVED**

ZB2008-023 Major Area Variances and Minor Area Variance to allow for a paving 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 & Sylvia Rozycki (owner), 443 First Street, Troy, N.Y. 12180. **APPROVED w/Stipulations**

ZB2008-027 Major Area Variance to allow a side setback deficiency in a proposal to replace the existing back deck with a new 12' x 14' back deck at 33 Cheryl Ct., in a P Zone, ID 101.81-1-23.3. Applicant is Deck Crafters, Inc. for Rita M. Lesson (owner), 33 Cheryl Ct., Troy, NY 12180. **APPROVED**

ZB2008-029 Major Area Variance to allow a side setback deficiency in a proposal to construct a 400 square foot, two story addition to the existing residence at 263 Pawling Ave, in a R-2 Zone, ID 112.41-3-27. Applicant is Gerald and Charlene Brammer (owner), 263 Pawling Ave, Troy, NY 12180. **Moved to June Agenda**

Use Variance

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

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 (leasee), 111 Hudson Drive, Troy NY 12180. **APPROVED**

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