

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 August 16, 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:

New Business

PC2012-043 Site Plan Review of a proposal to occupy a 2 family home as a community residential facility. Project location is 137 6th Ave, an R-4 Zone, ID90.39-5-16. Applicant is Nicole Anderson, 139 5th Ave, Troy, NY 12182

PC2012-044 Site Plan Review of a proposal to construct a multistory multi use building. Project location is 1520 6th Ave, an Urban Core Zone, ID 101.61-8-3. Applicant is United Group, 300 Jordan Road, Troy, NY 12180

PC2012-045 Site Plan Review of a proposal to demolish 2 structures and construct a multi story multiuse building. Project location is 2413 6th Ave, an HWD Zone, ID101.30-3-3. Applicant is Unity House, 33 Second Ave, Troy, NY 12182.

Old Business

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.

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 # PC2012-043

Applicant: Nicole Anderson

Project Summary:

PC2012-043 Site Plan Review of a proposal to occupy a 2 family home as a community residential facility. Project location is 137 6th Ave, an R-4 Zone, ID90.39-5-16. Applicant is Nicole Anderson, 139 5th 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:

The applicant proposes to occupy a 2 family home as a community residential facility for youths. The layout will remain the same. Children and teens (6-8) will live at the site and be rehabilitated back into society after various issues have been encountered. The operator has 10+ years experience in the field, working in juvenile centers. Applicant proposes multiple staff members trained in the field. Security systems and standards for the use will be provided to planning staff. Other agencies will approve the logistics of the site.

Stipulations

Applicant shall submit all other state agency approvals prior to issuance of a Certificate of Occupancy
Applicant shall make readily available contact information for adjacent homeowners.
Project to be reviewed in 1 year.

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

UNIVERSITY FRONT OF THE HOUSE

MAIN RECREATION AREA

66' About the length inside

Laundry room Exit Back of the House GARAGE Garage

Front porch 1st Floor

Office AREA

ENTRANCE

Storage room

MAIN living room AREA

Bath room 1

Bedroom 1

KITCHENS

AREA

Bed room 2

Back Porch Exit

Back Yard 127 6th Ave

Front porch 2nd Floor

MAIN SHED 3

Entrance

Bedroom 3

1 1/2" up space

Bath room 2

Bedroom 4

KITCHENS

AREA

Bed room 5

Back Porch Exit



5TH AV

Applicant:
137 6th Ave

6TH AV

7TH AV

Staff Report # PC2012-044

Applicant: Untied Group

Project Summary:

PC2012-044 Site Plan Review of a proposal to construct a multistory multi use building. Project location is 1520 6th Ave, an Urban Core Zone, ID 101.61-8-3. Applicant is United Group, 300 Jordan Road, 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 Approved Master Plan, Urban Core Zoning and Full EAF / SEQRA May 2010.

Prior Zoning Board

Site Design Review:

The applicant proposes to construct a multiuse multi story building on a vacant lot. City Station East is the third phase of the redevelopment of the Congress Street Corridor. The building is a mixed-use student housing community that will house 48 apartments, 13,000 square feet of retail space and an innovative parking structure (decks) with 250 spaces. Access will be from Congress, Ferry and 6th Ave (thru an in-building corridor).

The five-story structure features two, three, and four-bedroom apartments. The amenities include: spacious living rooms and a bathroom in every bedroom, in-unit washers and dryers, workout facilities, game rooms, and other exciting details.

Exterior Elevations similar to and complimentary to City Station West. The project was designed using COT Urban Core Zoning Regulations.

Utilities, connections details, lighting, and storm water to be reviewed by the Engineering Department post approval.

Stipulations

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

EXECUTIVE SUMMARY

City Station East is the third phase of the exciting redevelopment of the Congress Street Corridor. The building is a mixed-use student housing community that will house 48 apartments, 13,000 square feet of retail space and an innovative parking structure with 250 spaces.

The five-story structure features two, three, and four-bedroom apartments to service today's busy college student. The amenities include: spacious living rooms and a bathroom in every bedroom, in-unit washers and dryers, workout facilities, game rooms, and other exciting details.

The community is the third phase of the United Group of Companies ("UGOC") redevelopment of 13 acres of vacant land in Downtown Troy that has become a hub for graduate students at Rensselaer Polytechnic Institute.

UGOC is a fully integrated development company with nearly 40 years of experience. United contains divisions in project development, finance, construction management, and property management through its affiliated companies United Realty Management Corp. AMO®, American Construction Company, and United Development Corp. United has developed more than 5,300 college student housing beds, and 1.9 million square feet of commercial office buildings, including 450 beds at City Station and Washington Square (Schenectady County Community College) in 2011.



CITY STATION EAST, LLC
TROY, NEW YORK
JULY 26, 2012



CITY STATION EAST, LLC
TROY, NEW YORK
JULY 26, 2012



CITY STATION EAST, LLC
TROY, NEW YORK
JULY 26, 2012

August Planning Commission Packet


**QPK
DESIGN**
ARCHITECTURE
ENGINEERING
SITE & PLANNING





CITY STATION EAST, LLC
TROY, NEW YORK
JULY 26, 2012

Staff Report # PC2012-045

Applicant: Unity House

Project Summary:

PC2012-045 Site Plan Review of a proposal to demolish 2 structures and construct a multi story multiuse building. Project location is 2413 6th Ave, an HWD Zone, ID101.30-3-3. Applicant is Unity House, 33 Second Ave, Troy, NY 12182.

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

Site Design Review:

The applicant proposes to demolish 2 structures and construct a building at 2413 6th Ave. The property will be developed into a mixed-use facility, containing a thrift store, food pantry, meal center, community crisis and resource centers, and administrative and operational offices.

The project includes demolition of all existing buildings and associated site work on the property, as well as the demolition of the existing billboard pole.

A new four-story structural steel framed building (8,3250 square feet per floor) with brick and concrete masonry veneer, a flat EPDM roof and aluminum-clad wood windows will be constructed.

A new asphalt-paved parking lot will be constructed to provide a total on twenty-six (26) parking spaces on-site.

The facility will be open 7 days per week during regular business hours, with some occasional evening hours. Expected number of clients may be up to 185 per day.

Unity House offices will be relocated to the site with Bethany Center Services, *Unique Boutique* and multiple outreach / resource centers.

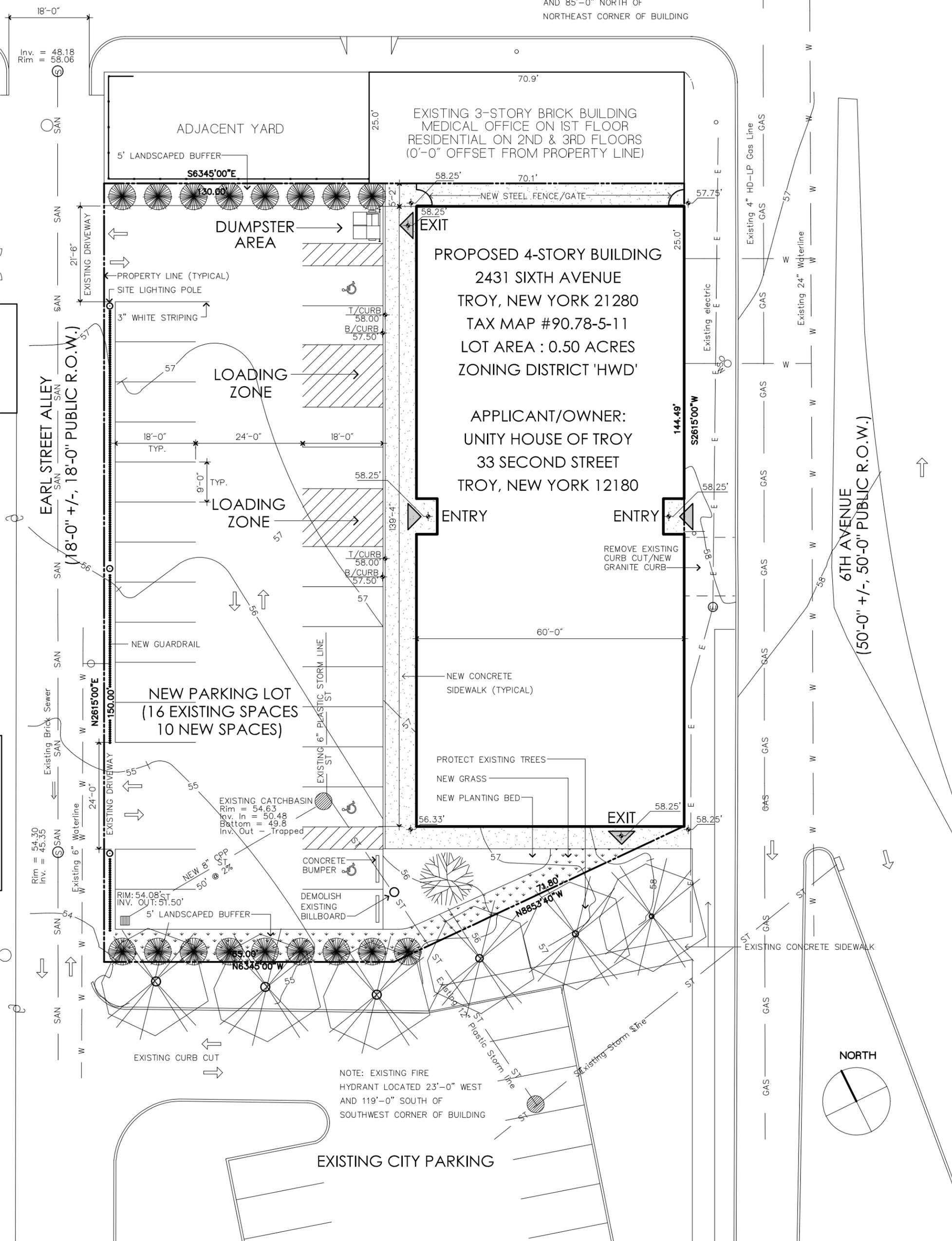
Site Plan Elements are attached in Addendum A.

Stipulations

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

VANDERHEYDEN STREET
(36'-0" WIDE, 36'-0" PUBLIC R.O.W.)

NOTE: EXISTING FIRE
HYDRANT LOCATED 70'-0" EAST
AND 85'-0" NORTH OF
NORTHEAST CORNER OF BUILDING



SITE PLAN

JULY 26, 2012

August Planning Commission Packet

SCALE : 1"=20'-0"
architecture+

SITE PLAN ELEMENTS LISTING

1. Show the following information as notations on the site plan:
 - a. Identify the property by its street address.
The street address is 2431 Sixth Avenue, Troy, New York 12180, as noted on the Site Plan.
 - b. Provide today's date.
July 26, as noted on bottom left of the Site Plan.
 - c. Identify the scale of the drawing (ex. 1"=20').
Drawing scale is 1" = 20'-0", as noted on bottom right of the Site Plan.
 - d. Note the zoning district.
Zoning District is Hoosick Waterfront (HWD), as noted on the Site Plan.
 - e. Note the tax map number of the property (this information can be acquired by contacting the City Assessor's Office at (518) 270-4408).
Tax map number for the property is 90.78-5-11, as noted on the Site Plan.
2. Indicate the applicant's full name and address and the property owner's name and address (if the same, show it as such).
The applicant/property owner is Unity House of Troy, 33 Second Street, Troy, New York 12180, as noted on the Site Plan.
3. Show the boundaries of the property and provide the dimension at each change of direction of the boundary line.
Property boundary lines are dimensioned on the Site Plan.
4. Draw the locations of the curb lines of all streets and alleys adjoining the property and show the following:
 - a. Provide the street (curb-to-curb) widths.
Street widths are indicated on the Site Plan.
 - b. Provide the alley widths.
Alley widths are indicated on the Site Plan.
 - c. Show the street and alley Right-of-way widths.
Street and alley rights-of-way widths are indicated on the Site Plan.
 - d. Identify whether the streets are privately or publicly owned.
Street ownership is indicated on the Site Plan.
5. Place a labeled north arrow on the plan.
A north arrow is located at the bottom right of the Site Plan.
6. Draw the locations of the buildings on adjacent properties and provide the following information:

a. Complete building dimensions.

Buildings are dimensioned on the Site Plan.

b. Descriptions of existing uses of the building and the quantity of space so used.

Building use and quantity of space is indicated on the site plan.

c. Show the distances from the building to the nearest property line.

Building distances from property lines are shown on the Site Plan.

7. Draw the locations of the buildings on adjacent properties and provide the following information:

a. Approximate dimensions of the buildings.

Building dimensions are shown on the Site Plan.

b. Approximate distances to property lines .

Building distances from property lines are shown on the Site Plan.

c. Describe uses of the buildings.

Building uses are described on the Site Plan.

d. Identify the construction of the buildings (brick, frame, brownstone, etc.)

Building construction is identified on the Site Plan.

8. Describe your proposal fully and identify the following as part of the overall description:

a. Indicate the proposed future use of the property.

The property will be developed into a mixed-use facility, containing a thrift store, food pantry, meal center, community crisis and resource centers, and administrative and operational offices.

b. Identify the area affected by the proposal (ex. exterior and interior rehabilitation of 123 4th St. to change 450 square feet of the first floor area to a neighborhood meat market, etc.)

The project includes demolition of all existing buildings and associated sitework on the property, as well as the demolition of the existing billboard pole. A new four-story structural steel framed building (8,3250 square feet per floor) with brick and concrete masonry veneer, a flat EPDM roof and aluminum-clad wood windows will be constructed. A new asphalt-paved parking lot will be constructed to provide a total on twenty-six (26) parking spaces on-site.

c. Describe hours of operation and the expected number of customers

The facility will be open 7 days per week during regular business hours, with some occasional evening hours. Expected number of clients may be up to 185 per day.

9. Locate and describe any existing and all proposed driveways, curb cuts and walkways. If none existing or proposed, so state. If new curb cuts are being

proposed, provide detail to describe its construction and layout.

Existing and proposed driveways, sidewalks and curb cuts are shown on the Site Plan. No new curb cuts are being proposed.

10. Provide the following information to describe landscaping on the property:
 - a. Show all existing landscaping, trees and fences and identify its size and type.
Existing landscaping on the site is negligible and will be completely replaced.
 - b. Show all proposed new landscaping, trees and fences and identify it by species, size, number and spacing.
New landscaping, trees and fences are identified on the Site Plan.

11. Prepare a scaled drawing of any proposed sign(s) and provide the following information:
 - a. Overall sign dimensions
Sign dimensions are provided on the attached Building Elevations drawing.
 - b. Sign colors
Sign colors are shown on the attached Building Elevations drawing.
 - c. Method of illumination (if none, state).
Signage will be illuminated as noted on the attached Building Elevations drawing.
 - d. Approximate messages (ex: Sam's Deli, open 24 hours)
Signage messages are shown on the attached Building Elevations drawing.
 - e. Identify the installation height of the sign above grade
Signage installation heights are as noted on the attached Building Elevations drawing.
 - f. Show the sign(s) installation location(s)
All signage is mounted on the building and is shown only on the building elevations.
 - g. Identify the type of sign proposed (ex. flush mounted, projecting, freestanding, etc.)
Signage types are identified on the attached Building Elevations drawing.

12. Draw existing and/or proposed off street parking areas and provide the following information:
 - a. Describe how the parking area will be illuminated (if it will not, so state) and include design of lamp heads and wattage.
Three 16'-0" high pole lights with 65 watt LED zero-cutoff lamps will be provided in the parking lot.
 - b. Identify the size of all parking spaces.
Parking spaces will be 9'-0" wide by 18'-0" deep.

c. Indicate the total number of parking spaces, both existing and proposed
There are sixteen existing parking spaces on the property; there will be ten new parking spaces on the property.

d. Show locations of guard rails, tire stops, bollards etc.

Guardrails, concrete tire bumpers and bollards are shown on the Site Plan.

e. Show the locations of all landscaping, screening and traffic islands.

All landscaping, screening and traffic islands are shown on the site plan.

f. Indicate the slope of all driveways and the parking surface

The average slope of the driveway and the parking surface is 2%, as indicated on the Site Plan.

g. Describe how storm water will be drained and removed. **Storm water from the roof will be collected by an internal storm line, storm water from the surface parking lot will be collected by new and existing catchbasins. storm water will be dispensed into the municipal storm sewer system.**

h. Describe how snow will be removed and where it will be piled. **Snow will be piled on the grassy section of the south side of the site, or will be removed from the site.**

13. Using arrows, show traffic circulation patterns to and from the site, and the direction of traffic of all adjoining streets and alleys.

Traffic circulation patterns to and from the site and on adjoining streets and alleys are shown on the Site Plan using arrows.

14. Provide topography lines or spot elevations if there is more than a five foot difference in elevation between any two points on the site.

Proposed topography lines and spot elevations are shown on the Site Plan.

15. Show the locations and describe all exterior lighting not associated with parking.

All exterior lighting not associated with parking is described on the attached Building Elevations drawing.

16. If additional pavement or roof area will be placed on the site, describe how storm drainage will be addressed and include the following information as it applies:

a. Provide rim and invert elevations for each catch basin.

Rim and invert elevations are provided for one new catchbasin shown on the Site Plan.

b. Identify the size and material of all storm lines (12" minimum diameter required).

New 12" CPP storm lines are shown on the Site Plan.

c. On the site plan, show the new locations of new catch basins and storm

lines and where they will connect into existing lines.

One new catchbasin and new storm line connections are shown on the Site Plan.

- d. Describe the material and indicate the size of the existing lines that the new lines will connect into.

Material and size of existing storm lines are described on the Site Plan.

17. Identify the locations of existing water supply and of existing sanitary sewerage lines will connect into.

New connections to existing domestic water supply and sanitary sewerage lines are identified on the site plan.

18. Describe future trash collection provisions and include the following information:

- a. Show where the trash will be accumulated on the property (dumpster locations, trash can locations, etc.)

Trash will be accumulated in a dumpster at the northeast corner of the parking lot.

- b. Show where the trash will be collected (at the curb, in the alley, etc.)

Trash will be collected ed in a dumpster at the northeast corner of the parking lot.

- c. Identify who will collect the trash (city collection, private commercial collection, transfer to landfill by tenants or property owner, etc.)

Trash will be collected by a private commercial trash collection company.

- d. Identify what landfill the trash is expected to be transferred to.

The applicant's trash removal vendor transfers its trash to several landfills.

19. Show the location of the nearest fire hydrant on the plan and describe any additional fire protective measures that exist or will be added to the property (sprinkler systems, smoke detectors, Siamese connection locations, alarms, etc.)

As noted on the Site Plan, one existing hydrant is located at the northeast corner of Hoosick Street and Vanderheyden Street. Another hydrant is located immediately south of the City parking lot on Hoosick Street and Sixth Avenue. The project will have Siamese connections at the main entrance on Sixth Avenue. The building will be fully sprinklered, and will have automatic and manual fire alarm/smoke detection systems.

20. Submit a photograph of all buildings that are a part of your proposal and that shows the public notice signs have been posted. If no buildings are involved, submit a photo of the site. The photo is not required to be submitted with your application, but should be presented at the hearing of the proposal.

The applicant will provide the requested photographs at the hearing of the Proposal.

21. If modifications to the exterior of the building or new construction is proposed

(such as an addition, entry alteration, new windows or doors, etc.), submit a sketch to indicate the shape of the proposed change, the color, the size, and the materials to be used.

The attached Building Elevations drawing indicates the shape of the proposed building, the color, the size, and the materials to be used.

Unity House

The Front Door

August 8, 2012



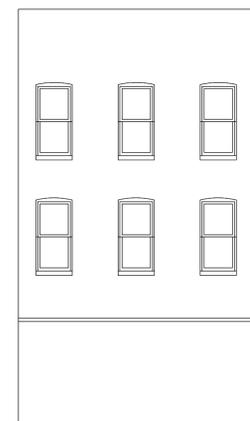
South Elevation



East Elevation



North Elevation



West Elevation



Staff Report # PC2012-036

Applicant: Congress Street LLC

Project Summary:

PC2012-036 Final 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 one way in access from Congress Street, two way access from 3rd Street into the site and exiting onto Congress Street via drive thru and the service ally

Dumpster location is adjacent to the alley at the rear of the property. Doors are to be installed on existing enclosure.

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

The applicant proposes a brick façade and architectural features to compliment adjacent properties. Building coins to be constructed of brick. Awnings to be provided and signage to be externally lit.

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. Signage is to be integrated into wall at corner of lot. Bus stops will be located against the wall. 2 bus stops will be located and 2 outdoor seating areas. Although not a part of the approval, the projects will be integrated.

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

Applicant will remove curbing between property and alley. A transition stip will be added and striped for delivery trucks only. Applicant will pave alley and install curbing across from alley access from site.

Stipulations

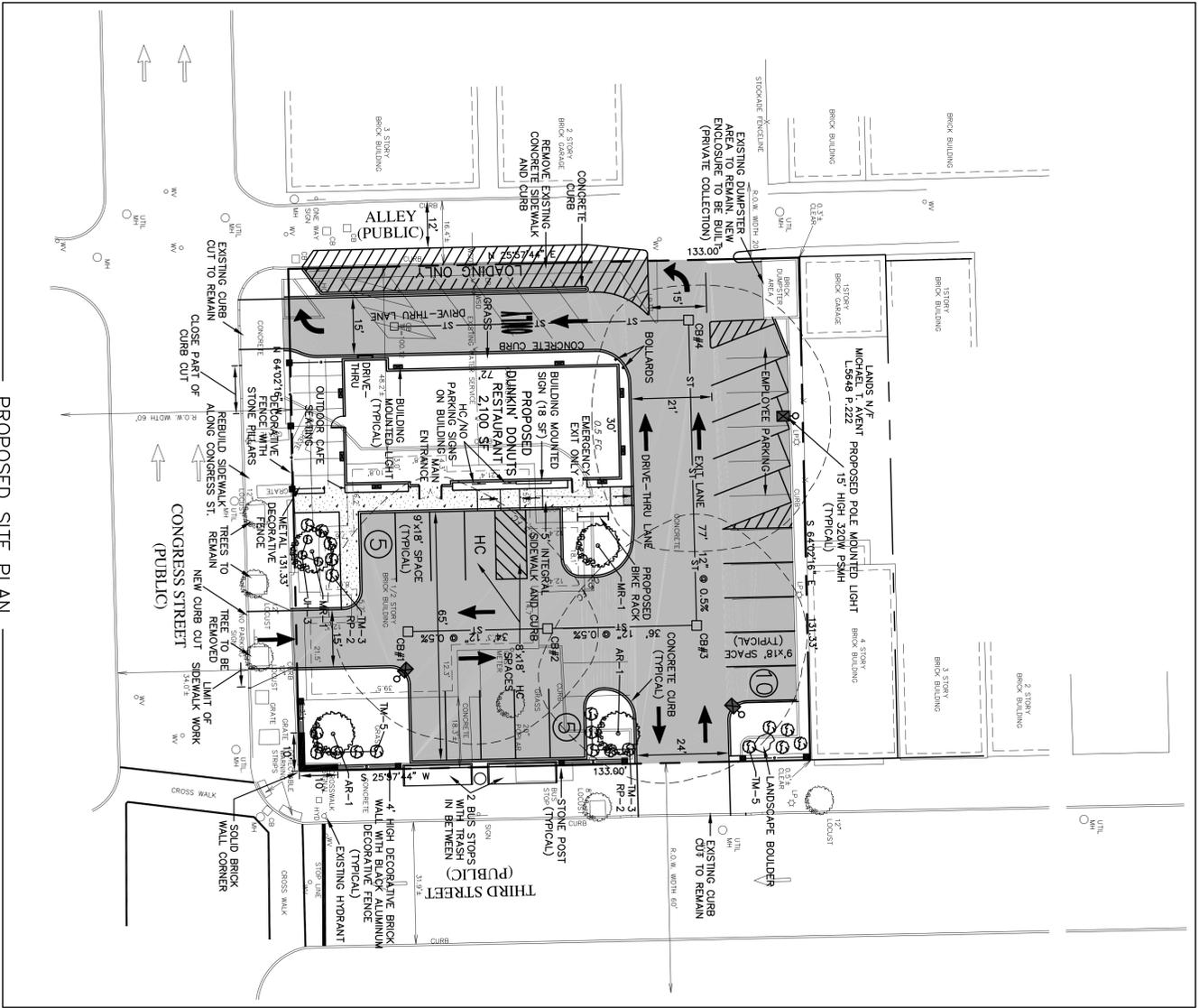
Applicant shall make eastern entry/exit located on Congress Street and entry only. Curb cut for this location should be as far from intersection as possible.

Applicant shall construct a brick fence around property. A combination of brick and metal fence will be required to be reviewed by planning staff prior to installation.

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'

PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	COMMENTS
AR	ACER RUBRUM	RED MAPLE	2	3" C	B&B
MR	MALUS ROYALTY	ROYALTY CRAB	2	2.5"-3" C	B&B
RP	RHOODOENDRON PAM	PAM RHOODOENDRON	4	24"-30" S	B&B
TM	TAXUS MEDIA	HICKS YEW	19	24" S	B&B
JH	JUNIPERUS HORIZONTALIS	BLUE RUG JUNIPER	3	18"-24" S	B&B

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

NO.	REVISION	BY	DATE
3.	WALL AND LOADING AREA	TCA	7/31/12
2.	CITY COMMENTS	TCA	6/26/12
1.	PLANNING BOARD COMMENTS	TCA	6/12/12

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

APPLICANT UNDER CONTRACT:
 CONGRESS STREET REALTY, INC.
 (VVO GARCOA)

TAX MAP # 101.53-13-9



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: 20 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

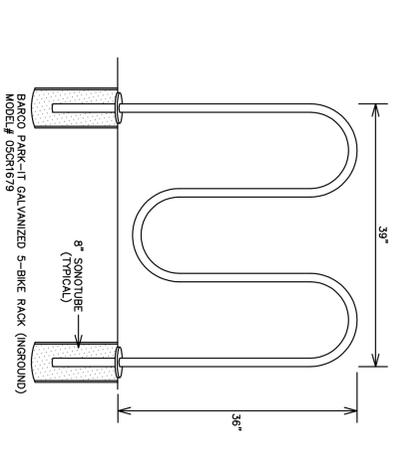
SITE PLAN
DUNKIN' DONUTS
65 CONGRESS STREET

CITY OF TROY COUNTY OF BENSLEAVER
 STATE OF NEW YORK

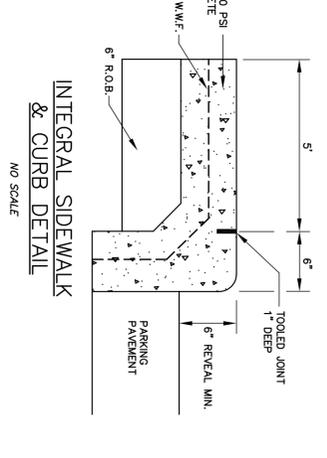
ABD ENGINEERS SURVEYORS
 411 Union Street
 Schenectady, NY 12305
 518-377-0315 Fax: 518-377-0379

MAY 20, 2012 1" = 20' DWG: 4256A-SITE.12 SHEET 1 OF 2

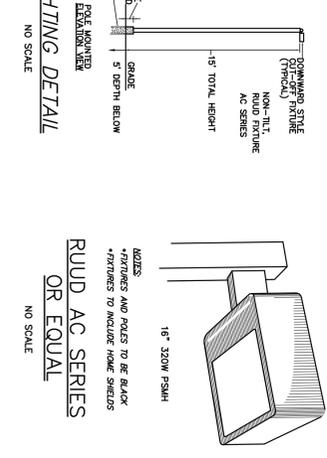
GENERAL NOTES:
 — THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S APPROVAL OF THE ENGINEER.
 — NO SLOPE ON BOUNDARY OF ADJACENT PROPERTY SHALL EXCEED 3 HORIZONTAL TO 1 VERTICAL.
 — IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLAN SHEETS AND SPECIFICATIONS, AND COORDINATE WORK WITH ALL OTHER CONTRACTORS ON THE SITE.
 — THE CONTRACTOR IS INSTRUCTED TO COOPERATE WITH ANY AND ALL OTHER CONTRACTORS PERFORMING WORK ON THIS JOB SITE DURING THE PERFORMANCE OF THIS CONTRACT.
 — THE CONTRACTOR SHALL RESTORE LAWNS, DRIVEWAYS, CURBS, SIGNS AND OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED OR REMOVED TO AT LEAST AS GOOD A CONDITION AS BEFORE BEING REMOVED AS DETERMINED BY THE ENGINEER. ANY UNREPAIRED TRESSES, SIGNAGE AND/OR HERDS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 — THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PERMITS.
 — CONTRACTOR TO TOPSOIL & SEED ALL DISTURBED AREAS.
 — THE CONTRACTOR WILL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
 — CONTRACTOR TO GRADE ALL AREAS ON THE SITE TO PROVIDE POSITIVE DRAINAGE.
 — THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT AND MARKING. ALL FIELD LAYOUT SHALL BE IN ACCORDANCE WITH THE PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENCH MARKS, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND HIS REPRESENTATIVES AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADJUSTMENTS TO THE SATISFACTION OF THE OWNER AND HIS REPRESENTATIVES BEFORE UTILITIES WILL BE ACCEPTED.
 — THE CONTRACTOR SHALL PROVIDE TEMPORARY SAFETY FENCING AROUND ALL WORK AREAS.
 — THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL PUSH AND RECEIVING PITS SHALL BE BARRICADED AND PROTECTED IN ACCORDANCE WITH MUTCD. PROTECTION SHALL BE PROVIDED FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
 — THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES AND/OR UTILITIES BELIEVED TO EXIST IN THE LOCATIONS INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT OR APPROXIMATE LOCATION OF SUCH PIPE LINES, SUBSURFACE STRUCTURES AND/OR UTILITIES IN THE AREA MAY BE DIFFERENT FROM THAT SHOWN OR MAY NOT BE SHOWN, AND IT SHALL BE HIS RESPONSIBILITY TO PROCEED WITH GREAT CARE IN EXCAVATING ANY UNREPAIRED TRESSES, SIGNAGE AND/OR HERDS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 — ALL TRENCH EXCAVATION AND ANY REQUIRED SHEETING AND SHORING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION.
 — CONTRACTOR SHALL BE RESPONSIBLE FOR DEMONSTRATING AND THE MAINTENANCE OF SURFACE DRAINAGE DURING THE COURSE OF THE WORK.
 — MAINTAIN FLOW FOR ALL EXISTING UTILITIES.
 — BEFORE CONSTRUCTING LINES TO CONNECT TO EXISTING UTILITIES, VERIFY EXISTING UTILITY INVERTS AND NOTIFY ENGINEER IF ANY VARIATION FROM THE PLANS IS REQUIRED.
 — EXPLORATORY EXCAVATIONS SHALL BE PERFORMED AS NEEDED BY THE CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO WORK IN CONGESTED UTILITY AREAS.
 — THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING EXISTING PUBLIC HIGHWAYS AND ADJACENT LANDS FREE FROM DEBRIS, SOIL, AND OTHER MATTER WHICH MAY ACCUMULATE DUE TO CONSTRUCTION RELATED TO THE SITE.
 — ALL STORM SEWER LINES SHALL BE HOPE N-12 WITH INTEGRAL OVERLAPPED BELLS & SHOULD (SILT TIGHT).
 — STORAGE OF MATERIALS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF NEW YORK STATE INDUSTRIAL CODE RULE 23 AND OSHA REGULATIONS FOR CONSTRUCTION.



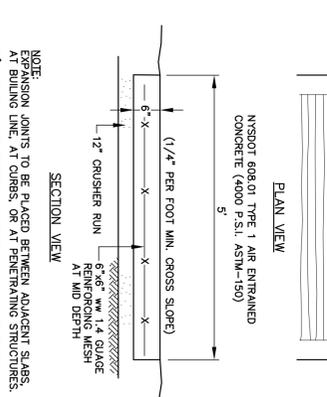
BIKE RACK DETAIL
NO SCALE



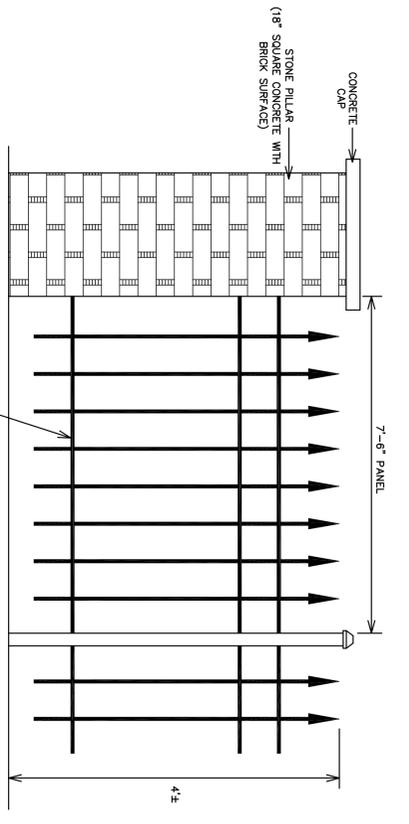
INTEGRAL SIDEWALK & CURB DETAIL
NO SCALE



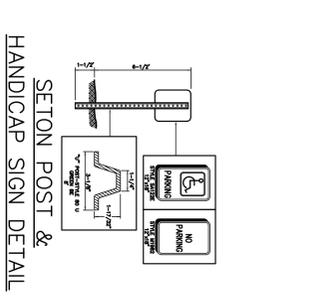
LIGHTING DETAIL
NO SCALE



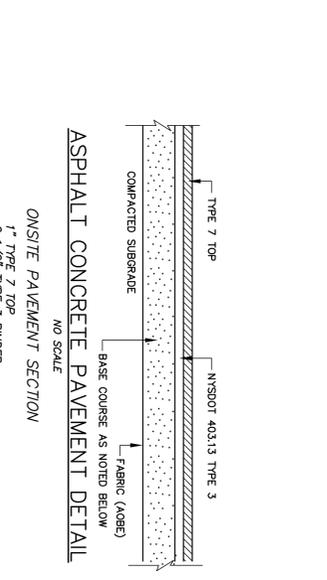
RUUD AC SERIES OR EQUAL
NO SCALE



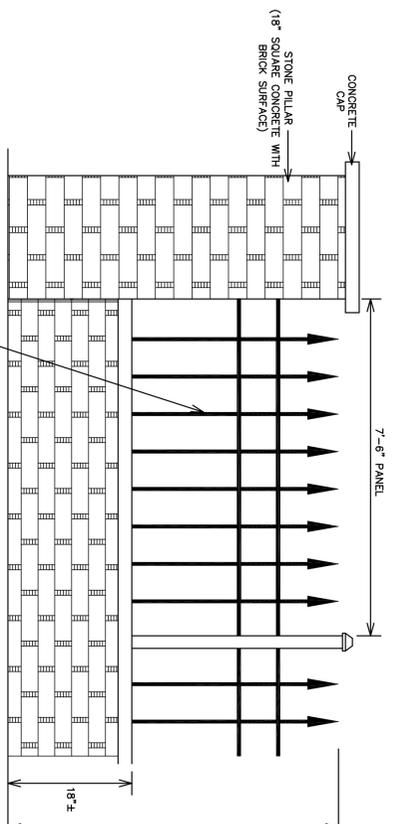
FENCE AND STONE PILLAR DETAIL
NO SCALE



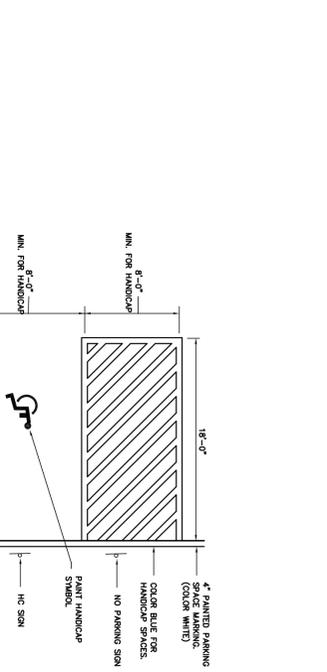
SETON POST & HANDICAP SIGN DETAIL
NO SCALE



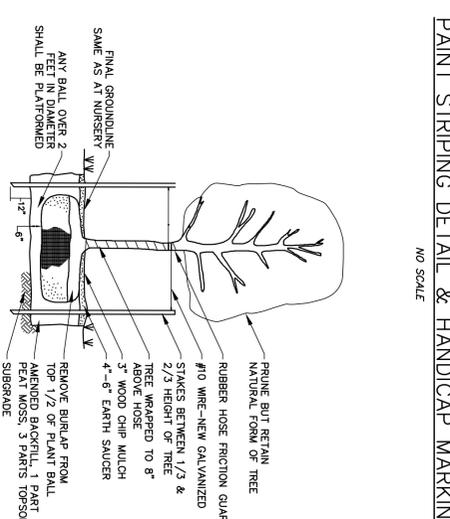
ASPHALT CONCRETE PAVEMENT DETAIL
NO SCALE



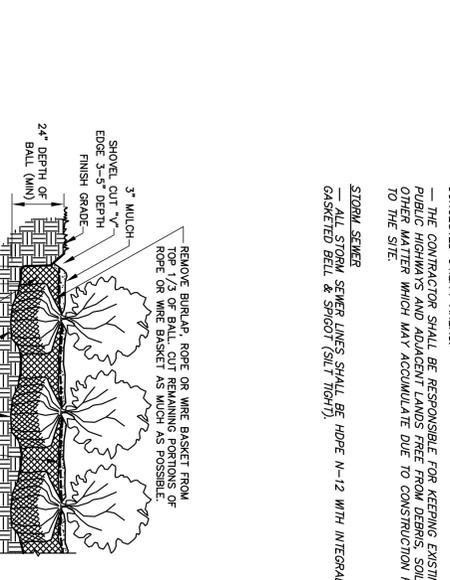
DECORATIVE BRICK WALL WITH FENCE AND STONE PILLAR DETAIL
NO SCALE



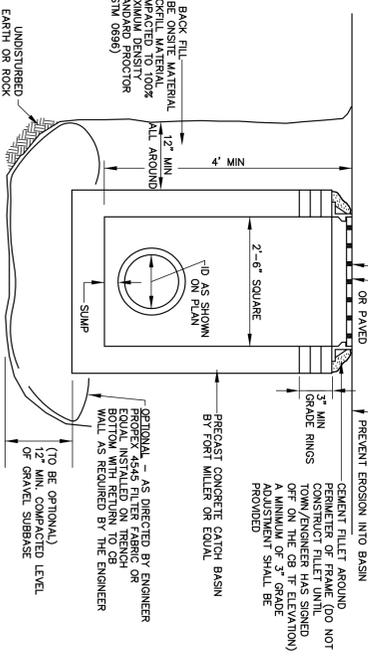
PAINT STRIPING DETAIL & HANDICAP MARKING
NO SCALE



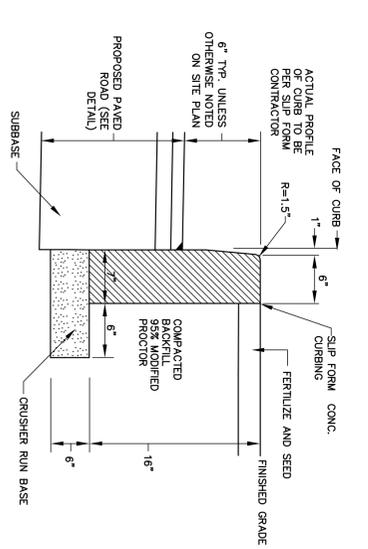
DECIDUOUS TREE PLANTING DETAIL
NO SCALE



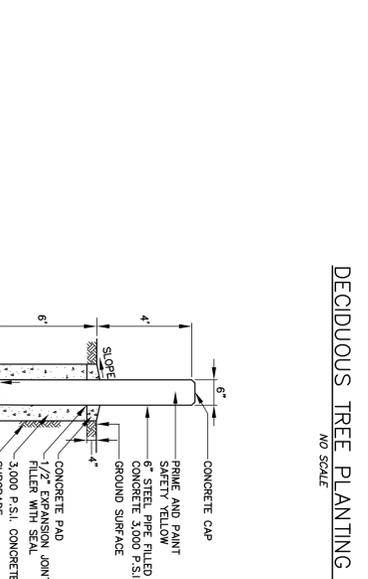
SHRUB PLANTING DETAIL
NO SCALE



2'-6" SQUARE PRECAST REINFORCED CONCRETE CATCH BASIN
NO SCALE



CONCRETE CURB DETAIL
NO SCALE



PIPE BOLLARD DETAIL
NO SCALE

NO.	REVISION	BY	DATE
3.	WALL AND LOADING AREA	TCA	7/31/12
2.	CITY COMMENTS	TCA	6/26/12
1.	PLANNING BOARD COMMENTS	TCA	6/21/12

NO.	REVISION	BY	DATE

ATTENTION OF THE CONTRACTOR: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW YORK AND THE STATE OF NEW YORK.

<p>SITE PLAN DUNKIN' DONUTS 65 CONGRESS STREET</p>	<p>CITY OF NEW YORK COUNTY OF RENSSELAER</p>
---	---

<p>ABD ENGINEERS SURVEYORS 411 Union Street Saratoga Springs, NY 12085 518-377-0315 Fax: 518-377-0379</p>	<p>DATE: MAY 30, 2012 SCALE: 1" = 20' DWG: 4258A-SITE6.12 SHEET: 2 OF 2</p>
--	--