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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 July 22, 2008** in the Third Floor Conference room 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**

**ZB2008-037** Major Area Variance to allow for a lot size deficiency on a proposal to construct a 2 story (4 unit) residential building at 696-698 Second Ave, in a R-4 Zone, ID 80.40-7-11. Applicant is John Malik, 22 Northern Drive, Troy NY 12182.

**ZB2008-030** Major Area Variance to allow for a parking deficiency on a proposal to expand existing restaurant business by creating a 20'x20' basement addition along with a 1st floor addition for extra seating up to 30 persons and out door patio and seating for up to 30 persons in the summer at 377 Congress Street, in a B-2 Zone, ID 101.79-2-13. Applicant is Jan Siemiginowski, 15 Grandview Drive, Poestenkill, NY 12140

**ZB2008-036** Major Area Variance to allow for a side set back deficiency on a proposal to construct a one story garage addition on the side of the building. Garage will be 12x20 in size at 1023 Madison Ave, in a R-1 Zone, ID 112.39-2-17. Applicant is Doris and Robert Maxwell, 1023 Madison Ave, Troy, NY 12180.

**Use Variance**

**ZB2008-025** Use Variance and Major Area Variance to allow for a non-conforming residential property into a existing vacant building and the garage turned into a Deli/Grocery with a parking deficiency at 2412 Fifteenth Street, in the HCD District, ID 101.32-2-19. Applicant is Nyeon Jeon, 16 Miller Road, Latham, NY 12210.

**ZB2008-038** Use Variance and Major Area Variance to allow for a lot size deficiency on a proposal to convert a grocery store into a pizza/deli and construct a second story addition to be used as office spaces with a lot size deficiency at 187 Hoosick Street, in a HCD Zone, ID 101.32-2-16. Applicant is Gokhan Baykal, 9 Marvin Ave Apt 1B, Troy NY 12180.

**ZB2008-040** Use Variance and Major Area Variance to allow for a three (3) space parking deficiency related to a proposal to operate a sales/publishing office in an existing vacant commercial space at 213-215 Fourth Street, in a R-4 Zone, ID 101.69-8-10. Applicant is Bill Fry, 143 Seventh Ave, Troy, NY 12180.

**Special Use Permit**

**ZB2008-041** Special Use Permit and Major Area Variance to allow for a proposal to convert a garage into a hot dog and sandwich take-out/delivery business at 2300 Fifteenth Street, in a B-1 Zone, ID 101.40-2-10. Applicant is Mike Craft Sr., 10 Tipton Drive, Loudonville, N.Y. 12211.

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