

Barbara Nelson
Chair

Phone (518) 279-7168
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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 July 12, 2012 at 6:00 P.M.** in the 2nd Floor Conference Room A of City Hall in order to hear and decide on proposals for development as follows:

PC2011-026 SEQRA and Site Plan Review of a proposal to construct a restaurant. Project location is 2347 15th Street, a HCD Zone, ID 101.32-4-4. Applicant is Bohler Engineering, 5 Computer Drive West, Albany, NY 12205.

PC2012-034 Site Plan Review of a proposal to occupy a portion of a residential unit as a small engine repair shop. Project location is 6 125th Street, an R-3 Zone, ID 80.24-2-2.1. Applicant is Randy Hayward, 6 125th Street Troy, NY 12180. **REMOVED**

PC2012-036 Site Plan Review of a proposal to demolish an existing restaurant and construct a drive thru restaurant. Project location is 65 Congress Street, a B-4 Zone, ID 101.53-13-9. Applicant is Congress Street LLC, 120 Hoosick Street, Troy, NY 12180.

PC2012-038 Site Plan Review of a proposal to demolish a portion of a building and construct an addition to an existing fraternity. Project location is 58 Pinewoods Ave, an R-2 Zone, ID 112.33-3-6. Applicant is Phi Epsilon Phi, 58 Pinewoods Ave, Troy, NY 12180.

PC2012-041A Site Plan Review of a proposal to occupy a vacant storefront with a liquor store. Project location is 578 2nd Ave, a B-2 Zone, ID 80.55-3-14. Applicant is Aisha Kahn, 578 2nd Ave, Troy, NY 12180.

PC2012-041B Site Plan Review of a proposal to occupy a vacant commercial space with a daycare. Project location is 470 Pawling Ave, an R-3 Zone, ID 112.58-7-5. Applicant is Davida White, 470 Pawling Ave, Troy, NY 12180.

PC2012-042 Historic Review of a proposal to replace a glass storefront window with bifold doors for outdoor seating access. Project location is 200 Broadway (Bootleggers), a B-4 Zone, ID 101.53-3-1.1. Applicant is Mike Keller, 200 Broadway, Troy, NY 12180.

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 # PB2010-026

Applicant: Bohler Engineering.

Project Summary:

PB2011-026 SEQRA and Site Plan Review of a proposal to construct a restaurant. Project location is 2347 15th Street, a HCD Zone, ID 101.32-4-4. Applicant is Bohler Engineering, 5 Computer Drive West, Albany, NY 12205.

The applicant proposes to construct a new building in the HCD Zone requiring Planning Board Approval.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act. The applicant has completed an Environmental Assessment Form (E.A.F.), and the Troy Planning Board has taken lead agency status.

Prior Planning Board Action: Preliminary Approval

Site Design Review:

The applicant proposes to construct a new restaurant on the southerly side of Hoosick Street at 15th Street. The project consists of the construction of a 3800 SF building with drive through facility. Associated site work will include, grading, drainage, paving and landscaping, retaining walls, fences and arborvitae will buffer the commercial use from the adjacent residential structures on 15th Street. All storm water will sheet flow east to west across the site. It will be retained in underground storage tanks and enter the storm water system at Hoosick Street.

The front of the structure will face Hoosick Street. A canopy structure with a false façade will be constructed within 10 feet of Hoosick Street. Twenty five parking spaces are proposed, and the building will seat seventy patrons.

Site circulation will be one way clockwise around the building. Entrances to the site will be from 15th Street at the southern end of the property, and from Hoosick Street, at the western most end of the property. This will be a right turn in right turn out only access point. The drive thru portion of the building will be located and attached to the south eastern corner of the building.

The applicant proposes a brick and stucco treated building. Because of the slope change along Hoosick Street, the structure will have the appearance of a 1 1/2 story structure with an exposed foundation. All exposed foundations will have same treatments as the rest of the building.

The 2 family home to the south side of the property is proposed to be demolished to allow for site navigation and additional parking.

The applicant proposes a brick constructed monument style sign to be placed on Hoosick Street and affixed building signage. Signage must be approved by the ZBA.

Applicant will plant street trees on 15th Street. Interior site landscaping will be constructed on Hoosick Street.

Additional Information

The applicant is seeking a 24hr operation and employ up to 60 employees
Applicant proposes off hour deliveries and sufficient turning movements within the site to accommodate deliveries.

Proposed Waivers from Design Standards

Per Section 4.305 of the Zoning Ordinance, the project will require a waiver from 6 design standards from the Planning Board.

Design Standard 1

Construction of a new building in the Hoosick Street overlay shall be a minimum of 2 occupied stories.

Design Standard 2

Development on the HCD corridor shall utilize parking decks for grade changes rather than retaining walls.

Design Standard 3

Minimum building lot coverage shall be no less than 50%

Design Standard 4

*The front building setback shall not be greater than 10'. **Achieved***

Design Standard 5

Sidewalks shall be 12' wide concrete along Hoosick Street for the entire width of the property.

Design Standard 6

Site Access shall be from the Minor Street.

Additional Requirements not met

- 4.202(A)ii the proposal does not discourage a commercial strip appearance and does not provide a substantial buffer between the Hoosick Street and the residential neighborhood of Beman Park to the South
- 4.305(A) the proposal does not improve local traffic access and circulation, minimize impacts of arterial traffic, preserve the character of residential neighborhoods, or mitigate land use conflicts
- 4.305(C)1.d the proposal does not use the setback area for landscape, patio or public space, said area is filled with traffic lanes and parking
- 4.305(C)3.e the proposal does not appear to utilize landscape to screen parking for adjacent residential uses
- 4.305(C)4.e the proposal includes a curb cut onto Hoosick Street
- 4.305(C)6.a the proposal does not appear to include an 8' buffer with a 5' high grass berm adjacent to residential areas

Recommendations:

Planning Staff recommends the site plan review proposal be heard on the **Full Review Agenda**.

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 # PC2012-034

Applicant: Randy Hayward

Project Summary:

PC2012-034 Site Plan Review of a proposal to occupy a portion of a residential unit as a small engine repair shop. Project location is 6 125th Street, an R-3 Zone, ID 80.24-2-2.1. Applicant is Randy Hayward, 6 125th 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 Tabled June 2012

Prior Zoning Board

Site Design Review:

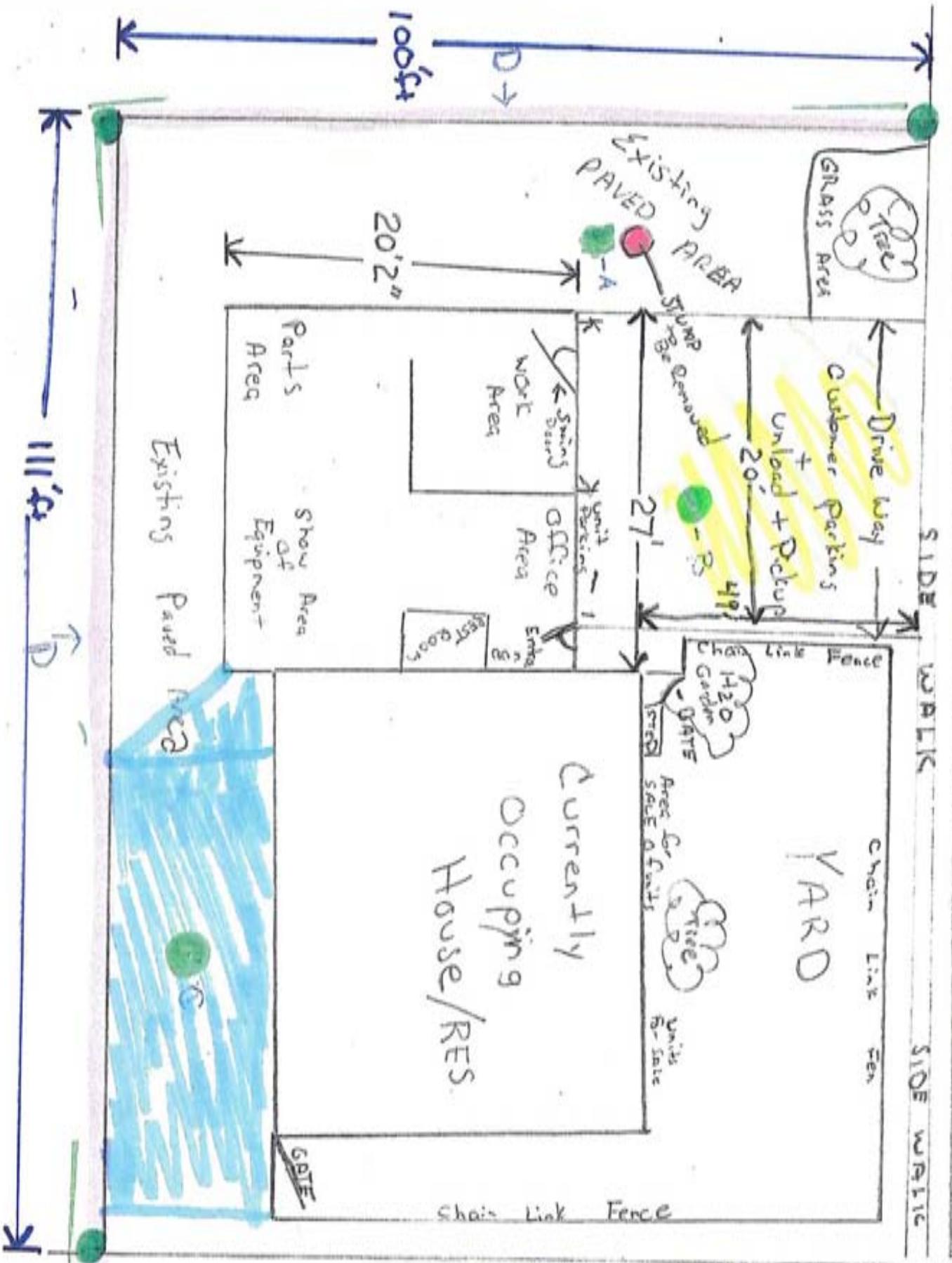
The applicant proposes to continue to operate a small engine repair business (home based) from the garage portion of a single family home. Applicant stages equipment in fenced in area to the front of the property facing 125th Street. All work is done within the attached garage structure.

The property is currently on the foreclosure list for delinquent taxes owed to the City of Troy.

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



G-125TH Street



MCA ADV

Proposed Site

#6 - 125th St
Troy NY 121

Legend

~~Red~~ - A = Remove / Grind Stump from Drive

Yellow - B = Repave & Level Driveway

Blue - C = Return paved area to backyard
with grass

Pink - D = Erect Wood fence Border for
property

~~Green~~ - Areas of Renovation Marker

#6 125th Street, Troy, NY, 12182

Plan is to purchase + Occupy House
and have

Randy's Small Engine Repairs
operate with in Existing Garage

Improvements made to property as per Site Plan
Also to keep a neighborhood setting along
3rd Ave.



Randy's Small Engine Repair

Randy Hayward

6-125th Street

Troy, NY, 12182

Ph-(518)232-5283





Planning & Economic Development
 1776 Sixth Ave
 Troy, New York 12180
 (518) 279-7168
 www.troy.ny.gov

Information provided may be subject to disclosure
 under the public disclosure law

Randolph J Hayward
 Legal Entity/Owner Name
051-62-4833
 Federal Employer Identification Number (FEIN)

For Validation - Office Use Only

Business Permit Application

1. Purpose of Application

Please check all boxes that apply.

<input checked="" type="checkbox"/> Open/Reopen Business <input type="checkbox"/> Open Additional Location <input type="checkbox"/> Change Location - Indicate old address to be closed: <input type="checkbox"/> Other - Explain:	<input type="checkbox"/> Add permit/registration to Existing Location <input type="checkbox"/> Change Ownership
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2. Owner Information

Select only one ownership structure:

Sole Proprietor
 If married, should spouse's name appear on permit? Yes No (If yes, answer No, you must still enter the spouse information in section "3" below.)

Corporation*
 Non Profit Corporation* (educational, religious, charitable)
 Limited Liability Company*
 Partnership (# of partners: ___)
 Limited Partnership*
 Limited Liability Partnership*
 Joint Venture

**These ownership structures must contact the Secretary of State office for additional filing requirements.*

Randy Mower Repair
 Name of Corporation, LLC, Partnership, LLP, or Joint Venture Name (examples: ALP, Inc. OR Peanuts Unlimited LLC)

State incorporated/formed: NY Year incorporated/formed: _____

Association Trust Municipality Tribal Government Other _____
 Name of Organization (example: Pickering Family Trust)

a. Indicate this ownership structure's first date of business at this location. Out-of-state businesses should use the first date of operation in Troy. 12-12-11 (Required. If unknown, please estimate.)

b. Randy's Small Engine Repair
 Doing Business As (DBA)/Trade Name

c. #6 - 125th Street Troy NY 12182
 Business Mailing Address (Street & Suite No. or PO Box, do not use building name) City State Zip

d. (518) 232-5283 () randyhayward@hotmail.com
 Business Telephone Number Fax Number Internet E-Mail Address

()
 Emergency Contact Telephone Number

List all owners & spouses: Sole proprietor, partners, officers, or LLC members. (Attach additional pages if needed.)

Name (Last, First, Middle) <u>Hayward Randolph J</u>		Date of Birth <u>3/31/63</u>	Social Security Number* <u>051-62-4833</u>	% Owned <u>100%</u>
Home Address (Street or PO Box) <u>#46 125th Street Troy</u>		City <u>Troy</u>	State <u>NY</u>	Zip <u>12182</u>
Title <u>Owner</u>	Home Telephone Number <u>(518) 232-5283</u>	Are you married? Yes <input type="radio"/> No <input checked="" type="radio"/> If yes, enter spouse information below.		
Spouse Name (Last, First, Middle)		Spouse Date of Birth	Spouse Social Security Number*	
Name (Last, First, Middle)		Date of Birth	Social Security Number*	% Owned
Home Address (Street or PO Box)		City	State	Zip
Title	Home Telephone Number	Are you married? Yes <input type="radio"/> No <input type="radio"/> If yes, enter spouse information below.		
Spouse Name (Last, First, Middle)		Spouse Date of Birth	Spouse Social Security Number*	
Name (Last, First, Middle)		Date of Birth	Social Security Number*	% Owned
Home Address (Street or PO Box)		City	State	Zip
Title	Home Telephone Number	Are you married? Yes <input type="radio"/> No <input type="radio"/> If yes, enter spouse information below.		
Spouse Name (Last, First, Middle)		Spouse Date of Birth	Spouse Social Security Number*	

3. Location / Business Information

a. #46 - 125th Street City Troy State NY Zip 12182
 Business Street Address (Do not use a PO Box or PMB Address)

If the address above is out-of-state and you have employees or representatives working in Troy, please provide one of their Troy addresses (we will not use this address for mailing purposes):

Street Address (Do not use a PO Box or PMB Address) City State Zip

b. Provide the estimated gross annual revenue in Troy (check the one box that applies to your business):
 \$0 - \$12,000 \$12,001 - \$28,000 \$28,001 - \$60,000 \$60,001 - \$100,000 \$100,001 and above

c. Indicate the business activities in Troy (check all that apply):
 Wholesale Retail Manufacturing Services

d. Describe in detail the principal products or services you provide in Troy (failure to provide this information will cause delay in processing your application):
Lawn Mower, Snowblower - Small Engine Repair

e. Did you buy, lease, or acquire all or part of an existing business? No All Part

Date bought/leased/acquired: 1 / 1 / YY Prior Business Name ()

Prior Owner's Name () Telephone Number ()

Staff Report # PC2012-036

Applicant: Congress Street LLC

Project Summary:

PC2012-036 Site Plan Review of a proposal to demolish an existing restaurant and construct a drive thru restaurant. Project location is 65 Congress Street, a B-4 Zone, ID 101.53-13-9. Applicant is Congress Street LLC, 120 Hoosick 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 Preliminary Approval June 2012

Prior Zoning Board

Site Design Review:

The applicant proposes to demolish an existing drive thru restaurant, and replace with a new drive thru Dunkin Donuts approximately 2100SF.

The applicant proposes 24 off-street parking spaces and access from Congress Street and 3rd Street into the site and exiting onto Congress Street and the service ally

Dumpster location is adjacent to the alley at the rear of the property. A proper enclosure will need to be provided.

Applicant proposes exterior dining area affronting Congress Street. The area is to be segregated by an ornamental metal fence.

The applicant has proposed to move the bus stop. This is a major hub for CDTA and can not logistically be moved.

The applicant proposes a drive thru lane on the west side of the building to exit onto Congress Street. All parking lot traffic will exit the alley.

The applicant proposes a brick façade and architectural features to compliment adjacent properties.

Currently storm water is collected at one catch basin to the western portion of the property. The applicant proposes to extend the line around the building to collect all surfaces run off. Final utility connections to be determined in the field.

A brick wall and fence detail will be constructed on 3rd Street. Bus stops will be located against the wall. 2 bus stops will be located and 2 outdoor seating areas.

The applicant currently operates other Dunkin Donuts within the City limits. The location with the nearest proximity (Broadway and 4th) will remain open.

Stipulations

Applicant shall make eastern entry/exit located on Congress Street and entry only. Curb cut for this location should be as far from intersection as possible.

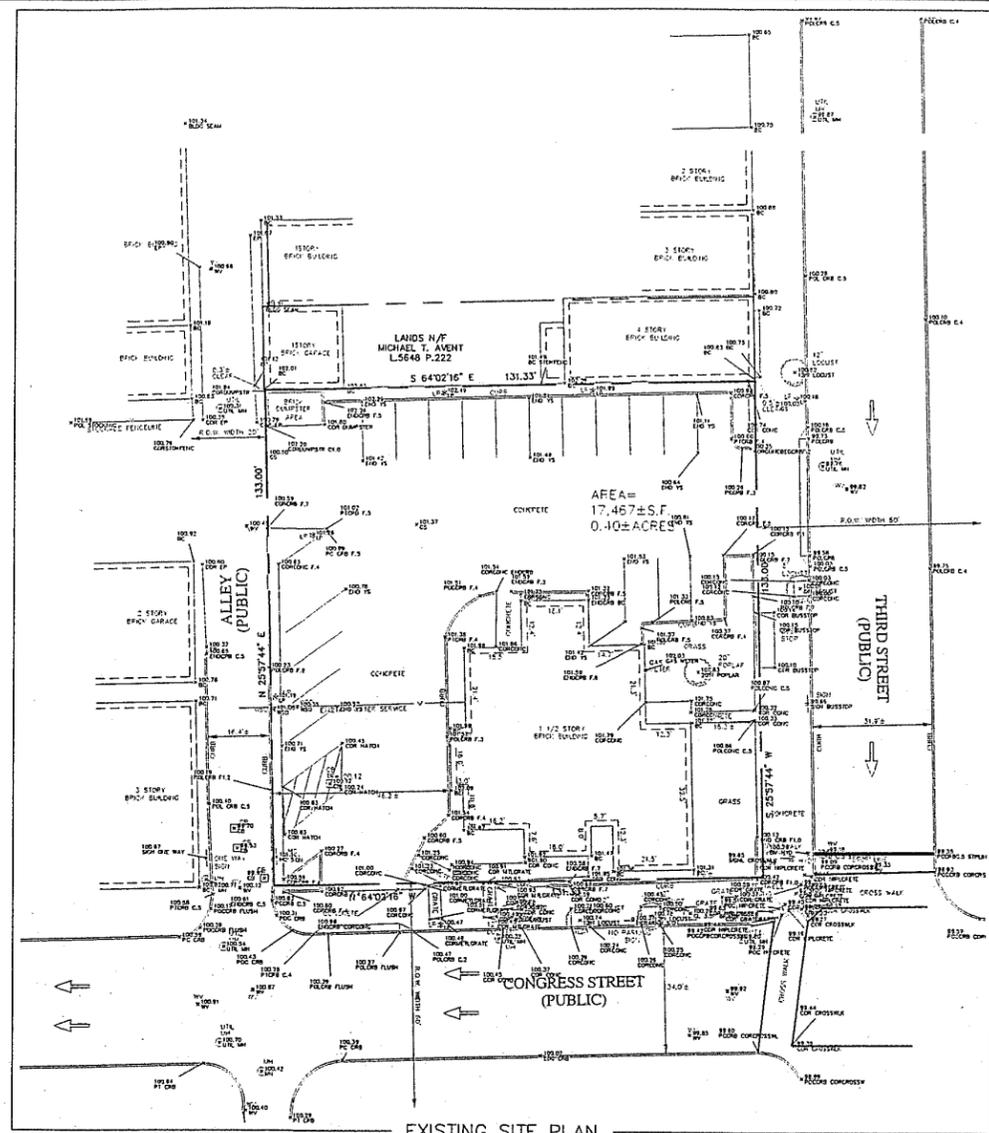
Applicant shall construct a brick fence around property. Seating should be integrated into the design for pedestrian traffic.

Applicant shall replace removed street trees with new trees. Location to be determined by final curb cut locations and proximity of other street tree spacing in area.

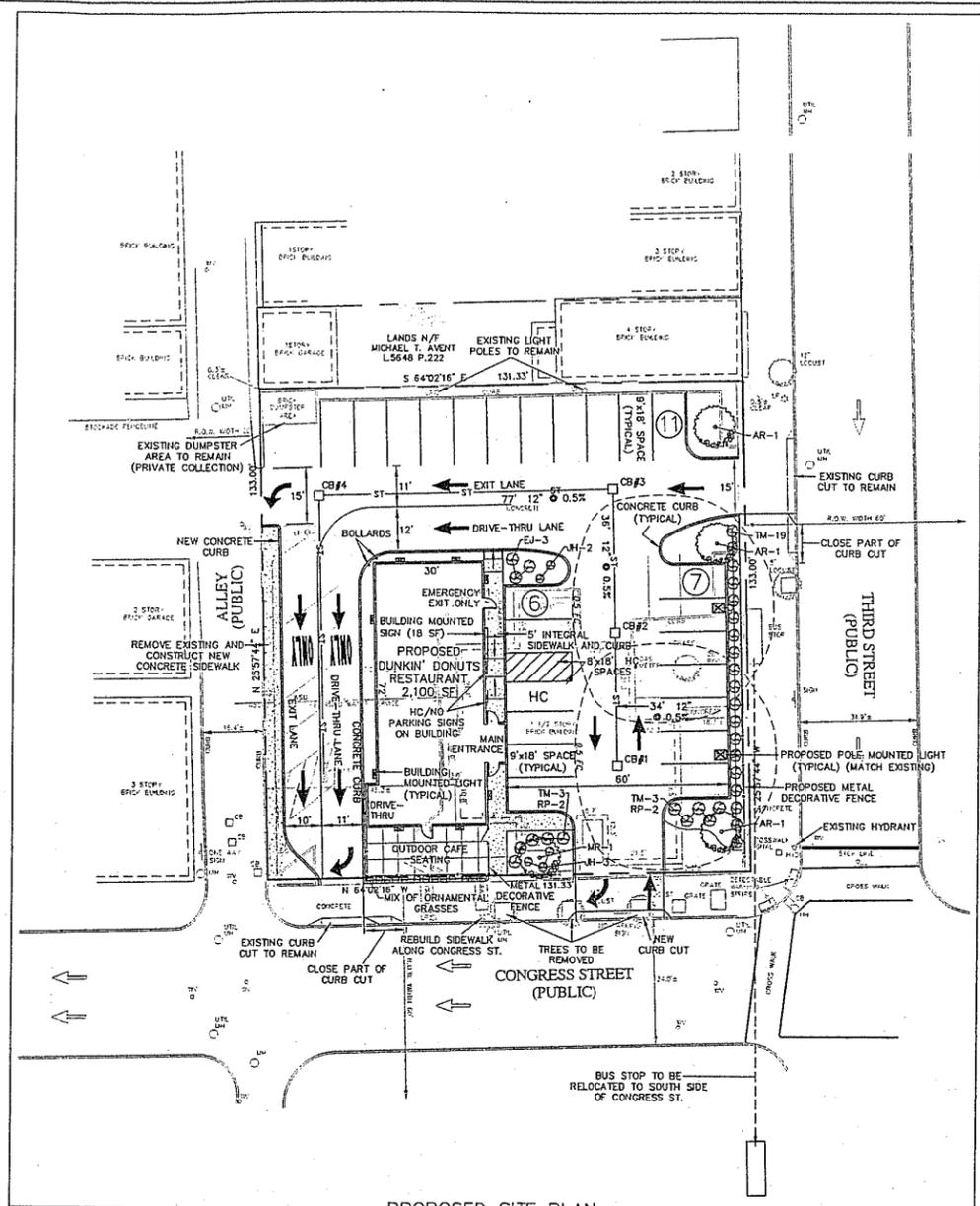
Alley access shall be blocked off

Applicant shall submit full color elevations to be approved by Planning Commission.

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



EXISTING SITE PLAN
SCALE: 1"=20'



PROPOSED SITE PLAN
SCALE: 1"=20'

SITE LOCATION MAP

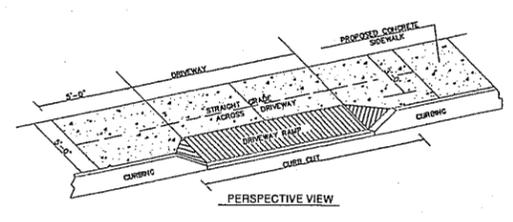
SITE DATA
 AREA 17,467 SF (0.40 AC)
 ZONING B-4 (CENTRAL COMMERCIAL)
 MAX. BLDG. HEIGHT 80'
 SETBACKS FRONT - 0'
 REAR - 20'
 SIDE - 0'

PARKING
 NO OFF STREET PARKING REQUIRED PER CODE
 PARKING PROVIDED: 24 SPACES

BUILDING
 EXISTING BUILDING TO BE DEMOLISHED: 3,393 SF
 PROPOSED BUILDING:
 FIRST FLOOR RESTAURANT: 2,100 SF

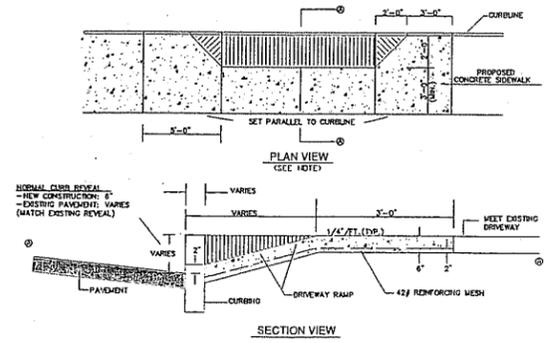
NOTE:
 EXISTING BUILDING AND ALL CONCRETE SLABS (PARKING AREA) TO BE REMOVED

□ PROPOSED ASPHALT



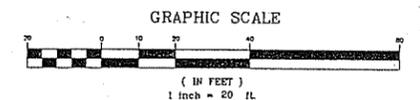
NOTE:
 1. ALL NEW CONCRETE SIDEWALKS SHALL BE TRANSVERSELY SCORED TO ONE (1) INCH DEPTHS AT 5' INTERVALS. FULL-DEPTH CONSTRUCTION JOINTS SHALL BE PROVIDED AT ALL DRIVEWAY CROSSINGS OR AT 20' INTERVALS, MAX. EXPANSION JOINTS SHALL NOT BE USED.
 2. ALL CURBING SHALL BE RESEY OR REPLACED BY IRON AS REQUIRED CONSISTENT WITH CITY SPECIFICATION.

SIDEWALK - DRIVEWAY CROSSING DETAIL
NO SCALE



KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
AR	ACER RUBRUM	RED MAPLE	3	3" C	B&B
MR	MALUS ROYALTY	ROYALTY CRAB	1	2.5"-3" C	B&B
RP	RHODODENDRON PJM	PJM RHODODENDRON	4	24"-30" S	B&B
TM	TAXUS MEDIA	HICKS YEW	25	24" S	B&B
JH	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	5	18"-24" S	B&B
EJ	EUONYMUS FORTUNEI	EMERALD & GOLD EUONYMUS	3	18"-24" S	B&B

TOPSOIL AND SEED ALL DISTURBED AREAS
 C = CALIPER HT = HEIGHT S = SPREAD B & B = BALLED & BURLAPPED
NOTE:
 ALL CURBED ISLANDS TO BE MULCHED.



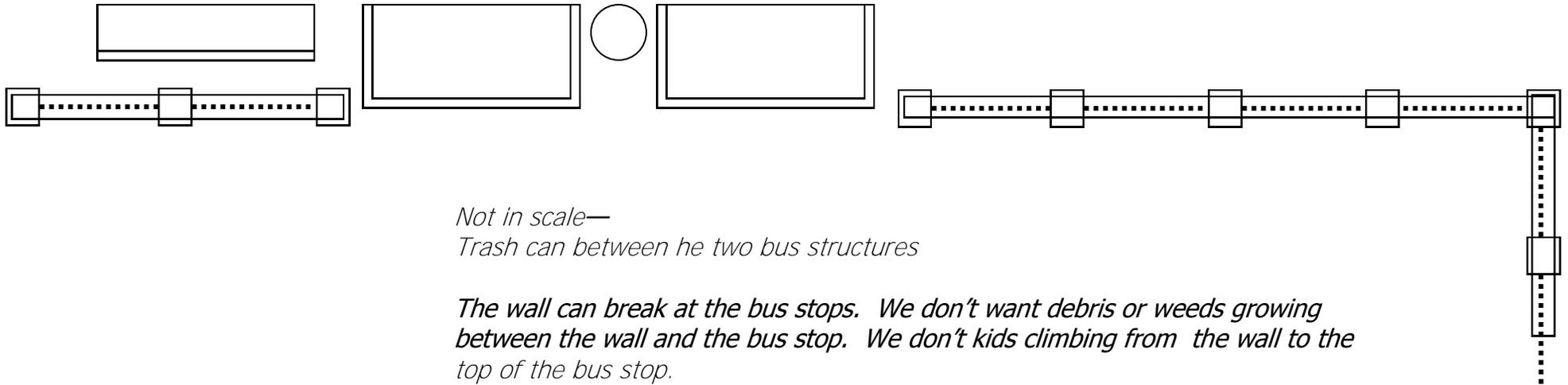
OWNER:
 DAVID R. WHITE
 C/O KENTUCKY FRIED CHICKEN
 P.O. 35370
 LOUISVILLE, KY 40232

APPLICANT UNDER CONTRACT:
 CONGRESS STREET REALTY, INC.
 (W/O GARGA)

TAX MAP #101.53-13-9

ALTERNATE OF PD BOBBI EBBERT BY A LICENSED PROFESSIONAL ENGINEER IN STATE		SITE PLAN DUNKIN' DONUTS 65 CONGRESS STREET	
CITY OF TROY		COUNTY OF RENSSELAER	
STATE OF NEW YORK			
ENGINEERS SURVEYORS 411 Union Street Schenectady, N.Y. 12305 518-377-0315 Fax: 518-377-0379			
MAY 30, 2012	1" = 20'	4258A-SITE	SHEET 1 OF 1

Sample perimeter wall/fence layout along 3rd street at Dunkin Donuts site.

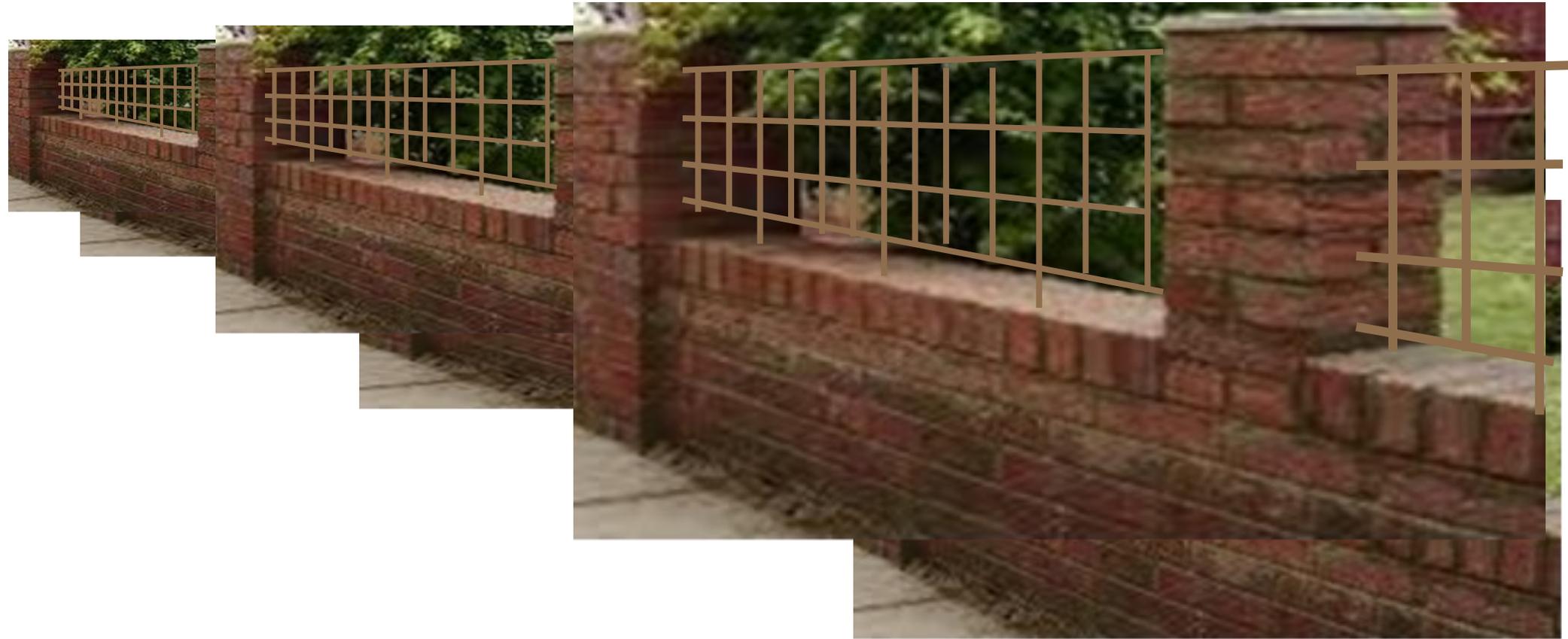


*Not in scale—
Trash can between the two bus structures*

The wall can break at the bus stops. We don't want debris or weeds growing between the wall and the bus stop. We don't kids climbing from the wall to the top of the bus stop.

*Top of brick piers at 48"
Top of brick wall between the piers can be 24". A little too high for sitting.
People may lean on it that's ok.*

Sample perimeter wall/fence layout along 3rd street at Dunkin Donuts site.



Fencing can be black steel, decorative or simple. Shown in brown just for visibility but the actual fencing should be painted black

Staff Report # PC2012-038

Applicant: Phi Epsilon Phi

Project Summary:

PC2012-038 Site Plan Review of a proposal to demolish a portion of a building and construct an addition to an existing fraternity. Project location is 58 Pinewoods Ave, an R-2 Zone, ID 112.33-3-6. Applicant is Phi Epsilon Phi, 58 Pinewoods 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:

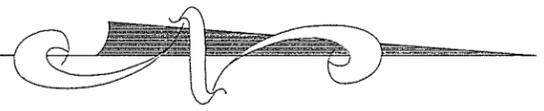
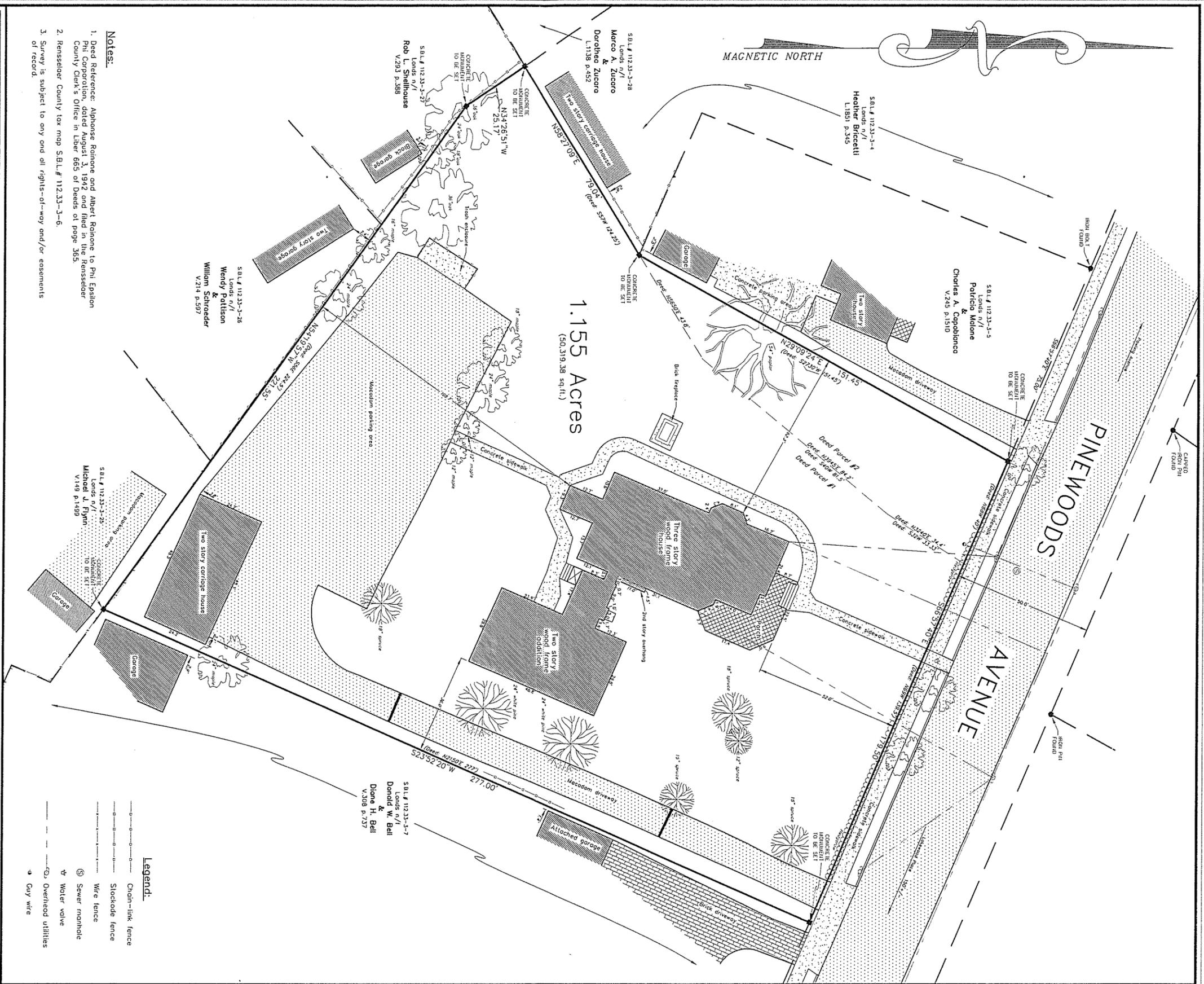
The applicant proposes to demolish a portion of an existing fraternity constructed in the late 1970's and replace with an addition to better compliment the existing main structure. The portion of the structure to be demolished is approximately 2300 SF. It is a 3 story structure added to the east of the main building. The addition will be approximately 2500 SF and be constructed to the rear of the main building. There will be an increase of 11 beds overall. Additional parking will be provided in newly paved lot. Driveway will be relocated to the right side of the house. The exterior elevations of the proposed addition will match and compliment the existing main building design. The \$2.6 million renovation will be complete in 1 year.

Stipulations

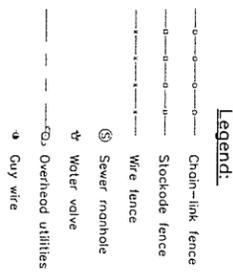
Applicant shall install fencing and arborvitaes on both sides of fence along the property line with Lands of Capobianco / Malone to create a visual and audible reduction.

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

AS
G.P.C.



1.155 Acres
(50,319.38 sq. ft.)



- Notes:**
1. Deed Reference: Alphonse Rainone and Albert Rainone to Phi Epsilon Phi Corporation, dated August 3, 1942 and filed in the Rensselaer County Clerk's Office in Liber 665 of Deeds at page 365.
 2. Rensselaer County tax map SBL# 11233-3-6.
 3. Survey is subject to any and all rights-of-way and/or easements of record.

Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice of Land Surveys adopted by the N.Y. State Association of Professional Land Surveyors. Said certifications shall run only to the insurance company, institution, Certified, and lending institutions listed herein and to the assignees of the lending institution. Certifications are not intended to additional institutions or subsequent owners. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the N.Y. State Education Law. Only copies of a survey map prepared by the surveyor with an original of the land surveyor's embossed seal shall be considered to be valid copies. In addition, only copies from the original of this survey marked with an original of the land surveyor's signature in RFD shall be considered to be valid copies.

SANTO ASSOCIATES
LAND SURVEYING AND ENGINEERING, P.C.

1 BARNY ROAD - SUITE 109
PHI EPSILON PHI CORPORATION
PHONE: (518) 383-8661 FAX: (518) 383-6026
1100 RICHMOND AVENUE, SUITE 201
ALBANY, NY 12207

ANDREW C. SCORNIATI, L.S. LICENSE NO. 59810

PHI EPSILON PHI CORPORATION
AT 28 PINEWOODS AVENUE, TROY, NY, 12180

DRAWN BY: MAS	CITY OF: TROY	SCALE: 1" = 20'
CHECKED BY: ACS	COUNTY OF: RENSSELAER	DWG. NO.: 8973
DATE: 09/20/09	STATE OF: NEW YORK	REV: 0

Staff Report # PC2012-041A

Applicant: Aisha Kahn

Project Summary:

PC2012-041A Site Plan Review of a proposal to occupy a vacant storefront with a liquor store. Project location is 578 2nd Ave, a B-2 Zone, ID 80.55-3-14. Applicant is Aisha Kahn, 578 2nd 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

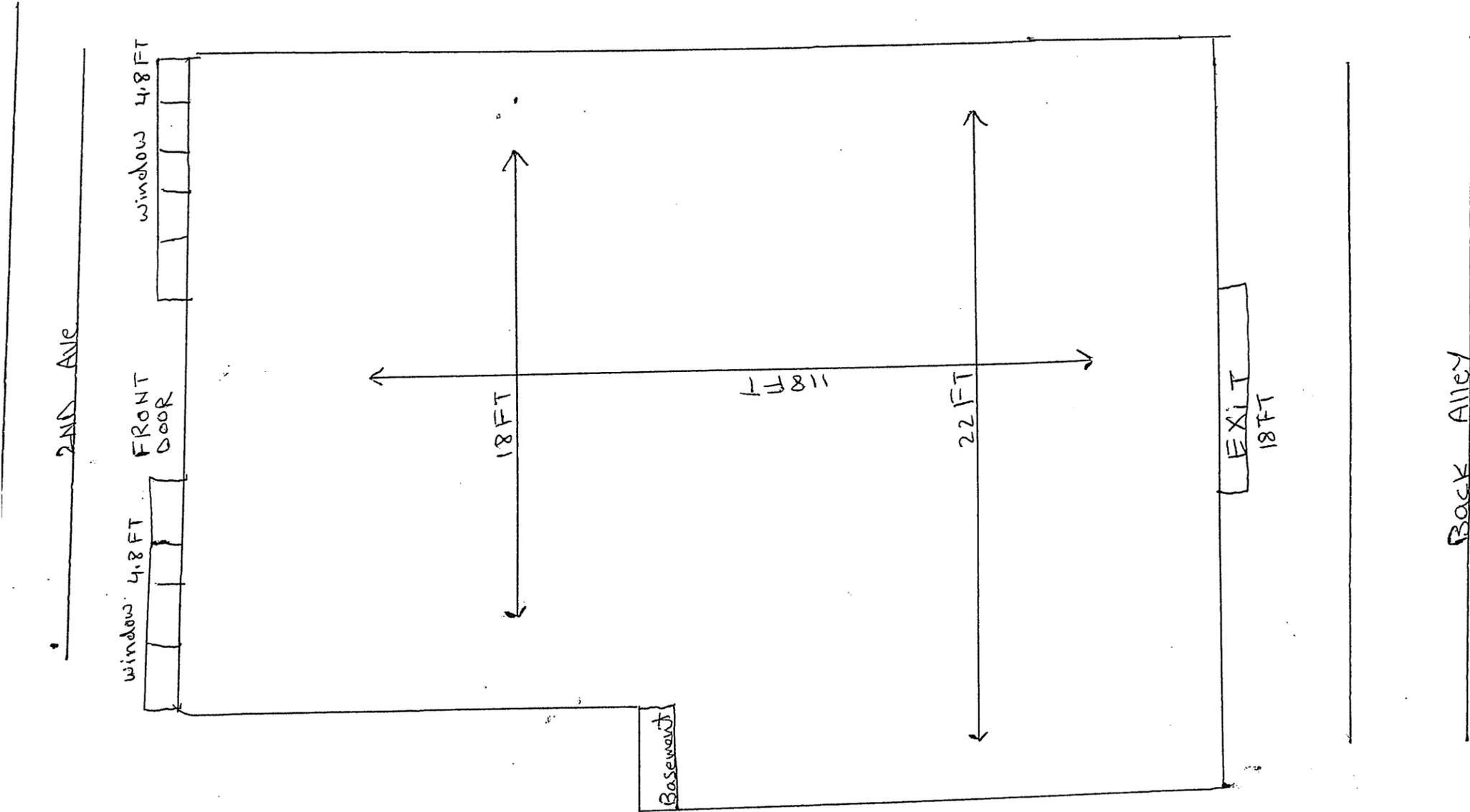
Prior Zoning Board

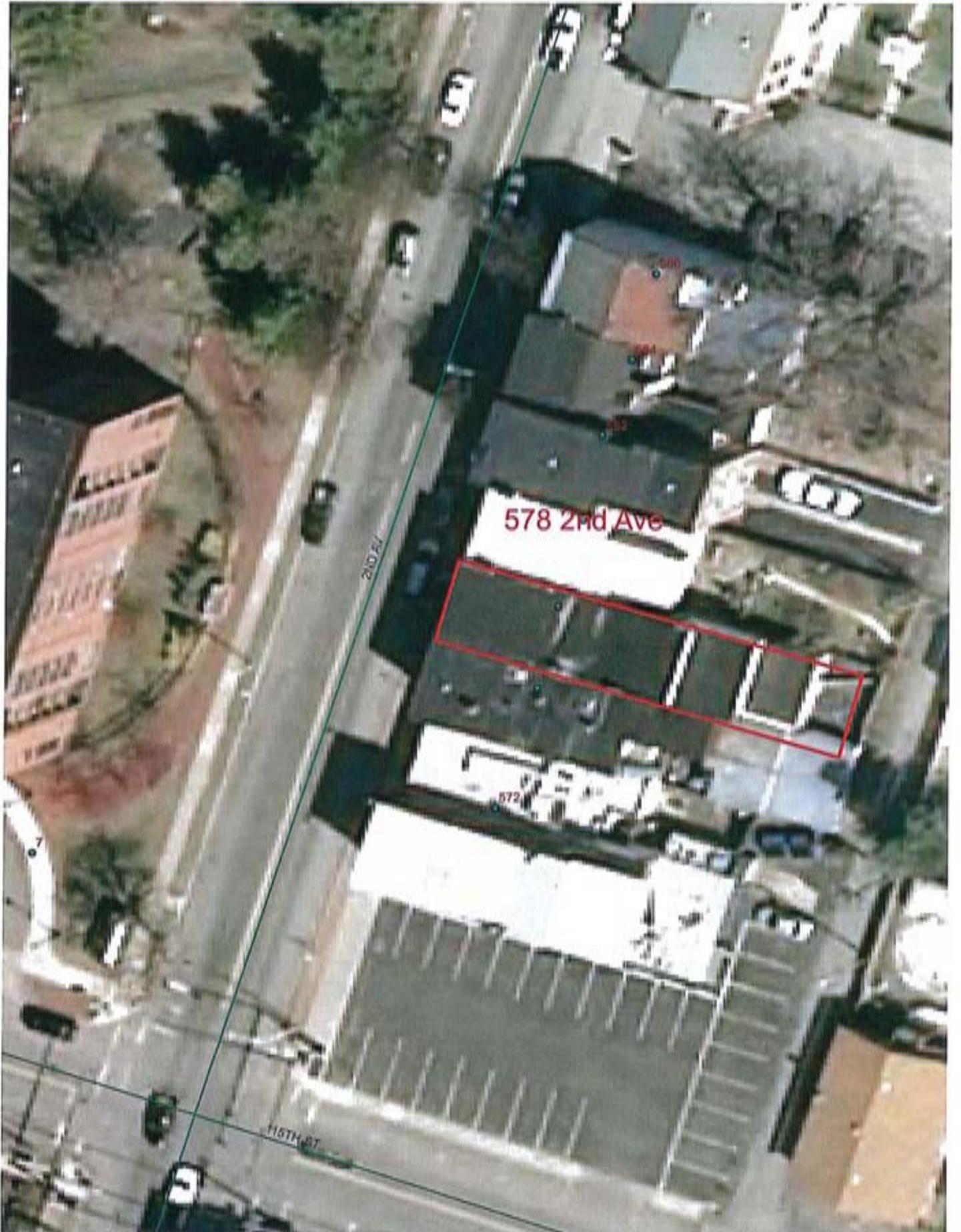
Site Design Review:

The applicant proposes to convert a former bike shop into a Wine and Liquor Store, *Wine and Liquor Depot*. Signage package included in proposal to conform to ordinance. The property will be owner occupied and operated. Hours of operation to be determined per NYSLA

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

Total covered Area 3000 sqft







Staff Report # PC2012-041B

Applicant: Davida White

Project Summary:

PC2012-041 Site Plan Review of a proposal to occupy a vacant commercial space with a daycare. Project location is 470 Pawling Ave, an R-3 Zone, ID 112.58-7-5. Applicant is Davida White, 470 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 operate a daycare on the lower floor of an existing retail business. Lower level is fully accessible from the rear of the building and parking area.

Applicant proposes 10 children. All loading and unloading to occur in the rear of the building

Hours of operation 7AM-6PM Monday – Friday.

Children’s play area to the rear of the property.

Signage to conform to Zoning regulations and will be affixed to existing sign pole.

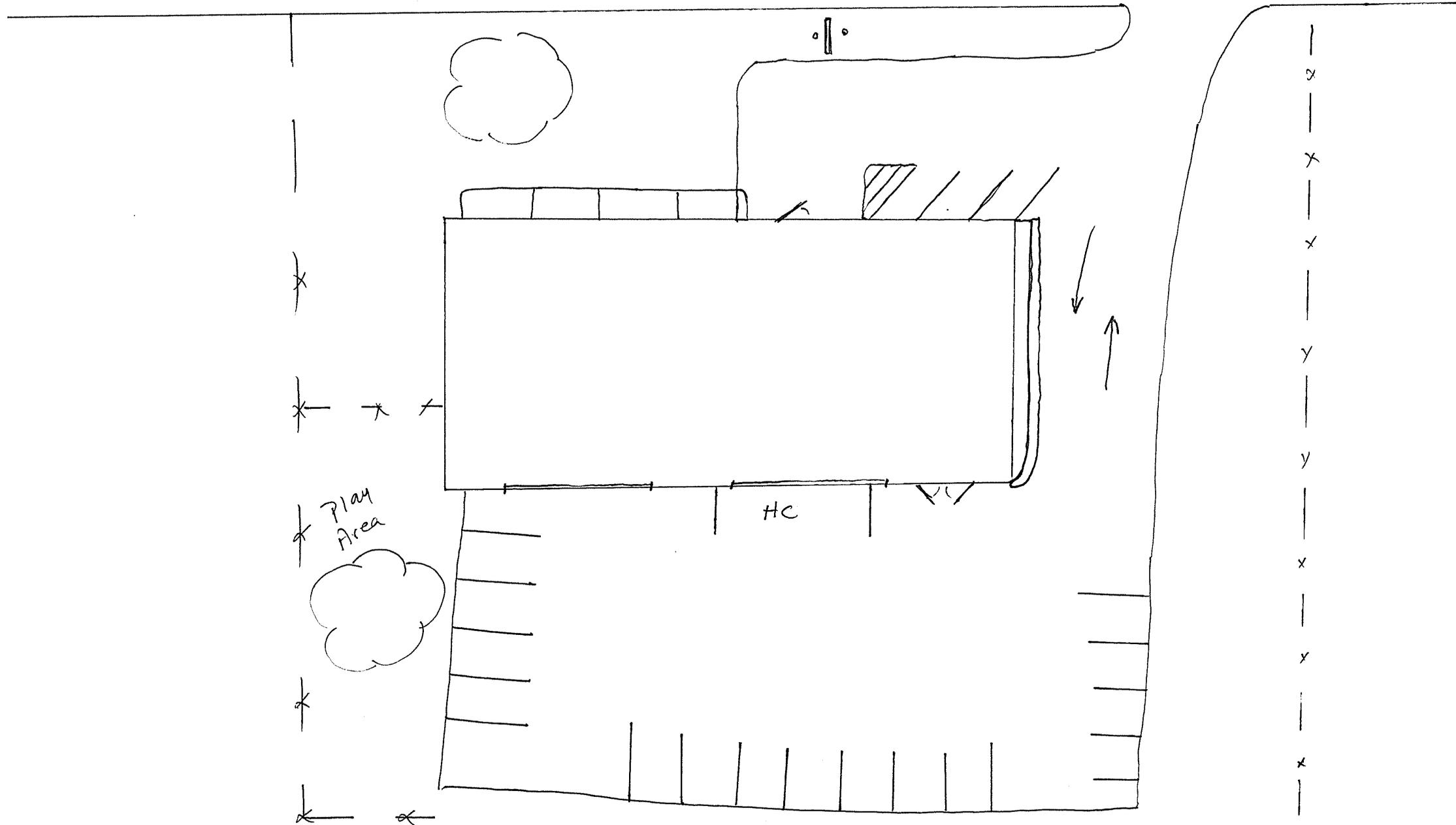
Site has initially been approved for a daycare use by NYS.

Stipulations

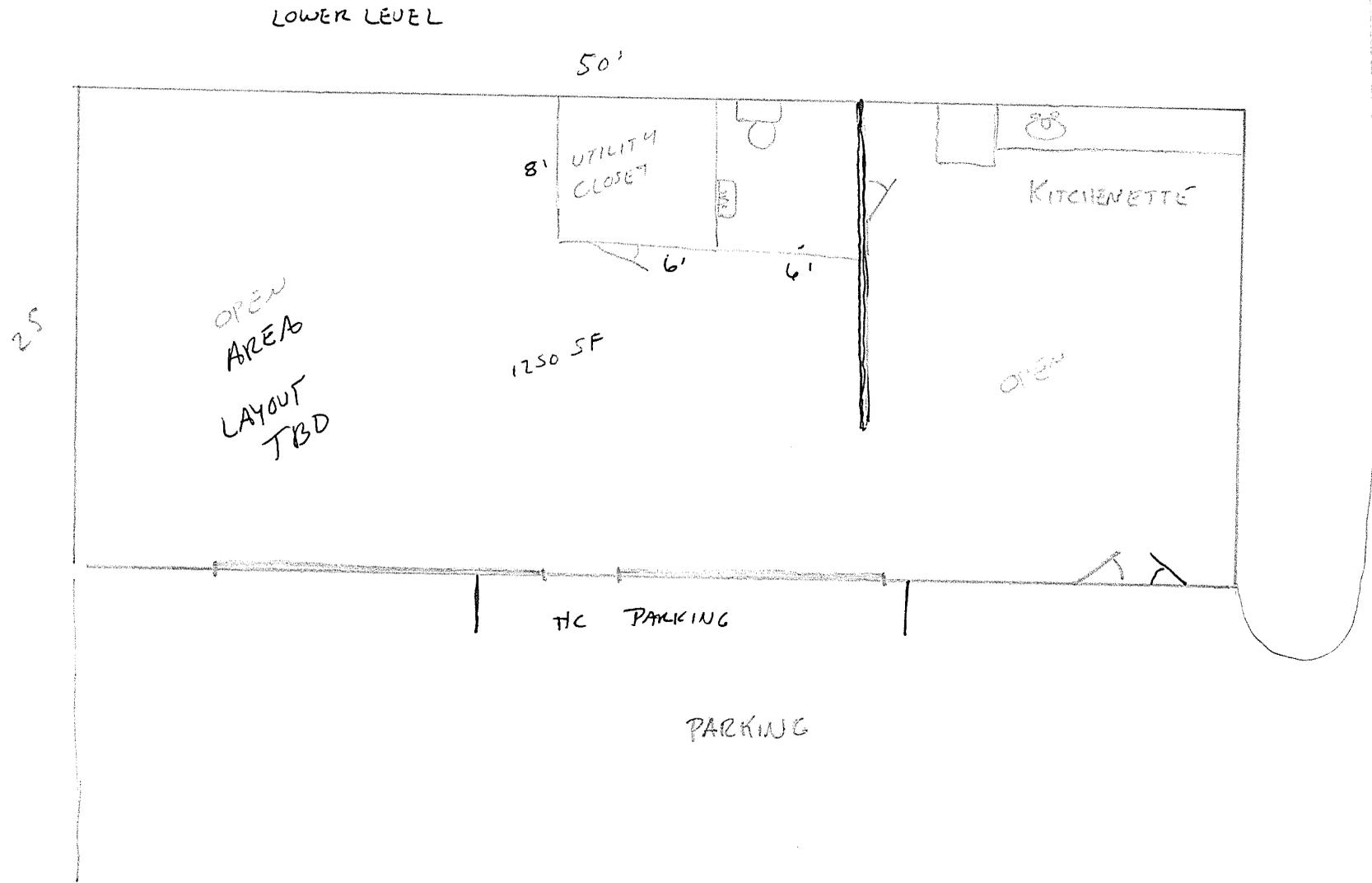
Copies of all Rensselaer County / NYS approvals shall be submitted to the Planning Department

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

PAWLING AVE



470 PAWLING - LOWER LEVEL





Staff Report # PC2012-042

Applicant: Mike Keller

Project Summary:

PC2012-042 Historic Review of a proposal to replace a glass storefront window with bifold doors for outdoor seating access. Project location is 200 Broadway (Bootleggers), a B-4 Zone, ID 101.53-3-1.1. Applicant is Mike Keller, 200 Broadway, 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

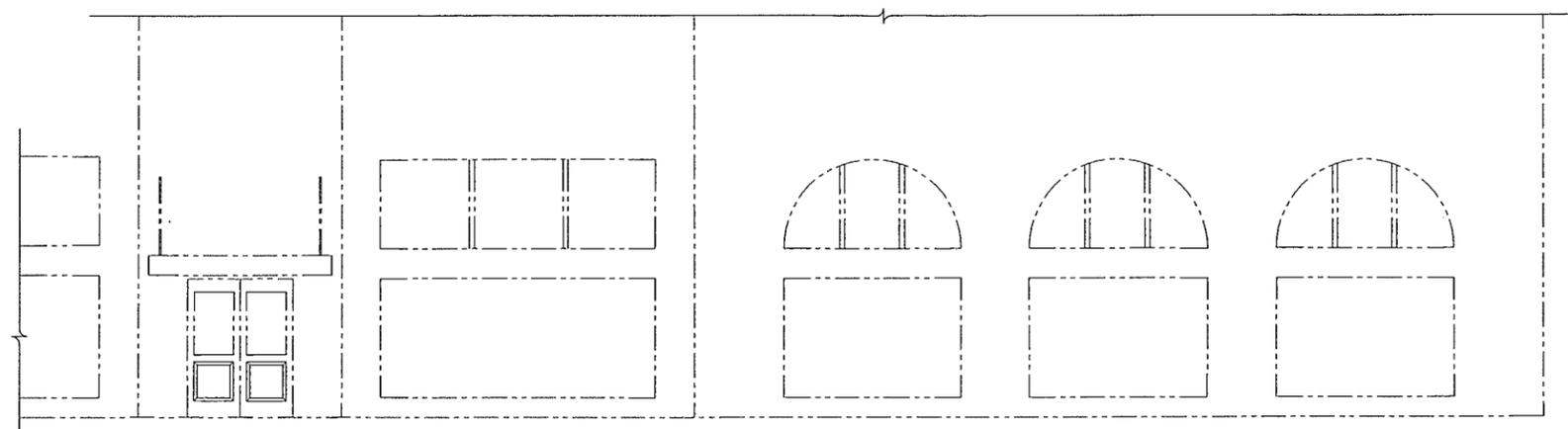
Prior Zoning Board

Site Design Review:

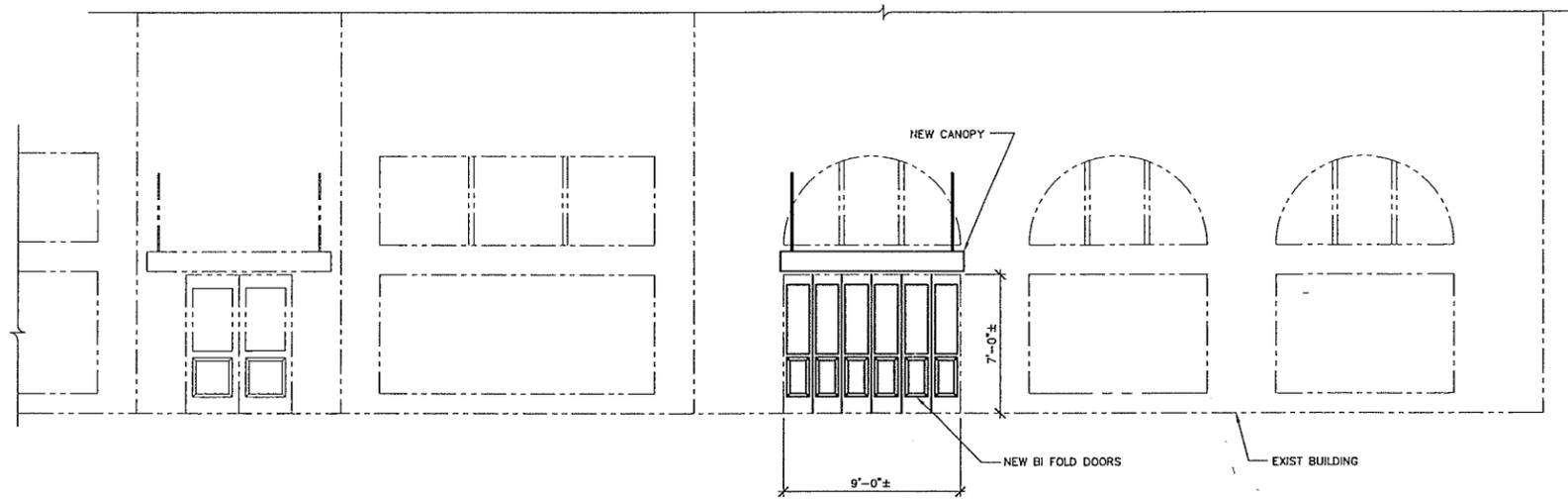
Applicant proposes to remove a section of glass window to install bi fold doors to access patio dining. The building is located in a historic district. Any exterior alterations made are to be reviewed by the Planning Commission.

The applicant will provide a 36 inch travel lane in the City ROW sidewalk for handicap accessibility.

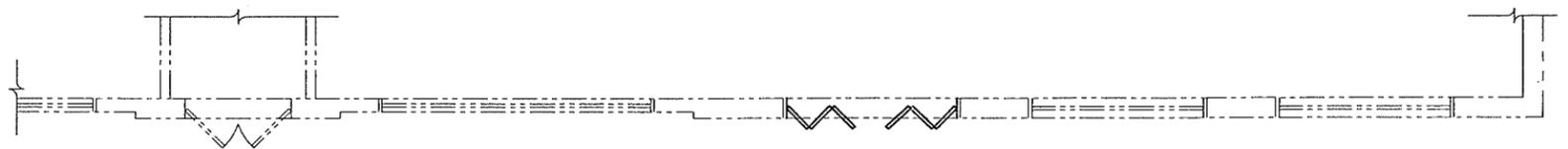
All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



1
A-1
EXISTING ELEVATION
SCALE: 1/4" = 1'-0"



2
A-1
EXISTING ELEVATION SHOWING
PROPOSED DOORWAY
SCALE: 1/4" = 1'-0"



3
A-1
EXISTING PLAN SHOWING
PROPOSED DOORWAY
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS
SCALABLE ONLY IN ARCH SIZE 'D' PRINTS

SCALE 1/4"=1'-0"	DATE
DWG. NO. A-1	