

Barbara Nelson
Chair

Phone (518) 279-7168

Fax (518) 270-4642



Planning Commission
NOTICE of PUBLIC HEARING

William Dunne
Commissioner

Phone (518) 279-7166

Fax (518) 270-4642

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday January 10, 2013 at 6:00 P.M.** in the 5th Floor Planning Department Hearing Room of The Hedley Building, in order to hear and decide on proposals for development as follows:

Full Review

PC2012-057 Site Plan Review of a proposal to occupy a vacant storefront as a Buy and Sell Shop. Project location is 159 River Street, a B-4 Zone, ID 100.60-3-10. Applicant is Mathew Wistuk, 1200 19th Street, Watervliet, NY 12198.

PC2012-058 Site Plan Review of a proposal to subdivide a parcel and demolish a house. Project location is 4-6 Woodlawn Ave, an R-4 Zone, ID 112.66-10-11./1. Applicant is Pawling Ave United Methodist Church, 520 Pawling Ave, Troy, NY 12180.

PC2012-059 Site plan Review of a proposal to construct a 4 unit townhome. Project location is 252 Spring Ave, a P Zone, ID 112.57-2-40. Applicant is Robert Warland, PO Box 5474 Clifton Park, NY 12065

Other Business

Form Based Code Sign Request – 1521 6th Ave Stir it Up Coffee Shop

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 279-7168. Any person having interest in the above matters will be heard at said time and place.

Planning Commission of the City of Troy, New York
Andrew Petersen

Staff Report # PC2012-057

Applicant: Mathew Wistuk

Project Summary:

PC2012-057 Site Plan Review of a proposal to occupy a vacant storefront as a Buy and Sell Shop. Project location is 159 River Street, a B-4 Zone, ID 100.60-3-10. Applicant is Mathew Wistuk, 1200 19th Street, Watervliet, NY 12198.

SEORA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

USE VARIANCE JAN 2013

Site Design Review:

The applicant proposes to occupy the ground floor space of a multi use building located at 159-161 River Street as a Buy Sell Shop. The applicant proposes to utilize approximately 4800 SF. Basement level is to be used for storage of larger merchandise. Upper levels of the structure are proposed for future residential use.

The applicant currently operates both a retail and buy sell shop at 38 and 40 3rd Street. (Captain Cash).

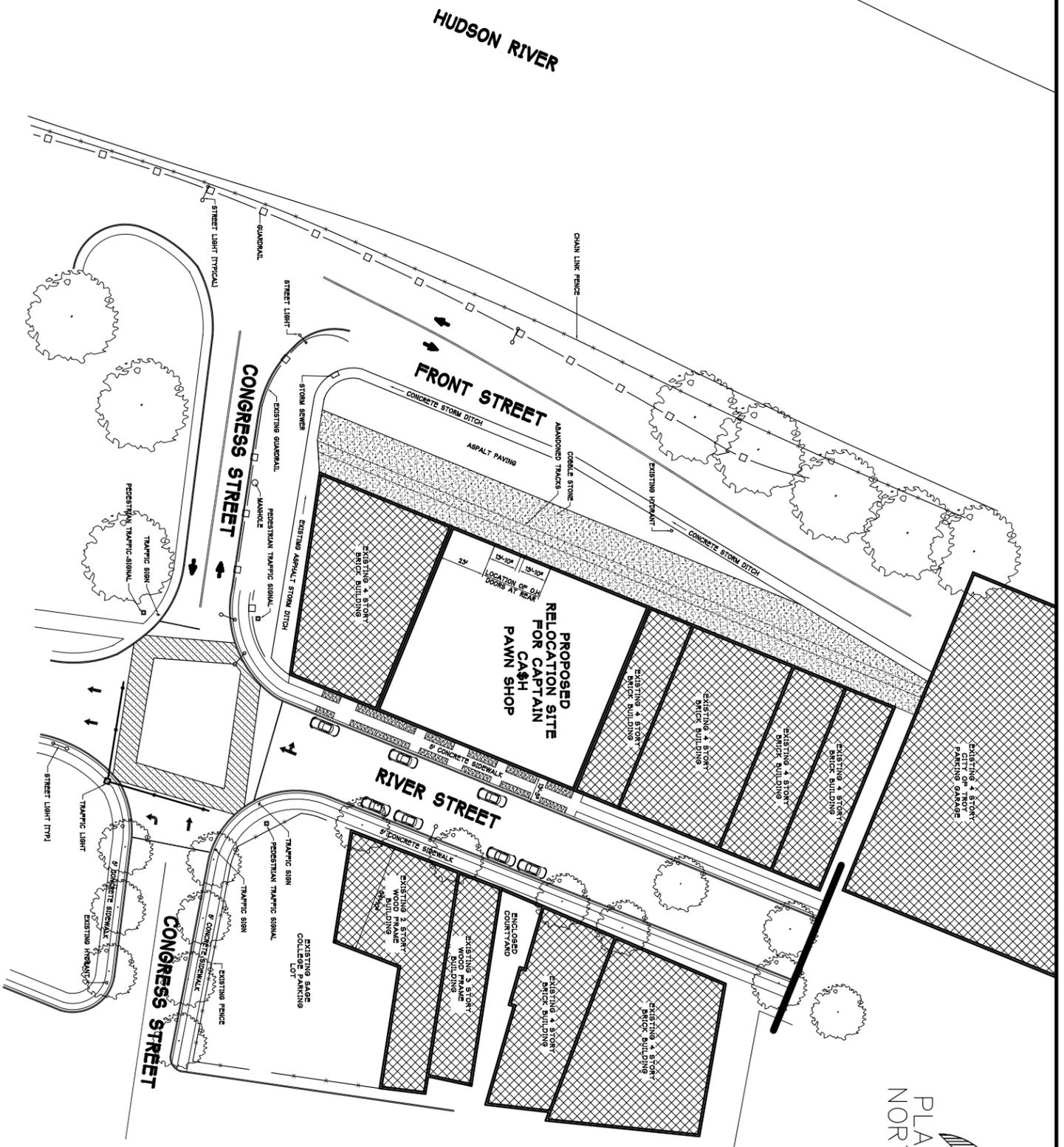
Garbage to be stored indoors to be removed by private hauler.

Signage to conform to Historic District Standards

Hours of operation TBD

Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



ZONING DATA

PROPOSED ADDRESS: 163 RIVER STREET
TROY, NEW YORK 12180

APPLICANT: CAPTAIN CASH
40 THIRD STREET
TROY, NEW YORK 12180

OWNER: SAME AS ABOVE

ZONING: B4 CENTRAL COMMERCIAL
RIVERFRONT HISTORIC DISTRICT

PROPOSED AREA OF SITE: EXISTING

BUILDING SETBACKS: FRONT EXISTING
REAR EXISTING
SIDE EXISTING

OFF STREET PARKING: REQUIRED NOT APPLICABLE
PROVIDED NOT APPLICABLE

FLOOR AREA RATIO OF SITE: NOT APPLICABLE

MAX. FLOOR AREA RATIO: NOT APPLICABLE

PROPERTY DATA

CURRENT PROPERTY USE: VACANT

PROPOSED USE: RETAIL STORE

PROPOSED OCCUPANCY GROUP: MERCANTILE

EXISTING CONSTRUCTION TYPE: HEAVY TIMBER

CODE ALLOWANCE FOR MAXIMUM HEIGHT: 85 FEET

OCCUPANCY: MAX. NO. OF STORIES ALLOWED BY CODE: 5

MAX. AREA ALLOWED BY CODE: 74,000 SQ. FT.

MULTI-STORY/AREA PER FLOOR: N/A

SINGLE STORY/AREA: N/A

ACTUAL NUMBER OF STORIES: 4

PROPOSED NUMBER OF STORIES OCCUPIED: 1

ACTUAL OCCUPIED AREA HEIGHT: 11'-6" FT.

PROPOSED OCCUPANCY AREA: 480,457 SQ. FT.

NEW CONSTRUCTION (GARAGE)

EXISTING BUILDING

GARAGE REMOVAL: AT CURB

SURFACE DRAINAGE: EXISTING

SNOW REMOVAL: STORED AT SITE

SIGNAGE: TO BE DETERMINED

STREET LIGHTING: EXISTING

EXISTING SITE MAP FOR 161 RIVER STREET & VICINITY

Project number: 12-0002-A

Date: 12/18/2012

Drawn by: ANB

Checked by: MW

CS-01

Scale: 1/64" = 1'-0"

Urban
Design • Planning • Development

400 MCGRAW AVE. EXT. UNIT 135
TROY, NEW YORK 12180
Tel: (518) 561-3055
Email: urban@urban.com

CAPTAIN CASH
PROPOSED NEW LOCATION
163 RIVER STREET
TROY NY 12180

No.	Description	Date



Staff Report # PC2012-058

Applicant: Pawling Ave United Methodist Church

Project Summary:

PC2012-058 Site Plan Review of a proposal to subdivide a parcel and demolish a house. Project location is 4-6 Woodlawn Ave, an R-4 Zone, ID112.66-10-11./1. Applicant is Pawling Ave United Methodist Church, 520 Pawling Ave, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

Site Design Review:

The applicant proposes to subdivide a property and demolish a single family home. Currently the lot know as 520 Pawling Ave aka 4-6 Woodlawn Court is situated at the intersection of Woodlawn and Pawling Aves. There are 3 structures, 1 church building, and (2) two family homes. The applicant proposes to demolish one home and subdivide the other out of the main property. The board will need to grant both an approval of the subdivision and of the demolition. The subdivision meets all Zoning Requirements for the R-4 Zone.

Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.

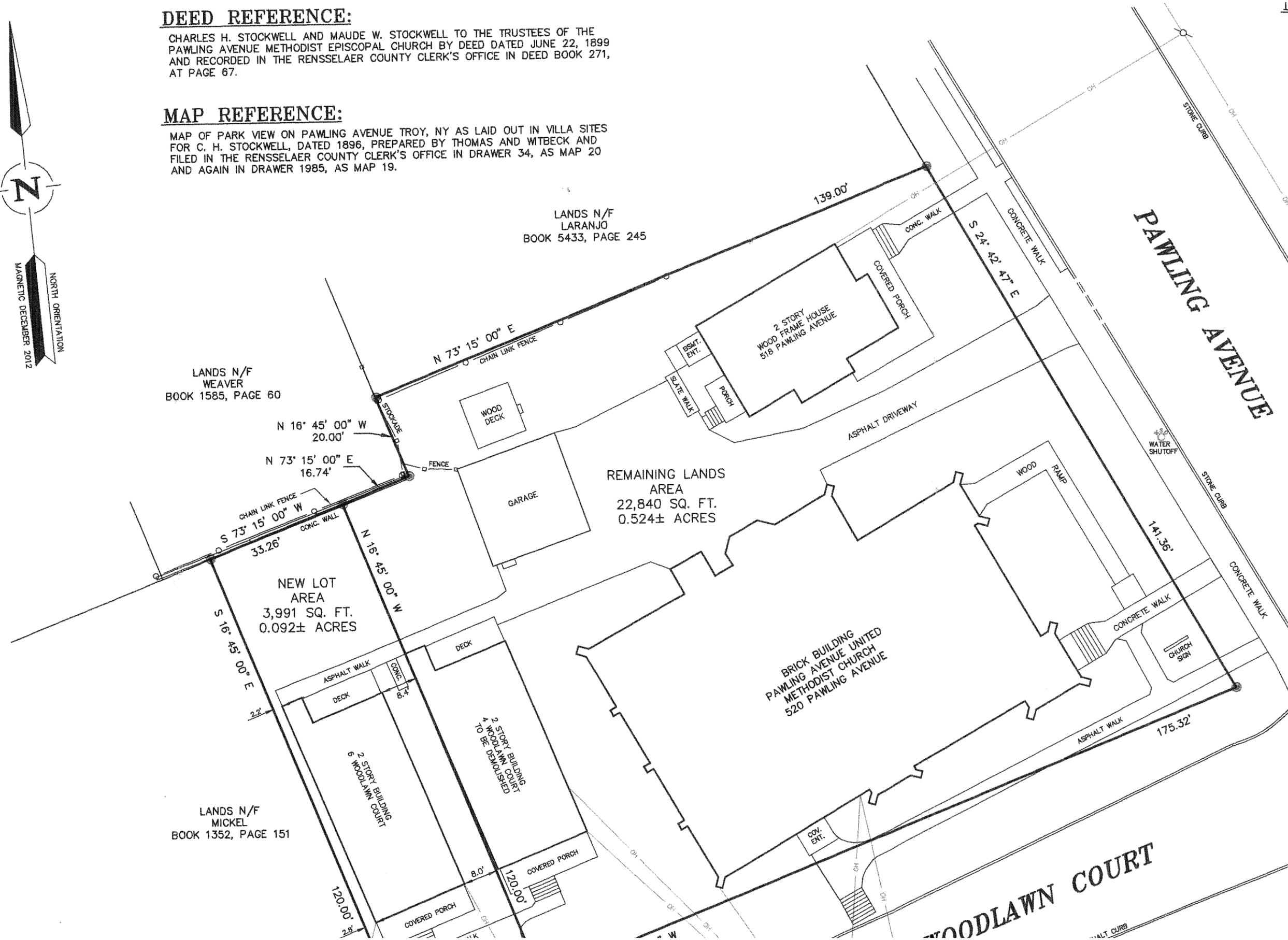


DEED REFERENCE:

CHARLES H. STOCKWELL AND MAUDE W. STOCKWELL TO THE TRUSTEES OF THE PAWLING AVENUE METHODIST EPISCOPAL CHURCH BY DEED DATED JUNE 22, 1899 AND RECORDED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DEED BOOK 271, AT PAGE 67.

MAP REFERENCE:

MAP OF PARK VIEW ON PAWLING AVENUE TROY, NY AS LAID OUT IN VILLA SITES FOR C. H. STOCKWELL, DATED 1896, PREPARED BY THOMAS AND WITBECK AND FILED IN THE RENSSELAER COUNTY CLERK'S OFFICE IN DRAWER 34, AS MAP 20 AND AGAIN IN DRAWER 1985, AS MAP 19.





Staff Report # PC2012-059

Applicant: Robert Warland

Project Summary:

PC2012-059 Site plan Review of a proposal to construct a 4 unit townhome. Project location is 252 Spring Ave, a P Zone, ID 112.57-2-40. Applicant is Robert Warland, PO Box 5474 Clifton Park, NY 12065

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

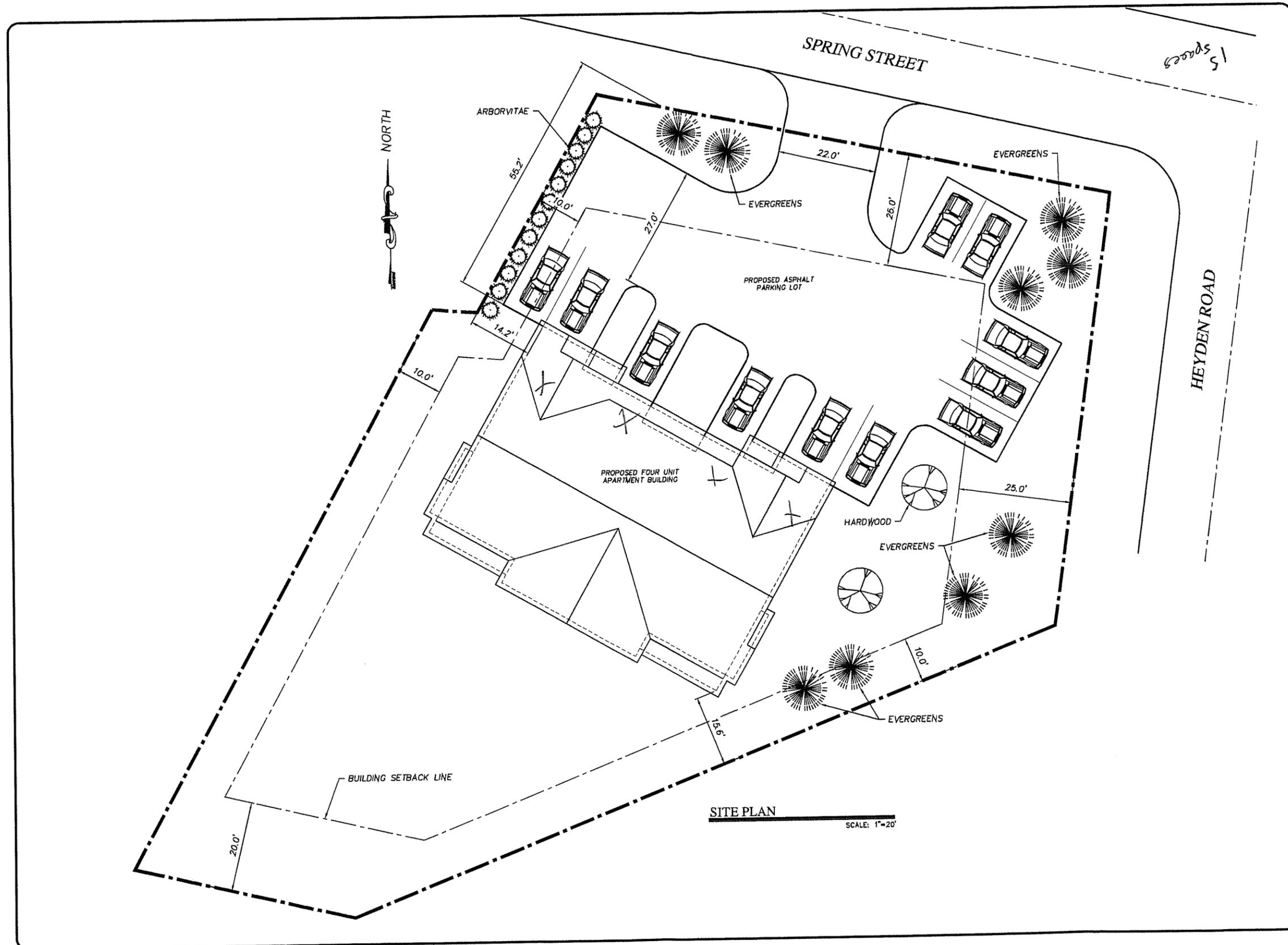
Site Design Review:

The applicant proposes to construct a 4 unit building in the Planned Development Zone. Each unit will be 2 bedrooms and have garage and storage space. Building to meet 2010 NYS Building and Fire Code.

The applicant meets all Zoning Requirements.

Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



Designer:
PJS
 Paul J. Sheldon, P.E.
 811 Reserve Court
 Scotia, NY 12302
 518-858-7423

"Unauthorized alteration or addition to this document is a violation of Section 7209 (2) of New York State Education Law."

Project Title:
**Proposed Apartments for Robert Warland
 Spring Street, Troy, NY**

Drawing Title:
SITE PLAN

Date	Revisions/Submissions

Drawn by:
 P. SHELDON

Date:
 DECEMBER, 2012

Scale:
 AS SHOWN

Drawing No.:

SP-1



FRONT ELEVATION
SCALE: 1/8"=1'-0"

Designer:
PS
 Paul J. Sheldon, P.E.
 811 Reserve Court
 Scotia, NY 12302
 518-858-7423

"Unauthorized alteration or addition to this document is a violation of Section 7209 (2) of New York State Education Law."

Project Title:
**Proposed Apartments for Robert Warland
 Spring Street, Troy, NY**
 Drawing Title:
FRONT ELEVATION

No.:	Revisions/Submissions	Date

Drawn by:
 P. SHELDON
 Date:
 DECEMBER, 2012
 Scale:
 AS SHOWN

Drawing No.:
S-9

