

**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 March 15, 2012 at 6:00 P.M.** in the 2<sup>nd</sup> Floor Conference Room A of City Hall in order to hear and decide on proposals for development as follows:

### **New Business**

**PC2012-010** SEQRA and Site Plan Review of a proposal to convert a portion of a building into a tattoo parlor. Project location is 631 River Street, a IND Zone, ID90.78-3-4. Applicant is Jeremy Baye, 631 River Street, Troy, NY 12180.

**PC2012-011** SEQRA and Site Plan Review of a proposal to occupy a vacant storefront with a bible study. Project location is 2-6 101<sup>st</sup> Street, a B-2 Zone, ID 90.54-2-1. Applicant is Mitchell Connors, 55 N Main Street, Voorheesville NY 12186.

**PC2012-0012** SEQRA and Site Plan Review of a proposal to occupy a vacant building with a pool hall and sushi bar. Project location is 2312 15<sup>th</sup> Street, a B-2 Zone, ID 101.40-2-13. Applicant is Xue Xin Lin, 61 main Ave, Wynantskill, NY 12198.

**PC2012-013** SEQRA and Site Plan Review of a proposal to subdivide a parcel and construct a townhome. Project location is 4 Sheridan Ave, A R-2 Zone, ID 112.70-6-1. Applicant is William Perry, 256 County Rt 54 Schaghticoke, NY 12154

**PC2012-014** SEQRA and Site Plan Review of a proposal to construct a storage building. Project location is 1-2 Cross Street, a IND Zone, ID 111.68-3-1. Applicant is Kevin Livolsi, 1 Kelley Street, Troy, NY 12180.

**PC2012-015** SEQRA and Site Plan Review of a proposal to occupy a vacant storefront with a restaurant. Project location is 773 River Street, an R-4 Zone, ID 90.62-6-13. Applicant is Gerald Pinto, 773 River Street, Troy, NY 12180.

**PC2012-016** SEQRA and Site Plan Review of a proposal to convert a portion of a commercial storefront into a studio apartment. Project location is 614 Second Ave an R-4 Zone, ID 80.47-6-12. Applicant is Julia P. Shaw, 601 4<sup>th</sup> Ave, Troy, NY 12182.

**PC2012-017** SEQRA and Site Plan Review of a proposal to convert a first floor commercial unit into a residential unit. Project location is 311 4<sup>th</sup> Street, an R-4 Zone, ID101.77-8-24. Applicant is James Gross, 311 4<sup>th</sup> Street, Troy, NY 12180.

**PC2012-018** SEQRA and Site Plan Review of a proposal to occupy a vacant commercial space with a barber shop. Project location is 307-309 5<sup>th</sup> Ave, a B-2 Zone, ID 90.23-6-2. Applicant is Louis Ramos, 303 9<sup>th</sup> Street, Troy, NY 12180.

**PC2012-019** SEQRA and Site Plan Review of a proposal to construct an LED sign. Project location is 623 Pawling Ave, a B-2 Zone, ID 112.67-3-1. Applicant is Carolyn Parker for Cumberland Farms, 3 Lorian Ave, Worcester MA 01606.

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 # PC2012-010**

**Applicant:** Jeremy Baye

**Project Summary:**

**PC2012-010** SEQRA and Site Plan Review of a proposal to convert a portion of a building into a tattoo parlor. Project location is 631 River Street, an IND Zone, ID90.78-3-4. Applicant is Jeremy Baye, 631 River Street, 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** Site Plan for Automotive Repair Approved December 2011

**Prior Zoning Board** Use Variance Approved March 6 2012

**Site Design Review:**

The applicant proposes to subdivide a portion of a building, currently approved for automotive repair, approximately 700 SF and occupy with a tattoo parlor. The space created will be separate from the larger building with its own utilities, and egress / ingress. A 2 hour fire rated wall (double (5/8) sheetrock) will be constructed to separate the uses.

Hours of operation 12 – 8 (7) days a week.

Business Name – *Collar City Tattoo*

Private Investment - \$10,000

**Stipulations**

Planning Staff recommends the site plan review proposal be heard on the **Consent Agenda** at the March 15, 2012 planning commission meeting.

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

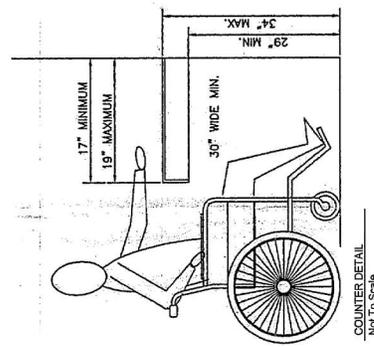
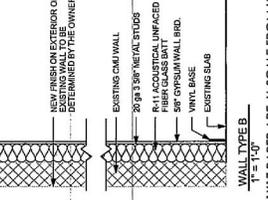
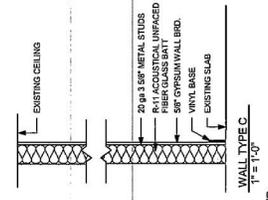
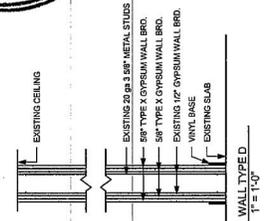
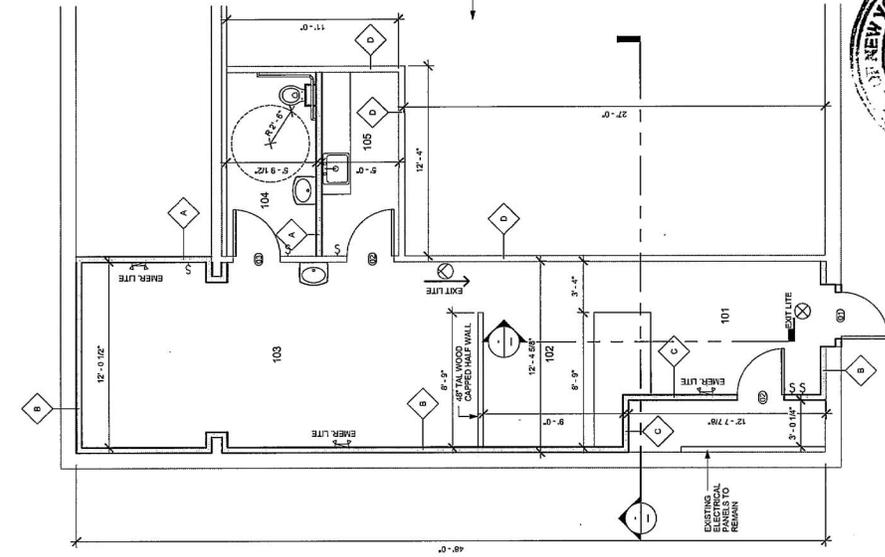
PROPOSED FLOOR PLAN  
 Date: 3/1/12  
 Scale: As Noted  
 Drawn By: JRF

A SOLID BUILD  
 DESIGN & SERVICES  
 46 Bayberry Drive  
 Chiffon Park, N.Y. 12065  
 Phone: 518-383-7108  
 Email: femerle@cspp.com



WORK RECORD  
 NO DATE DESCRIPTION

ENGINEERING APPROVAL  
 DRAWING NUMBER  
 A-1



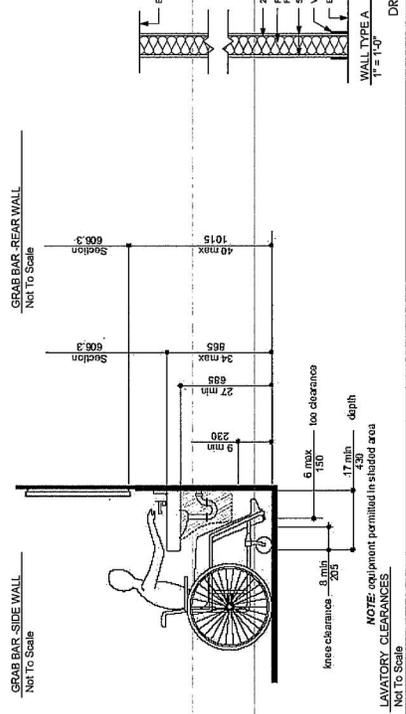
**GENERAL NOTES:**  
 ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.  
 DO NOT CHANGE SIZE AND/OR SPACING OF STRUCTURAL ELEMENTS.  
 SHOW ON THE DRAWINGS AND NAME ONLY THE SUBSTITUTIONS ACCEPTABLE TO THE ARCHITECTURAL DRAWINGS.  
 CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THE DIMENSIONS BETWEEN EXISTING CONDITIONS AND/OR ARCHITECTURAL DRAWINGS.  
 DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.  
 THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING WORK PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DIMENSIONS WHICH MIGHT BE OBTAINED BY THIS FAILURE TO EXACTLY LOCATE AND CONTRACT THE EXISTING CONDITIONS.  
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 ANY ALTERATIONS TO EXISTING HVAC IS TO BE DONE ON AS NEED BASIS.  
 ALTERATIONS TO EXISTING ELECTRICAL IS TO BE DONE ON AS NEED BASIS.  
 ALTERATIONS TO POWER AND DATA IS TO BE DONE BY OTHERS.

DRAWINGS PLOTTED ON 11X17 PAPER ARE 1/4 SCALE FROM WHAT IS NOTED

TYPE A		TYPE B		TYPE C	
DESCRIPTION	FINISHED FLOOR	DESCRIPTION	FINISHED FLOOR	DESCRIPTION	FINISHED FLOOR
01 SOLID WOOD GLASS	3'-0" B	02 FLUSH INSULATED	3'-0" A	03 FLUSH INSULATED	3'-0" A
02 FLUSH INSULATED	3'-0" A	03 FLUSH INSULATED	3'-0" A	04 FLUSH INSULATED	3'-0" A
03 FLUSH INSULATED	3'-0" A	04 FLUSH INSULATED	3'-0" A	05 FLUSH INSULATED	3'-0" A

ID	DESCRIPTION	WIDTH	HEIGHT	TYPE	DOOR MATERIAL	FRAME MATERIAL	FRAME FINISH	REMARKS	QTY.
01	SOLID WOOD GLASS	3'-0"	8'-0"	B	WOOD	WOOD	STAIN		1
02	FLUSH INSULATED	3'-0"	7'-0"	A	16 ga. STEEL	ENAMEL	ENAMEL	SELF CLOSER	2
03	FLUSH INSULATED	3'-0"	7'-0"	A	16 ga. STEEL	ENAMEL	ENAMEL	SELF CLOSER	1

NUMBER	NAME	AREA	FLOOR FINISH	WALL FINISH	CEILING FINISH	REMARKS
101	WAITING	110.56 SF	VCT	VINYL	PAINT	
102	RECEPTION AREA	108.53 SF	VCT	VINYL	PAINT	
103	APPLICATION AREA	302.03 SF	VCT	VINYL	PAINT	
104	BATH	68.14 SF	VCT	VINYL	PAINT	
105	CLEANING ROOM	158.57 SF	VCT	VINYL	PAINT	



631 RIVER ST  
TROY, N.Y. 12180

"FIT UP"  
Premier Design Firm

Date:	3/1/12
As Noted:	
Author:	
Drawn By:	

PLUMBING/LIGHTING PLAN

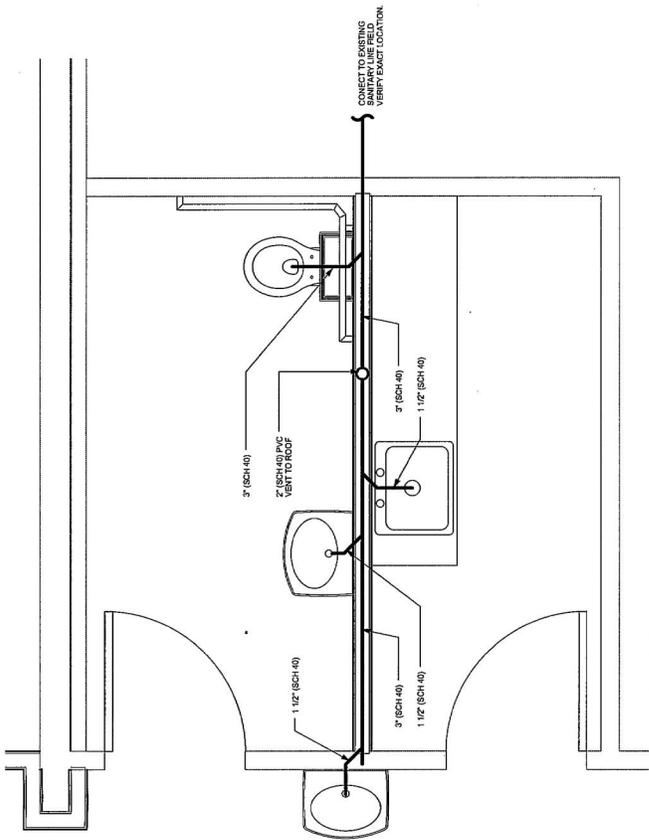
DESIGN & DESIGN SERVICES  
46 Bayberry Drive  
Clifton Park, N.Y. 12065  
Phone: 518-383-7108  
Email: fernie@nycap.com



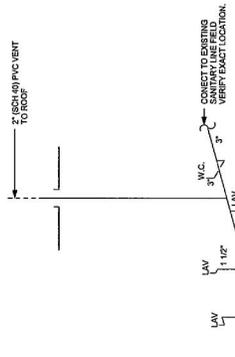
NO.	DATE	DESCRIPTION

ENGINEERING APPROVAL  
DRAWING NUMBER  
A-2

DRAWINGS PLOTTED ON 11X17 PAPER ARE 1/4" SCALE FROM WHAT IS NOTED



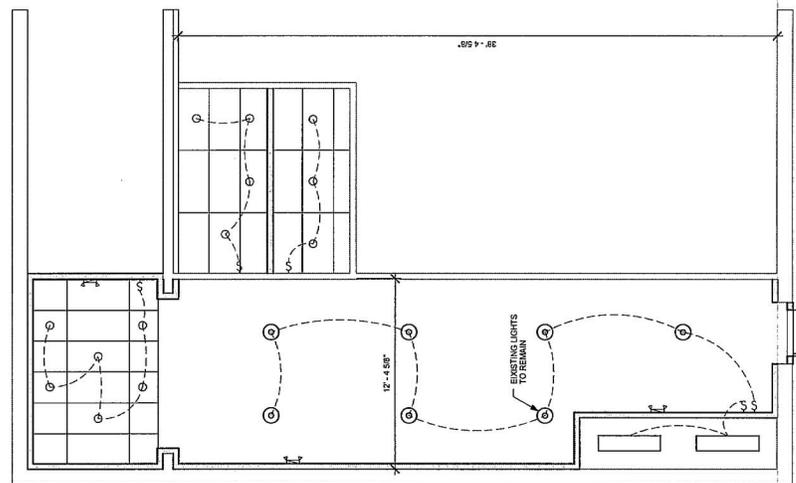
PLUMBING PLAN  
3/4" = 1'-0"



SANITARY SCHEMATIC  
Not To Scale



ELECTRICAL LEGEND	
	LIGHTED EXIT SIGN WITH BACKUP
	EMERGENCY LIGHTING
	RECESSED LIGHTING
	EXISTING LIGHTING TO REMAIN
	1/4" (T8) SUSPENDED FLOURESCENT



REFLECTED CEILING PLAN  
1/4" = 1'-0"

DRAWINGS PLOTTED ON 11X17 PAPER ARE 1/4" SCALE FROM WHAT IS NOTED



**Staff Report # PC2012-011**

**Applicant:** Mitchell Connors

**Project Summary:**

**PC2012-011** SEQRA and Site Plan Review of a proposal to occupy a vacant storefront with a bible study. Project location is 2-6 101<sup>st</sup> Street, a B-2 Zone, ID 90.54-2-1. Applicant is Mitchell Connors, 55 N Main Street, Voorheesville NY 12186.

**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 occupy a vacant storefront, approximately 1200 with a bible study. The applicant will hold classes weekday evenings and on Sundays. Approximately 50 persons maximum are expected to occupy the space.

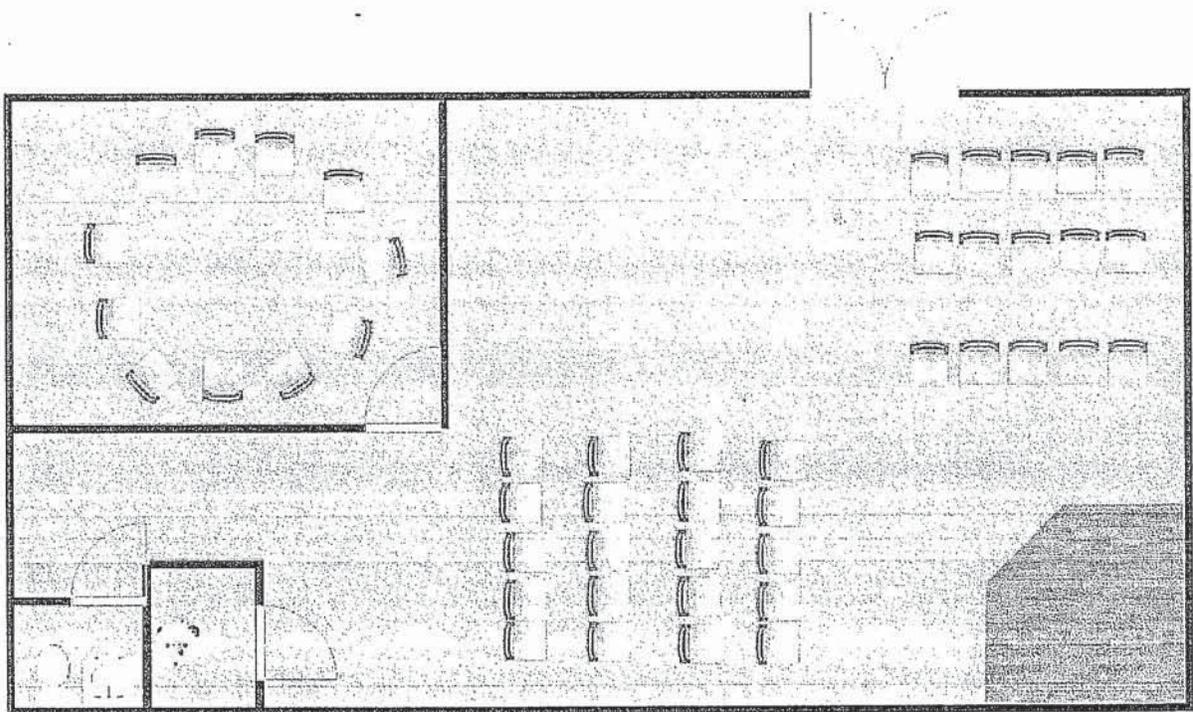
The occupancy of the space will be reviewed as an assembly space per fire code purposes.

**Stipulations**

Applicant shall agree to submit signage to Planning Staff prior to the issuance of a signage permit.

Planning Staff recommends the site plan review proposal be heard on the **Full Review Agenda** at the March 15, 2012 planning commission meeting.

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





**Staff Report # PC2012-012 \*CONCEPTUAL\***

**Applicant:** Xue Xin

**Project Summary:**

**PC2012-0012** SEQRA and Site Plan Review of a proposal to occupy a vacant building with a pool hall and sushi bar. Project location is 2312 15<sup>th</sup> Street, a B-2 Zone, ID 101.40-2-13. Applicant is Xue Xin Lin 61 main Ave Wynantskill NY, 12198.

**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 occupy a former doctors office with a pool bar and sushi bar. Applicant proposes 7 tables and seating for 25 persons. The applicant provides 30 off street parking spaces.

**Stipulations**

The applicant shall submit signage package for board review.

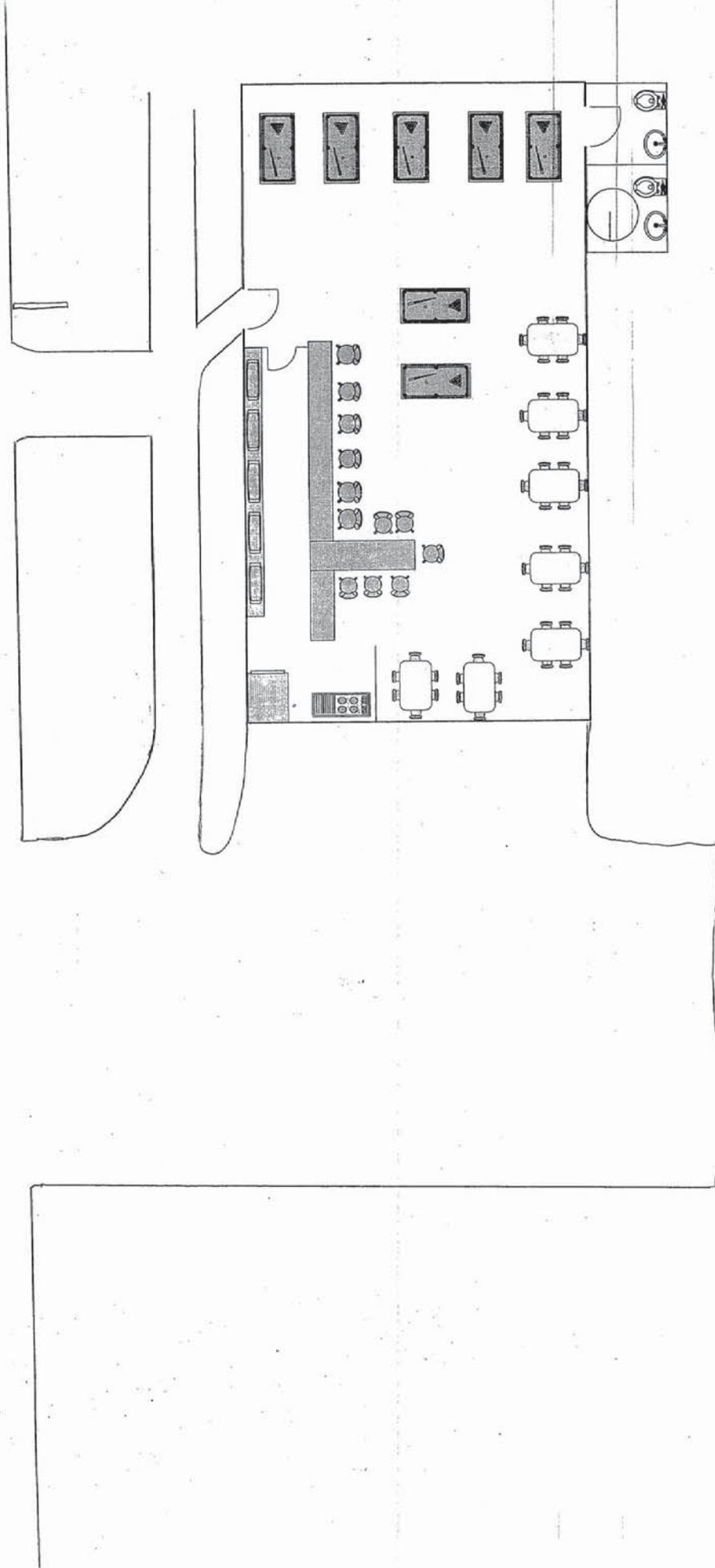
The applicant shall submit interior and exterior architectural drawings by a NYS professional for board review.

Applicant shall develop hours of operation for board approval.

Applicant shall submit the above to be placed on the next available agenda for final approval.

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

15TH Street







**Staff Report # PC2012-013**

**Applicant:** William Perry

**Project Summary:**

**PC2012-013** SEQRA and Site Plan Review of a proposal to subdivide a parcel and construct a townhome. Project location is 4 Sheridan Ave, A R-2 Zone, ID 112.70-6-1. Applicant is William Perry, 256 County Rte 54 Schaghticoke, NY 12154

**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:**

Proposal

The applicant proposes to subdivide a parcel approximately 12,800 SF into two lots being 6,188 SF and 6,600 SF. A single townhome (2 units) will be built on the property line.

The applicant will build a fire rated shaft wall between units on the property line. The wall will extend from the basement to the attic per NYS Building and Fire Code.

Each residential unit will have a garage, 3 bedrooms and 3 bathrooms. Exterior elevations proposed are a combination of stone façade, shake façade and siding.

History

Previously the property was subject to a history of code violations. The rear garage collapsed from snow-load approximately 2 years ago and the main residential building burned and was demolished. The property has been vacant for approximately 1 year.

Planning Commission Considerations

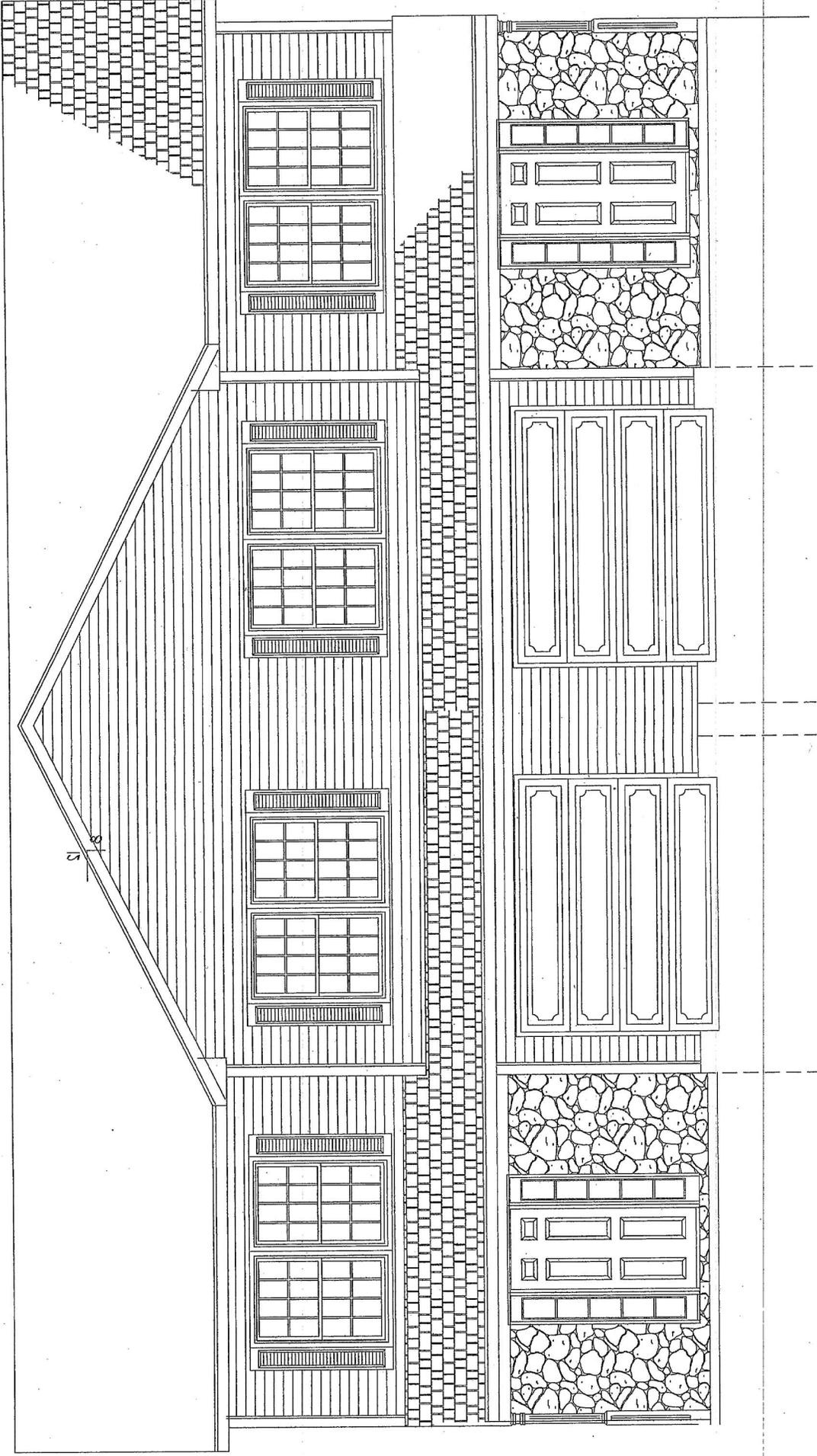
- 1.) Subdivision – Does the subdivision and new property characteristics conform to the neighborhood?
- 2.) New Construction – Does the new construction (style and type) conform to the characteristics of the neighborhood?
- 3.) Will the project overall benefit the surrounding neighborhood?

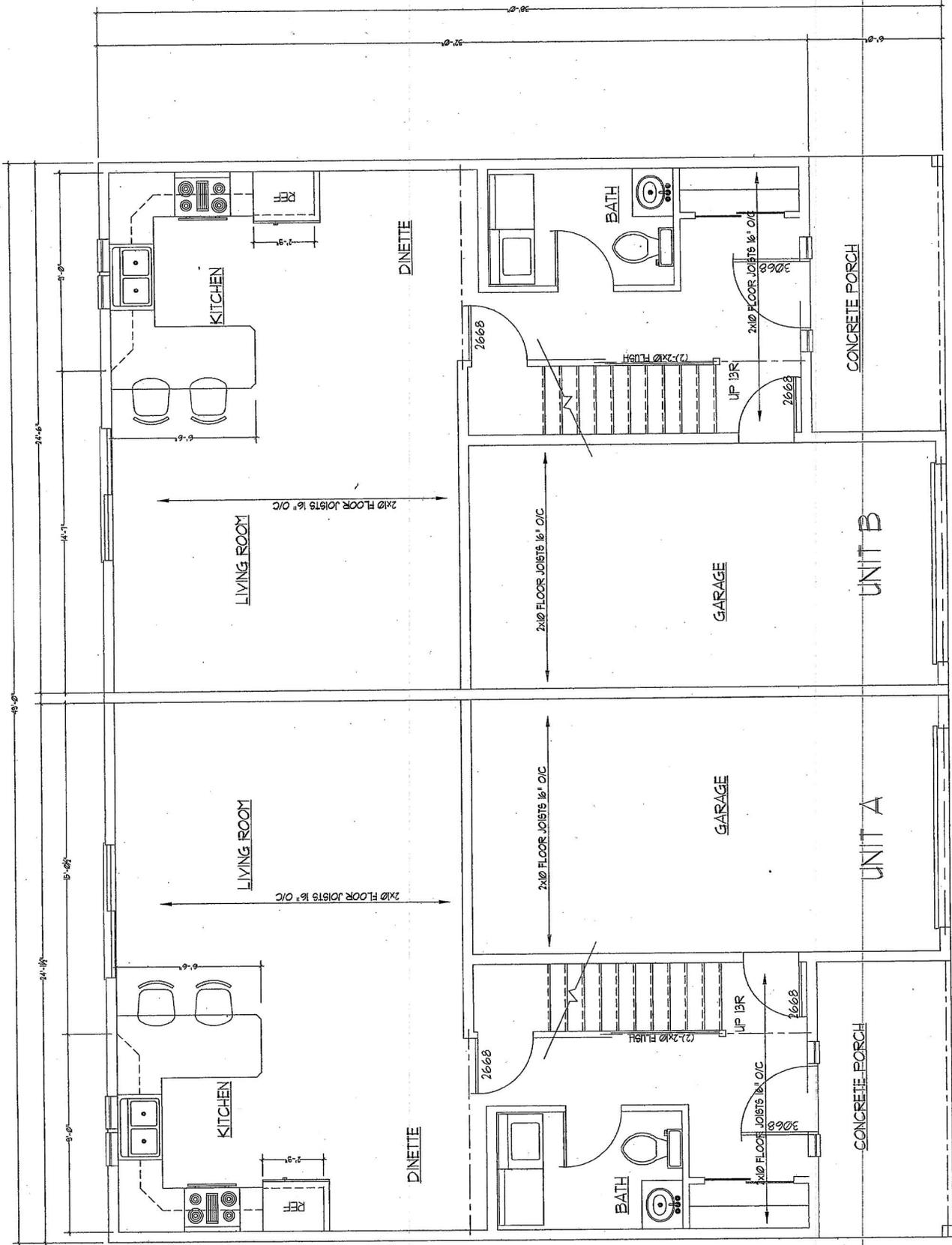
**Stipulations**

The applicant shall agree to storage of materials / vehicles / goods/ etc., will occur in the main building. Storage of such materials in the paved areas is prohibited.

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

274 Sheridan Ave.









**Staff Report # PC2012-014 \*CONCEPTUAL\***

**Applicant:** Kevin Livolsi

**Project Summary:**

**PC2012-014** SEQRA and Site Plan Review of a proposal to construct a storage building. Project location is 1-2 Cross Street, an IND Zone, ID 111.68-3-1. Applicant is Kevin Livolsi, 1 Kelley Street, 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**

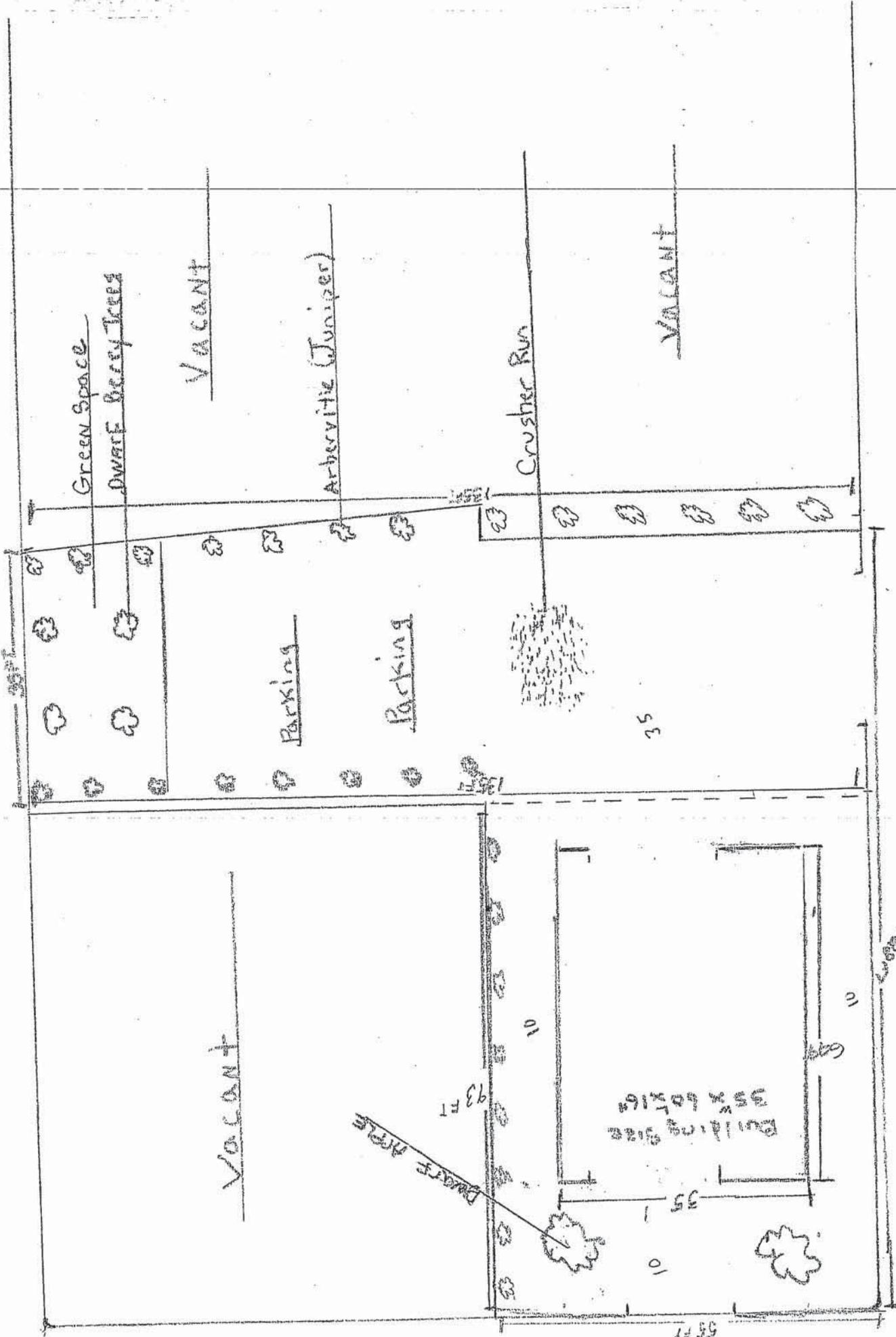
**Site Design Review:**

The applicant proposes to construct a prefabricated metal storage building on 2 vacant lots. The lots will be combined into one parcel. The building will be located at the North West corner of the property. Remaining lands will be green space and paved areas. The applicant will provide fencing along the perimeter and multiple species of trees / shrubs as a buffer. The applicant will pave the remaining areas and install storm water structures as needed to be tied into the storm sewer on Cross Street. All runoff on site will be collected and placed in this system.

**Stipulations**

The applicant shall agree to storage of materials / vehicles / goods/ etc., will occur in the main building. Storage of such materials in the paved areas is prohibited.

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



Cross Street

TRAIL TRACKS

SECTION 5 TR. 66T



SAMPLE BUILDING STYLE



**Staff Report # PC2012-016**

**Applicant:** Julia P. Shaw

**Project Summary:**

**PC2012-016** SEQRA and Site Plan Review of a proposal to convert a portion of a commercial storefront into a studio apartment. Project location is 614 Second Ave an R-4 Zone, ID 80.47-6-12. Applicant is Julia P. Shaw, 601 4<sup>th</sup> Ave, Troy, NY 12182.

**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:**

Proposal

The applicant proposes to convert a portion of the first floor commercial space (rear) into a studio apartment.

The space is approximately 900 SF. The proposal calls for a rear studio apartment approximately 400 SF and Front commercial unit approximately 500 SF. There will be no changes to the front façade of the building. A new rear door will be installed at the rear to meet fire code requirements.

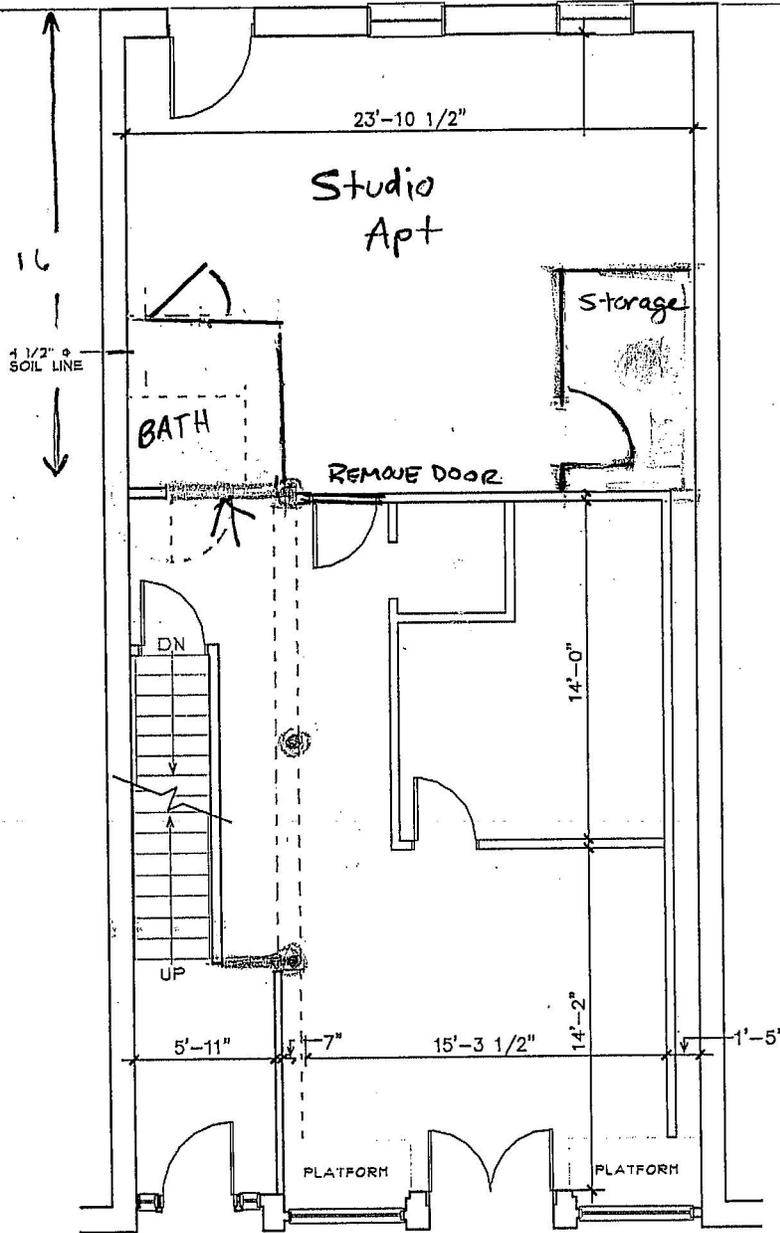
History

The building has been vacant and a blight for the past 10 years. The building was foreclosed on and purchased at a city auction in 2009. The entire building was cleaned of all junk and debris. The upper floors have been renovated and occupied.

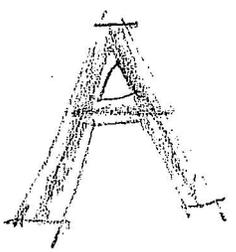
**Stipulations**

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

PARKING



FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"    9'-2" ORIG. CLG HGT    FIRST FLOOR TO SECOND FLOOR - 10'-3 1/2"  
 7'-9" DROP CLG





**Staff Report # PC2012-017**

**Applicant:** James Gross

**Project Summary:**

**PC2012-017** SEQRA and Site Plan Review of a proposal to convert a first floor commercial unit into a residential unit. Project location is 311 4<sup>th</sup> Street, an R-4 Zone, ID101.77-8-24. Applicant is James Gross, 311 4<sup>th</sup> Street, 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:**

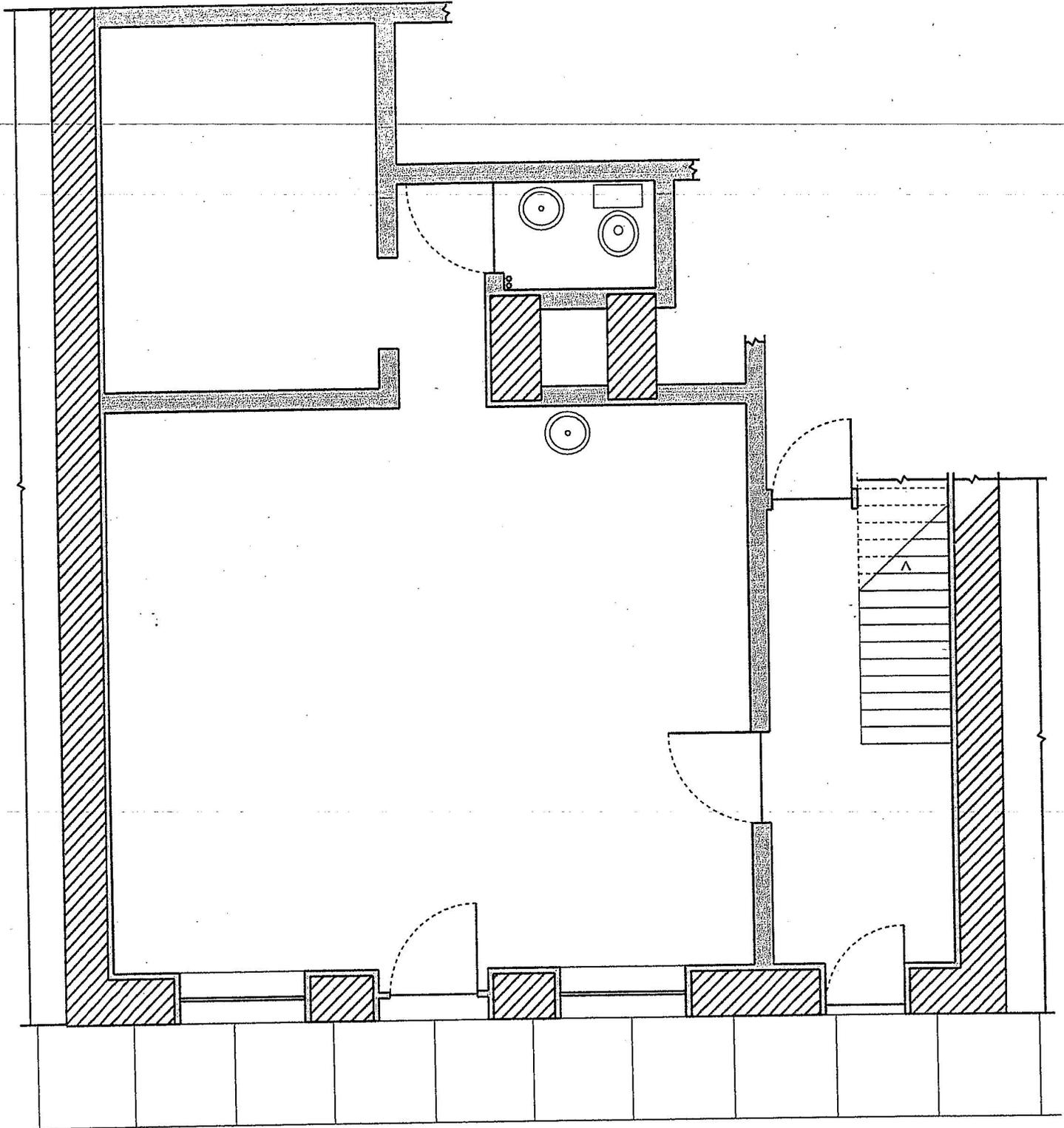
The applicant proposes to convert a first floor commercial unit into a 1 bedroom residential unit. The scope of work to convert the unit is installed a kitchen and cabinets. No structural work is being proposed.

**Stipulations**

Applicant shall submit an exterior façade modification plan to planning staff. Plan should address how to make the appearance of a residential unit in a commercial space.

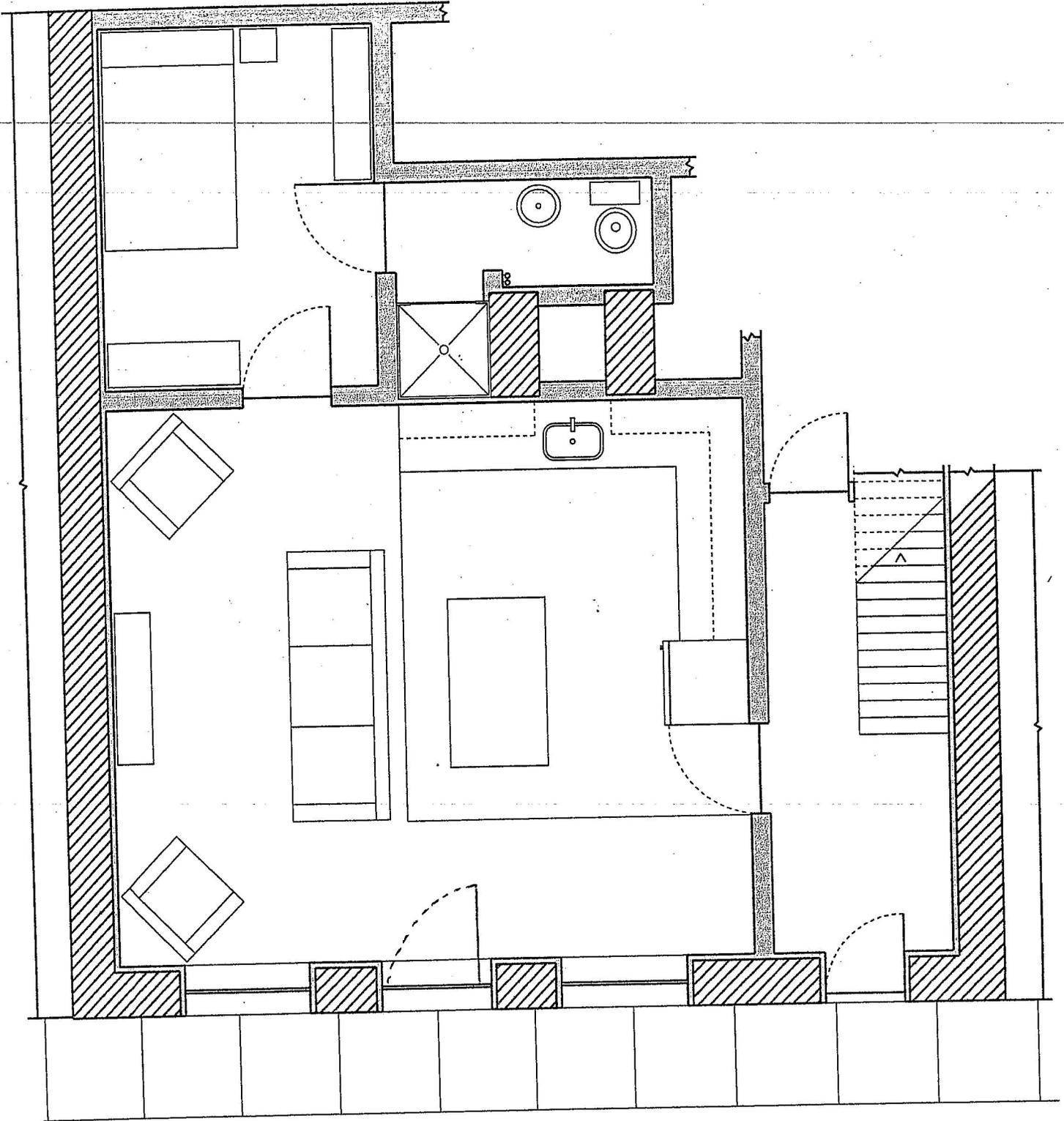
*All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.*

Current



311 Fourth Street Troy, NY  
First Floor Plan  
Current Status

Jonathan Voght  
518-258-7408  
7-24-10



311 Fourth Street Troy, NY  
First Floor Plan  
Proposed Status

Jonathan Voght  
518-258-7408  
7-24-10



**Staff Report # PC2012-018**

**Applicant:** Louis Ramos

**Project Summary:**

**PC2012-018** SEQRA and Site Plan Review of a proposal to occupy a vacant commercial space with a barber shop. Project location is 307-309 5<sup>th</sup> Ave, a B-2 Zone, ID 90.23-6-2. Applicant is Louis Ramos, 303 9<sup>th</sup> Street, 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 occupy a vacant storefront approximately 600 SF with a barber shop with 4 stations.

Hours of Operation

Monday – Saturday 8AM – 7PM

Sunday 8Am – 3PM

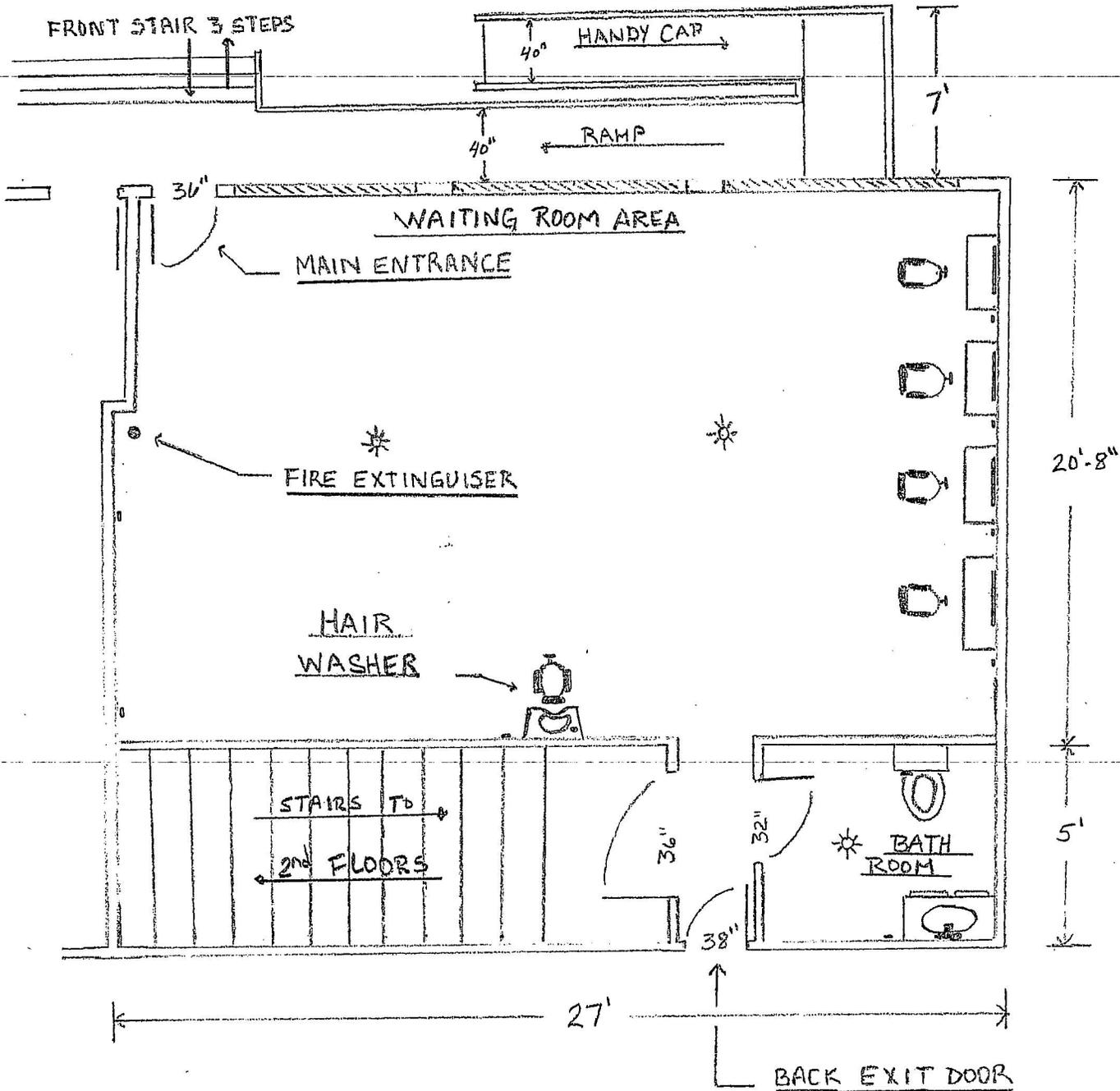
Business Name. *YOUR LOOKS*

Private Investment - \$6,000

**Stipulations**

The applicant shall agree to storage of materials / vehicles / goods/ etc., will occur in the main building. Storage of such materials in the paved areas is prohibited.

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



BARBER SHOP

ADDRESS: 307-309 5TH AVE.  
TROY NY 12182

Luis & Ramos  
9<sup>th</sup> St Troy NY 12180

LEYEND

- \* LIGHTS
- OUTLETS
-  BARBER'S STATION
-  WINDOWS
- FIRE EXTING...



**Staff Report # PC2012-019**

**Applicant:** Carolyn Parker

**Project Summary:**

**PC2012-019** SEQRA and Site Plan Review of a proposal to construct an LED sign. Project location is 623 Pawling Ave, a B-2 Zone, ID 112.67-3-1. Applicant is Carolyn Parker for Cumberland Farms, 3 Lorian Ave, Worcester MA 01606.

**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 remove an existing gas price sign (4x6) and replace with an LED reader sign (3x8).

Planning Commission Consideration

This application will set precedents to allowing LED signs within the City Of Troy. Any regulations should be applied in stipulation form and will be used uniformly with all applications.

**Stipulations**

TBD

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



SCOPE: REMOVE 6'X4' PRICE SIGN  
MOVE MR. SUBBS SIGN DOWN ENOUGH  
TO INSTALL A NEW 3'X8' LED PRICE SIGN



EXISTING PYLON  
100 SF



PROPOSED PYLON  
100 SF  
623 PAULING AVE  
TROY, NY