

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 September 13, 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:

PC2011-063 Site Plan Review of a proposal to occupy a vacant private club as a bar / restaurant. Project location is 50 King Street, a B-4 Zone, ID101.38-9-15. Applicant is Randy Kehoe, 127 Madison Ave, Albany, NY 12202.

PC2011-093 Site Plan Review of a proposal to reoccupy a vacant bar / restaurant as a banquet hall / rentable space. Project location is 871 River Street, an R-4 Zone, ID 90.54-1-17. Applicant is Tara Pompey, 871 River Street, Troy, NY 12180.

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

PC2012-046 Site Plan Review of a proposal to reoccupy a vacant auto sales and repair lot. Project location is 325 Second Ave, a B-2 Zone, ID 80.78-1-7. Applicant is Ayoub Shawkat, 14A Derry Lane, Latham NY12110.

PC2012-047 Site Plan Review of a proposal to construct an addition to a single family home. Project location is 10 Bolivar Ave, an R-1 Zone, ID 101.73-8-5. Applicant is Debra Rivenburg, 10 Bolivar Ave, Troy, NY 12180.

PC2012-048 Site Plan Review of a proposal to occupy a vacant building with CDCG. Project location is 594 River Street, a HCD Zone, ID 101.22-2-14. Applicant is Capital District Community Gardens, 40 River Street, Troy, NY 12180.

PC2012-049 Site Plan Review of a proposal to occupy a vacant diner with a community center / café. Project location is 2954 6th Ave, a B-5 Zone, ID 90.70-8-1. Applicant is Hannah Mudge, 2954 6th Ave, 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 # PC2012-063

Applicant: Randy Kehoe

Project Summary:

PC2011-063 Site Plan Review of a proposal to occupy a vacant private club as a bar / restaurant. Project location is 50 King Street, a B-4 Zone, ID101.38-9-15. Applicant is Randy Kehoe, 127 Madison Ave, Albany, NY 12202.

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 Conceptual Approval September 2011
Prior Zoning Board

Site Design Review:

The applicant proposes to convert two vacant storefronts into a single commercial space for a bar / lounge, for the “Troy Varsity Club”. The existing kitchen will be upgraded to meet building, mechanical, fire and health code(s). A drop ceiling will be removed to expose original ceilings and fixtures. Exterior modifications include restoring plate glass storefront and windows above doors that are currently missing or covered. New commercial doors will be installed. The applicant will scrape and paint the façade of the building and install historically appropriate signage above the first floor line of the building.

Proposed hours Tuesday – Thursday 3PM – 11PM, Friday – Saturday 12PM – 2AM.

Stipulations

Applicant shall submit exterior elevations to include façade improvements.

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



KING STREET

WIDTH: 34'-0"
OWNED BY CITY OF TROY

PARKIN
PARKIN
LOCAT
DISTRAN

TRAFFIC PART

Staff Report # PC2012-093

Applicant: Tara Pompey

Project Summary:

PC2011-093 Site Plan Review of a proposal to reoccupy a vacant bar / restaurant as a banquet hall / rentable space. Project location is 871 River Street, an R-4 Zone, ID 90.54-1-17. Applicant is Tara Pompey, 871 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

Prior Zoning Board

Site Design Review:

The applicant proposes to occupy a vacant restaurant / bar as a rentable event space. The layout is to remain unaltered.

Use and hours will be on an as rented / needed basis.

The interior was completely rehabbed in 2009 - 2010. The upper floor is a residential unit.

The applicant proposes to construct an off-street parking lot the north of the building.

Stipulations

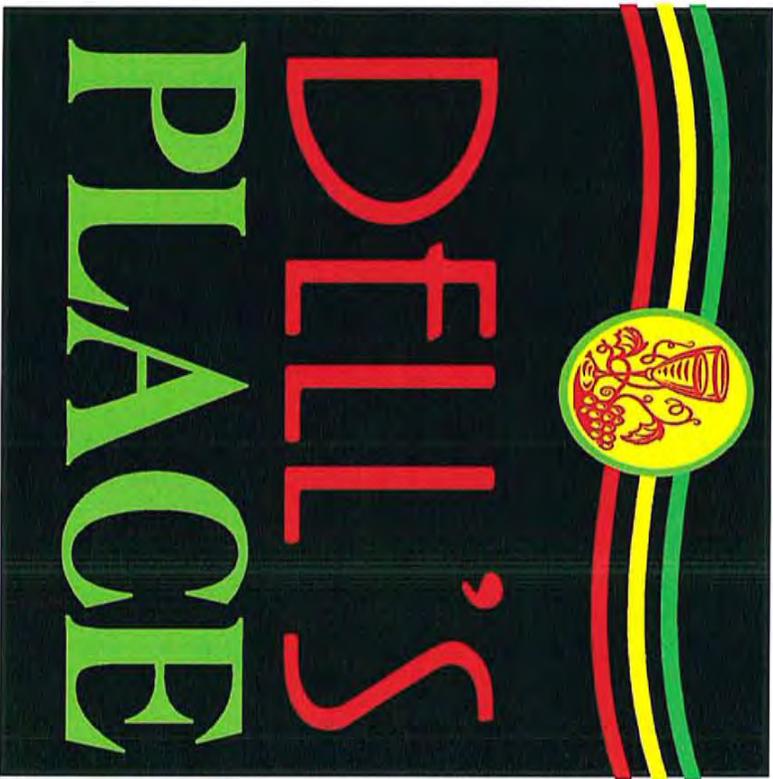
Applicant shall agree to repair / replace missing siding pieces.

Applicant shall construct paved parking area within 1 year of approval.

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







48" x 48"

Black 3/4" MDO

Colors: Red, Yellow, Green

Two Sided

**For Hanging Sign With Existing Bracket
16' Square Feet**

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).

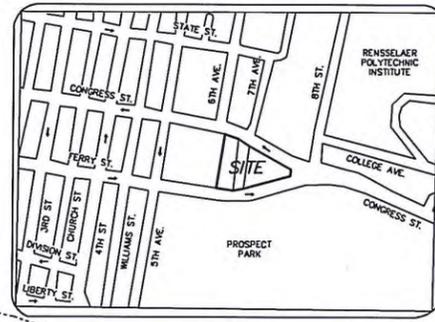
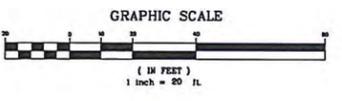
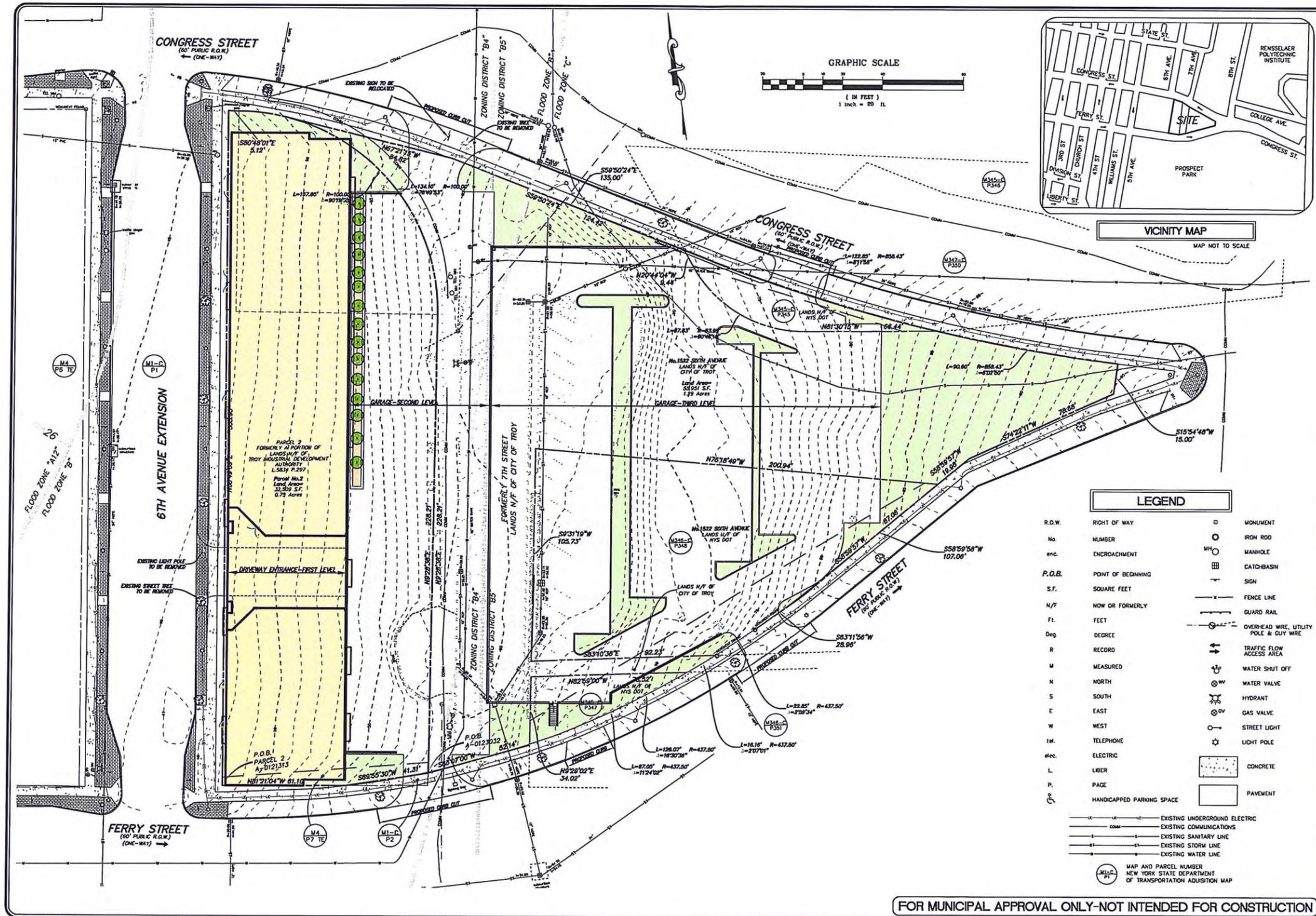
The five-story structure features two, three, and four-bedroom apartments. The amenities include: spacious living rooms and a bathroom in every bedroom, in-unit washers and dryers, workout facilities, game rooms, and other exciting details.

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.



LEGEND

R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
ENC.	ENCROACHMENT	MH	MANHOLE
P.O.B.	POINT OF BEGINNING	⊠	CATCH-BASIN
S.F.	SQUARE FEET	+	SIGN
N/F	NOW OR FORMERLY	—	FENCE LINE
FL.	FEET	—	GUARD RAIL
Deg.	DEGREE	—	OVER-HEAD WIRE, UTILITY POLE & GUY WIRE
R	RECORD	↑	TRAFFIC FLOW ACCESS AREA
M	MEASURED	⊕	WATER SHUT OFF
N	NORTH	⊙	WATER VALVE
S	SOUTH	⊙	HYDRANT
E	EAST	⊙	GAS VALVE
W	WEST	⊙	STREET LIGHT
tel.	TELEPHONE	⊙	LIGHT POLE
elec.	ELECTRIC	⊙	
L	LIBER	⊙	
P.	PAGE	⊙	
⊕	HANDICAPPED PARKING SPACE	⊙	
—	EXISTING UNDERGROUND ELECTRIC	⊙	
—	EXISTING COMMUNICATIONS	⊙	
—	EXISTING SANITARY LINE	⊙	
—	EXISTING STORM LINE	⊙	
—	EXISTING WATER LINE	⊙	
⊙	MAP AND PARCEL NUMBER NEW YORK STATE DEPARTMENT OF TRANSPORTATION ACQUISITION MAP	⊙	



HERSHBERG & HERSHBERG
Consulting Engineers and Land Surveyors
18 Locust Street
Albany, New York 12203

ALTERATION OF THIS DOCUMENT EXCEPT BY A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR IS ILLEGAL.



STATE OF NEW YORK
DEPARTMENT OF STATE
OFFICE OF THE CLERK

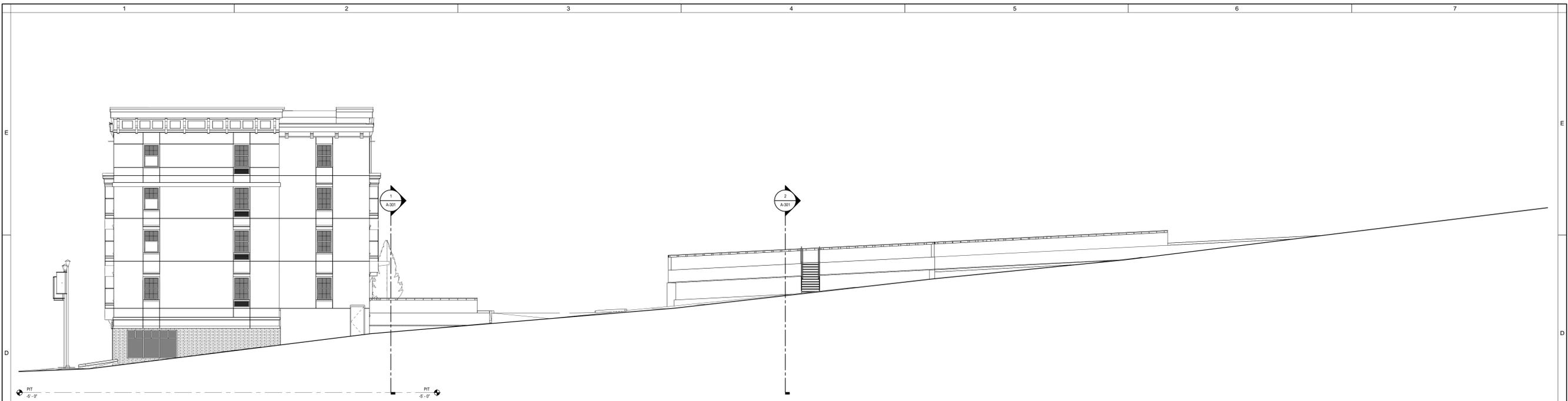
DATE	
REMARKS	
REVISIONS	

**PRELIMINARY SITE PLAN FOR
CITY STATION EAST
CONGRESS STREET AND FERRY STREET
TROY, NEW YORK**

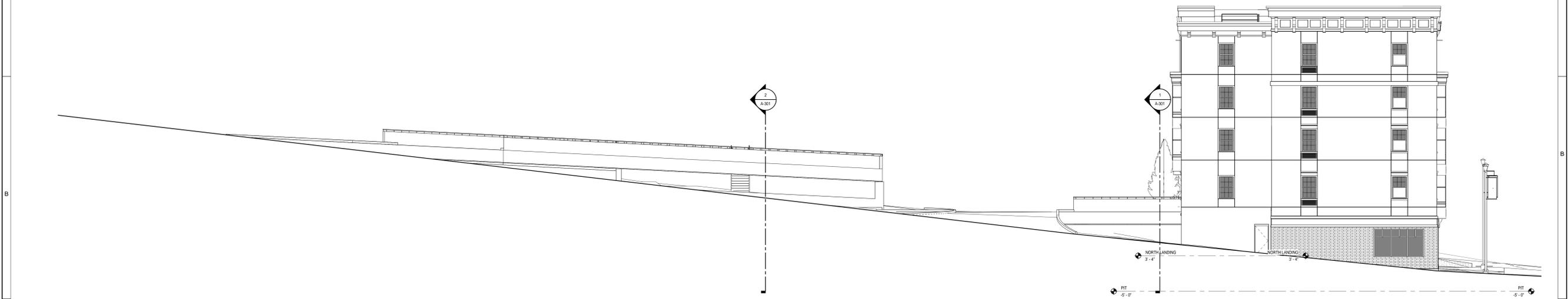
DATE: 07/27/12
SCALE: 1" = 20'
FILE: 100214

C2

FOR MUNICIPAL APPROVAL ONLY-NOT INTENDED FOR CONSTRUCTION



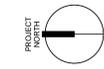
C1 ELEVATION-SOUTH-NEW
SCALE: 1/8" = 1'-0"



A1 ELEVATION-NORTH-NEW
SCALE: 1/8" = 1'-0"

NO.	DATE	REVISIONS

CONSULTANTS:



IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS AUTHORIZED BY THE ARCHITECT OR ENGINEER TO DO SO TO REPRODUCE OR TRANSMIT IN ANY MANNER OR BY ANY MEANS THE CONTENTS OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER.

QPK DESIGN
ARCHITECTURE
ENGINEERING
SITE & PLANNING

400 SO. SALINA ST. PO BOX 29
SYRACUSE, NEW YORK 13201-0029
TEL 315.472.7806 FAX 315.472.7800

SHEET TITLE		PROJECT TITLE		PROJECT NUM
ELEVATIONS- EXTERIOR		CITY STATION - GARAGE		212080.00
OWNER		PROJECT LOCATION		PROJECT STATUS
CITY STATION GARAGE, LLC		TROY, NEW YORK		PROGRESS SET
		ISSUE DATE		DRAWING NUMBER
		JUNE 7, 2012		A-201
		WWW.QPKDESIGN.COM		

Staff Report # PC2012-046

Applicant: Ayoub Shawkat

Project Summary:

PC2012-046 Site Plan Review of a proposal to reoccupy a vacant auto sales and repair lot. Project location is 325 Second Ave, a B-2 Zone, ID 80.78-1-7. Applicant is Ayoub Shawkat, 14A Derry Lane, Latham NY12110.

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 Repair Shop / Auto Sales (August 2007)

Prior Zoning Board

Site Design Review:

Applicant proposes to reoccupy a vacant sales and repair shop. The applicant proposes to sell no more than 10 cars on site and no more than 10 cars onsite to be repaired. No changed or alterations to the lot or building are proposed.

Stipulations

10 cars for sale maximum on site. Cars must be in working order.
20 Cars allowed on site at one time.

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

DWN. BY:		TITLE: ZONING & PLANNING APPLICATION		PROJECT: 325 SECOND AV TROY, NY		SHEET: 1 of 1	
REVISIONS:		SCALE: 1/40		APPLICANT: Corey Frank		TAP, INC. 210 RIVER ST. TROY, NY 12180	
		DATE: 5/17/02				(518) 214-3050 JOB#:	

PROPERTY: 325 Second Avenue Troy, NY 12182

APPLICANT: Corey Frank 272 Second Avenue Troy, NY 12182

OWNER: John Sweeter Pearlman's Auto Service 390 Second Avenue Troy, NY 12180

ZONED: B-2 Community Commercial

TAX MAP #: 80.78-1-7

WARD/PLATE #: 15/42

PROPOSAL: There is an existing garage/office on the site. There are three bays in the garage, two will be used as service bays, the third is an alignment repair and car sales lot. The proposed use is also auto repair and used auto sales.

PARKING: Required: 5 spaces/ service bay and 5 for auto service for a total of 15.
Proposed: 6 Regular customer spaces
1 accessible customer space
3 employee space
46 spaces for display of inventory
Employee and customer parking on pavement to be striped with 4" white reflective striping.
Handicapped space to designated with blue reflective striping.

SNOW REMOVAL: Snow to be stored on site

DRAINAGE: No existing drains on site, none are proposed. Existing paved parking area drains to catch basin on corner

GARBAGE: Private Pickup, dumpster on site

HOURS OF OPERATION: 9 am - 9 PM M-F
9 am - 5 PM Saturday
Closed Sunday

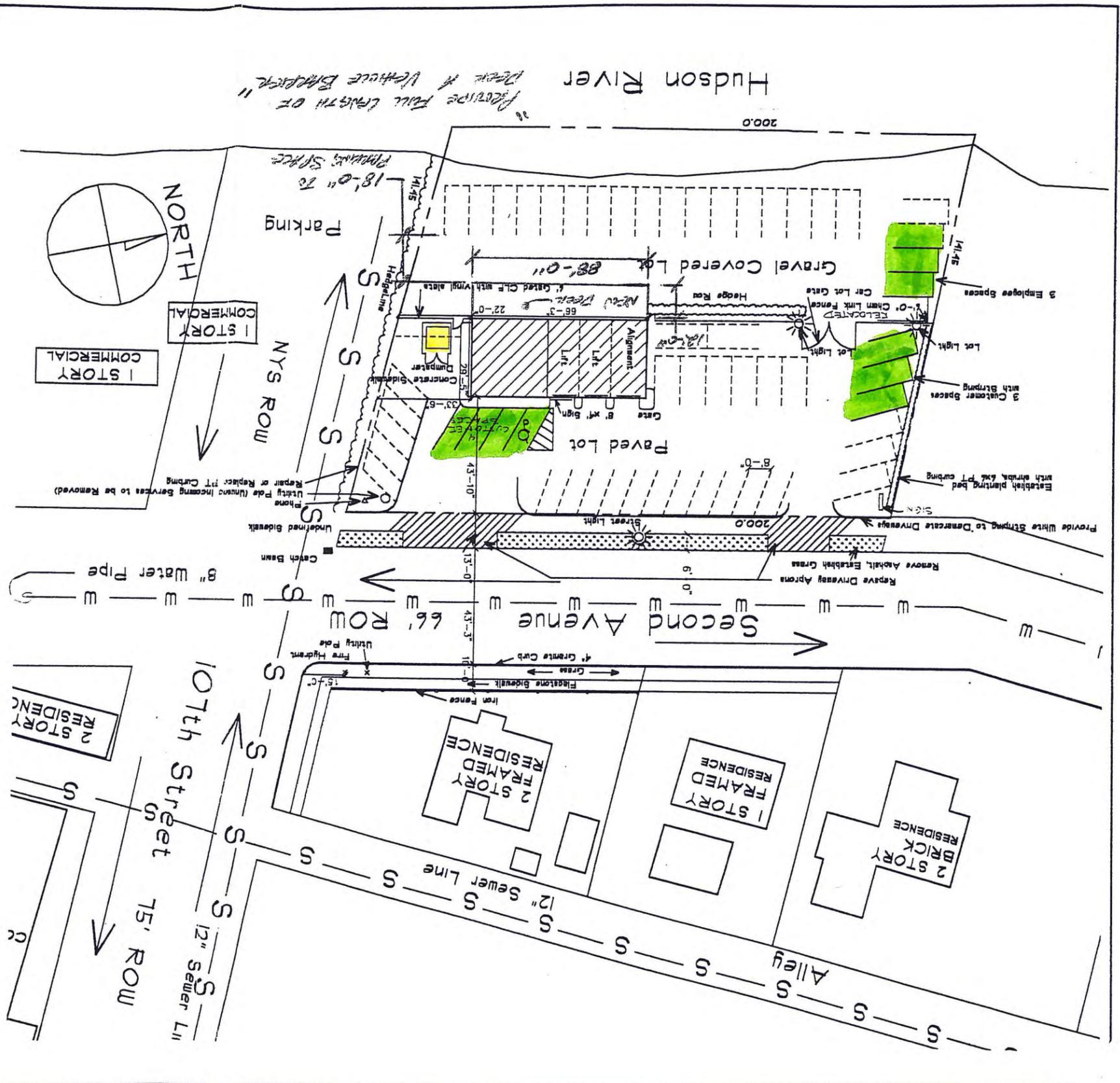
SIGNAGE: Allowed: 100 SF total with freestanding sign supports placed at least 3 feet within property lines. Permanent fixed signage must be securely mounted to building facade. Existing signs to be replaced in-kind with dark background/ light letters as follows:
Existing 8' x 4' + 32 SF back-lit sign on building facade to be replaced
Existing 8' x 4' = 32 SF freestanding 2 sided internally lit sign at corner of lot; to be replaced. No new lighting is proposed. Existing street light, [2] fence mounted halogen lights at fence line to remain.

LIGHTING:

SITE:

Length: 40 (at front building line) 200
Width: 200
Lot Area: 28200
Setbacks: 10 Front & Sides
40 Rear
60% Maximum Lot Coverage

PROPOSED BUILDING AND LOT REPAIRS:
Cleanup of debris.
Repairing of wood trim on building.
Remove unused posts and wiring at corners of site.
Install appropriate fencing as needed along the river to shield cars from view of river traffic.
Provide erosion control at shoreline as necessary.
This plan is based on available Sanborn Maps, Kenesaw County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide the information necessary to obtain a Building Permit.



Staff Report # PC2012-047

Applicant: Debra Rivenburg

Project Summary:

PC2012-047 Site Plan Review of a proposal to construct an addition to a single family home. Project location is 10 Bolivar Ave, an R-1 Zone, ID 101.73-8-5. Applicant is Debra Rivenburg, 10 Bolivar 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:

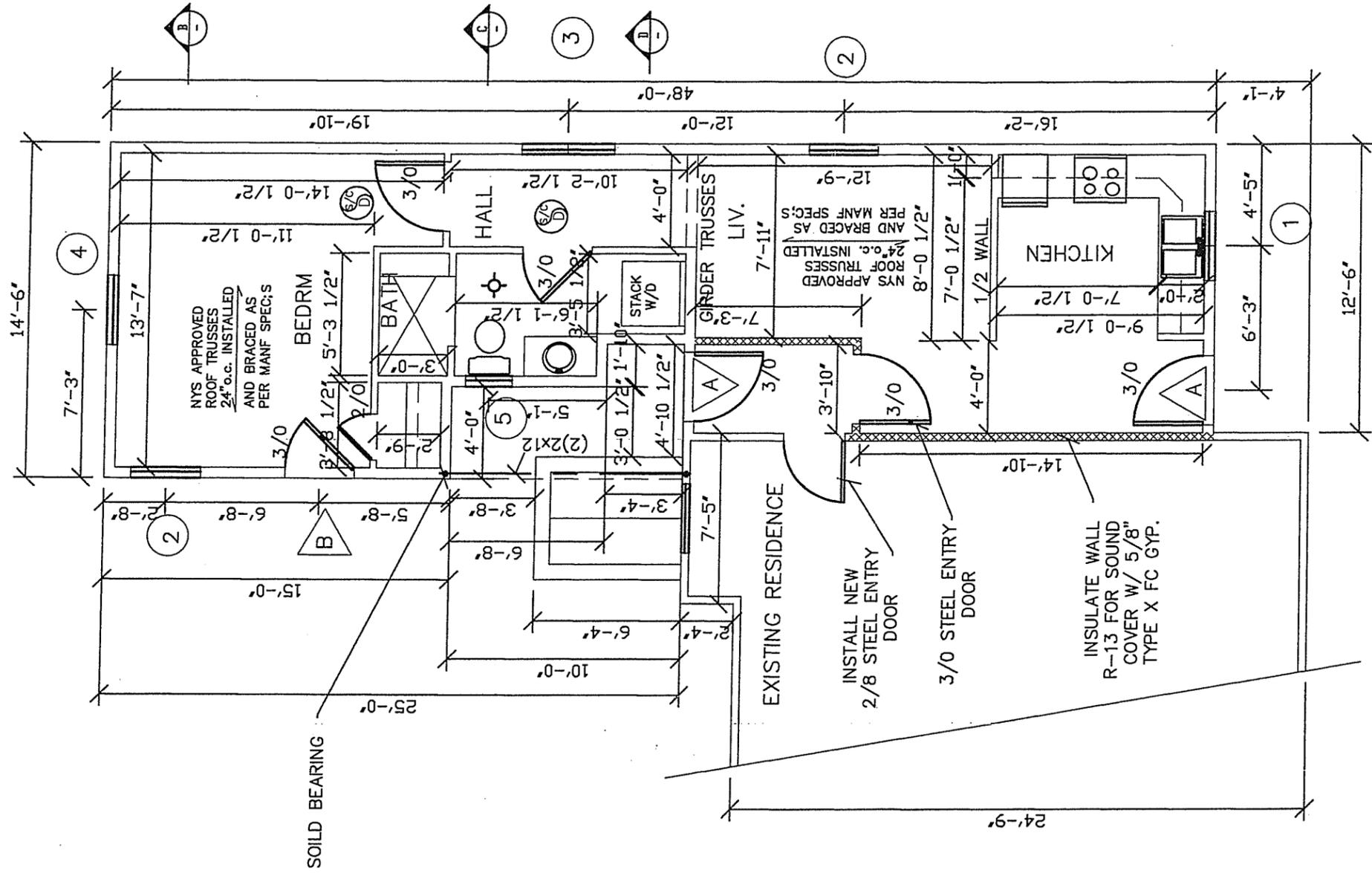
The applicant proposes to construct an addition and convert the garage portion of an existing single family home into an in-law apartment. The addition is approximately 14' 30". The project meets all setback and parking requirements of the city of Troy.

An *inlaw apartment* or *secondary suite* per NYS shall continue to be deemed a single family home as long as a family member is the soul occupant.

Stipulations

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

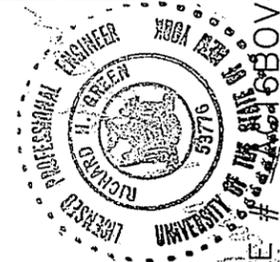
NOTE: INSTALL 22" x 30" (MIN) ATTIC ACCES AS PER CODE REQUIRES; LOCATED ON SITE



RIGHT SIDE ADDITION
Sq.Ft.=604.00

MECH LIGHTING/EXHAUST
MUSTED BE VENTED TO
EXTERIOR AS PER CODE

SMOKE/CARBON MONOXIDE ALARM
W/ BATTERY BACK-UP, HARD WIRED AND
INTERCONNECTED ON SEPARATE CURCUT



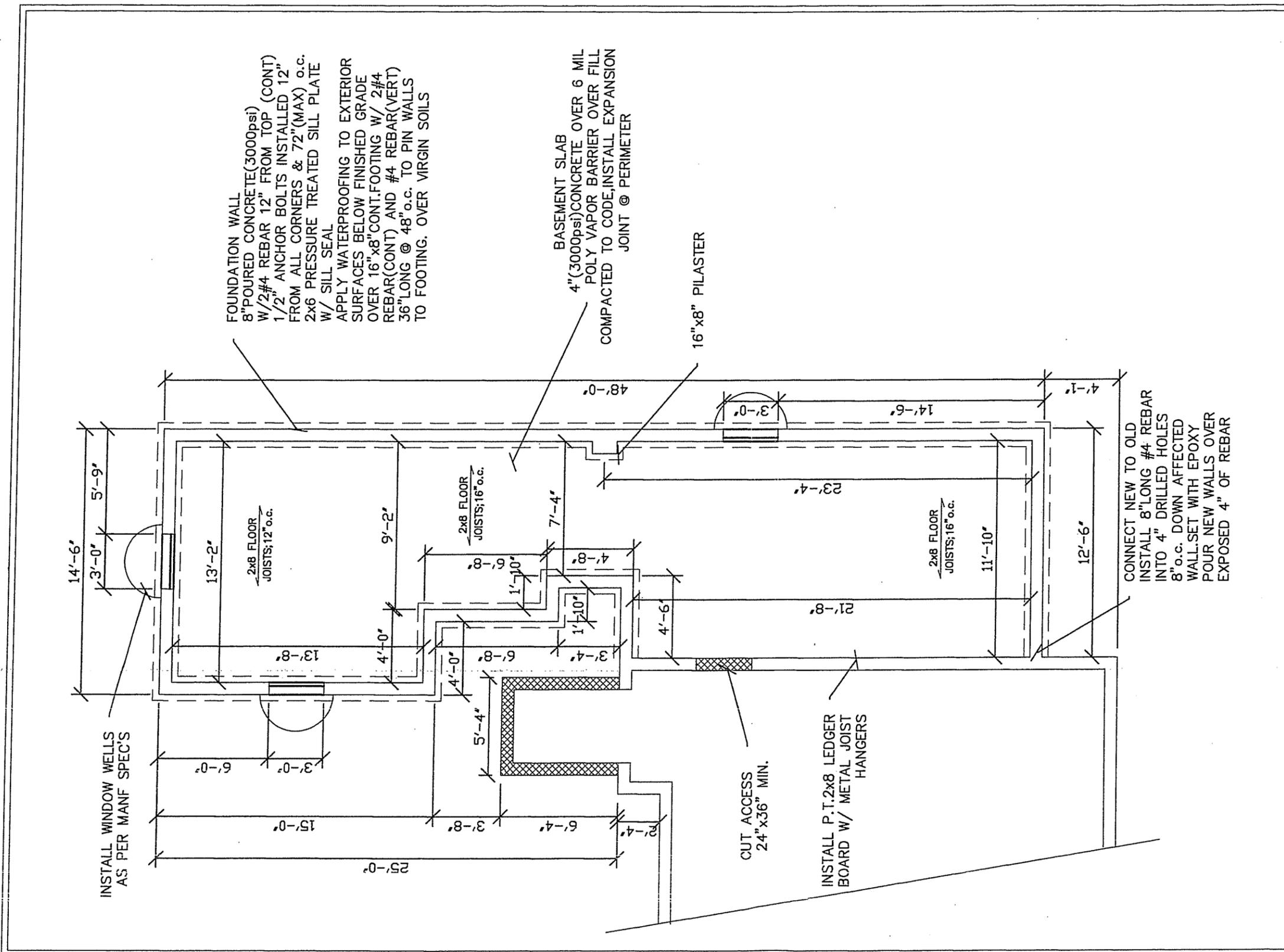
DONE BY:
RKO
SCALE:
3/16"=1'

RIGHT SIDE ADDITION
10 BOLIVAR AVE; TROY NY

NEW FLOOR PLAN
DeRaven Design & Drafting
321 Delaware Ave; Delmar NY
518*439*6474/fax 439*6475

R.H.Green PE PC
Consulting Engineers
321 Delaware Ave; Delmar NY
518*439*6474/fax 439*6475

DATE AUG 20 12
SHEET OF
OWNER
CONTRACTOR
TOBIO



FOUNDATION WALL
 8"POURED CONCRETE(3000psi)
 W/2#4 REBAR 12" FROM TOP (CONT)
 1/2" ANCHOR BOLTS INSTALLED 12"
 FROM ALL CORNERS & 72"(MAX) o.c.
 2x6 PRESSURE TREATED SILL PLATE
 W/ SILL SEAL
 APPLY WATERPROOFING TO EXTERIOR
 SURFACES BELOW FINISHED GRADE
 OVER 16"x8"CONT.FOOTING W/ 2#4
 REBAR(CONT) AND #4 REBAR(VERT)
 36"LONG @ 48"o.c. TO PIN WALLS
 TO FOOTING. OVER VIRGIN SOILS

BASEMENT SLAB
 4"(3000psi)CONCRETE OVER 6 MIL
 POLY VAPOR BARRIER OVER FILL
 COMPACTED TO CODE,INSTALL EXPANSION
 JOINT @ PERIMETER

16"x8" PILASTER

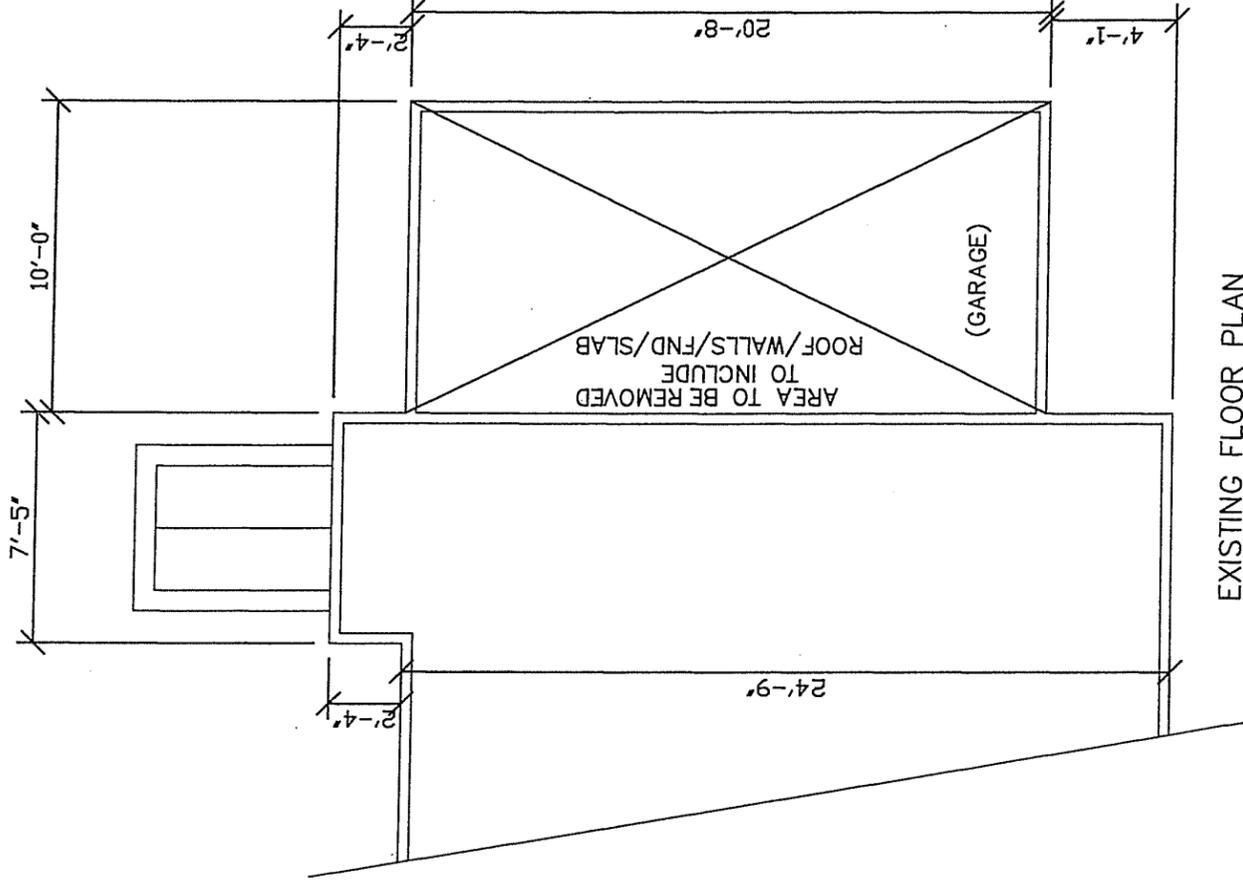
CONNECT NEW TO OLD
 INSTALL 8"LONG #4 REBAR
 INTO 4" DRILLED HOLES
 8" o.c. DOWN AFFECTED
 WALL.SET WITH EPOXY
 POUR NEW WALLS OVER
 EXPOSED 4" OF REBAR

INSTALL WINDOW WELLS
 AS PER MANF SPEC'S

CUT ACCESS
 24"x36" MIN.

INSTALL P.T.2x8 LEDGER
 BOARD W/ METAL JOIST
 HANGERS

	RIGHT SIDE ADDITION 10 BOLIVAR AVE; TROY NY		DATE AUG 20 12
	NEW FOUNDATION		SHEET OF
DONE BY: RKO	DeRaven Design & Drafting 321 Delaware Ave;Delmar NY		OWNER TOBIO
SCALE: 3/16"=1'	R.H.Green PE PC Consulting Engineers 321 Delaware Ave;Delmar NY 518*439*6474/fax 439*6475		CONTRACTOR
FILE # 10BOLIVAR	518*478*0630		



EXISTING FLOOR PLAN

DOOR & WINDOW SCHEDULE

MANF SUBJECT TO CHANGE

- 1)ANDERSEN(400) CN235 QTY=1 RO=3'5 1/4"x3'5 3/8"
E=2.50 L=8.00 V=7.20
- 2)ANDERSEN(400) TW3046 QTY=2 RO=3'2 1/8"x4'8 7/8"
E=5.70 L=10.31 V=5.73
- 3)ANDERSEN(400) A221 QTY=1 RO=4'0 1/2"x2'0 5/8"
E=.90 L=5.20 V=1.80
- 4)ANDERSEN(400) A31 QTY=1 RO=3'0 1/2"x2'0 5/8"
E=1.40 L=4.30 V=1.40
- 5)ANDERSEN(400) TW2032 QTY=1 RO=2'2 1/8"x3'4 7/8"
E=2.47 L=4.21 V=2.48
- A)THERMA TRU #206 3/0 QTY=2 RO=3'2 1/2"x6'10 1/2"
9 LIGHT STEEL ENTRY DOOR
- B)ANDERSEN(400) FWH31611 QTY=1 RO=3'1"x6'11"
E=16.72 L=11.45 V=16.72



FILE # 2012-001650V

RIGHT SIDE ADDITION
10 BOLIVAR AVE; TROY NY

DONE BY:

RKO

SCALE:

3/16"=1'

EXISTING FLOOR PLAN/D & W SCHEDULE

DeRaven Design & Drafting
321 Delaware Ave; Delmar NY

518*478*0630

R.H.Green PE PC
Consulting Engineers
321 Delaware Ave; Delmar NY

518*439*6474/fax 439*6475

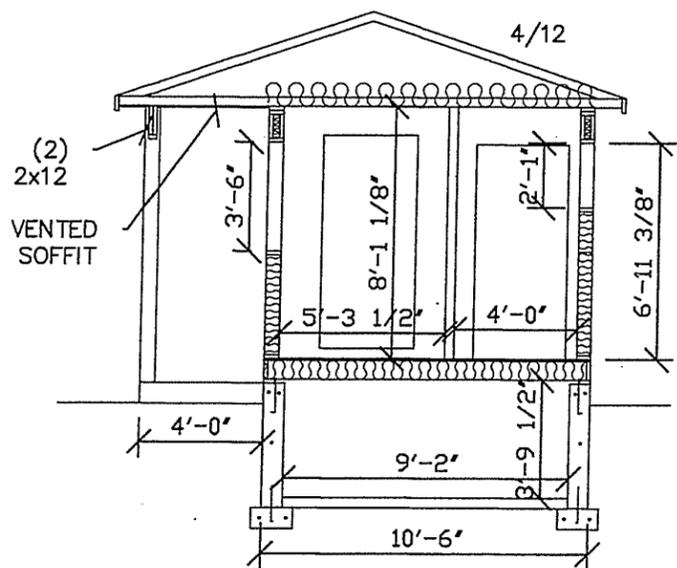
DATE AUG 20 12

SHEET OF

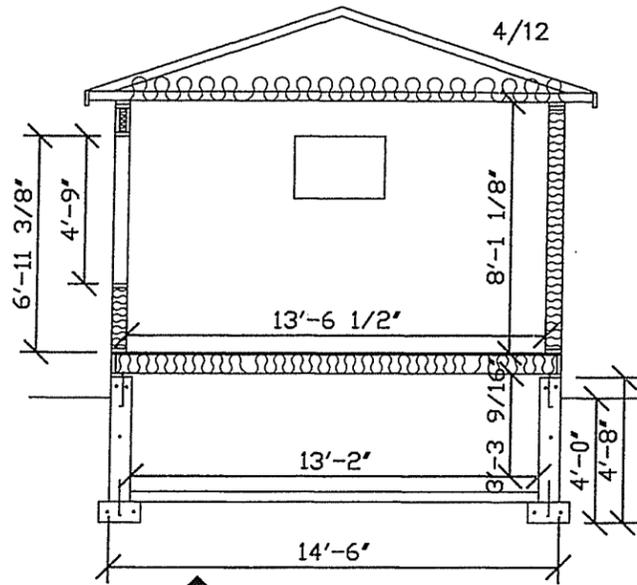
OWNER

CONTRACTOR

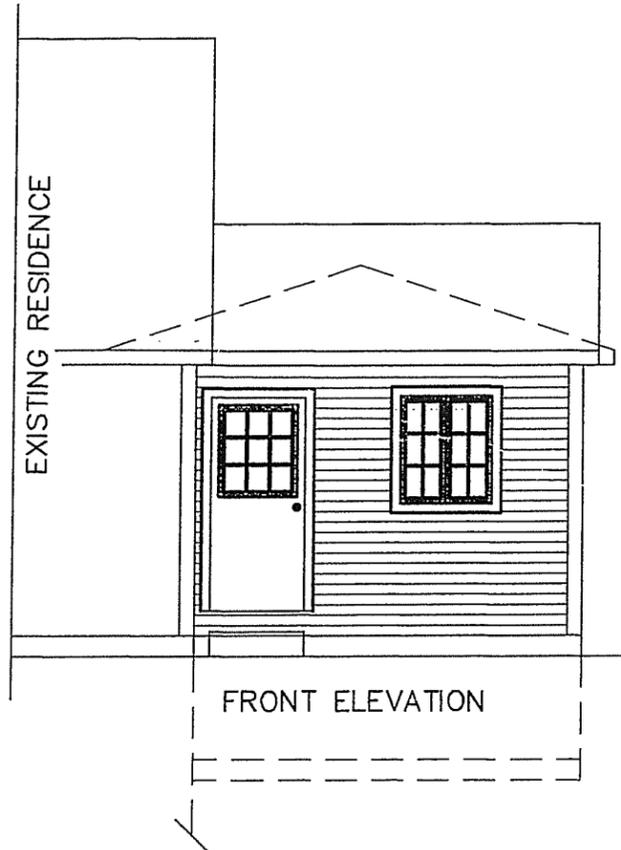
TOBIO



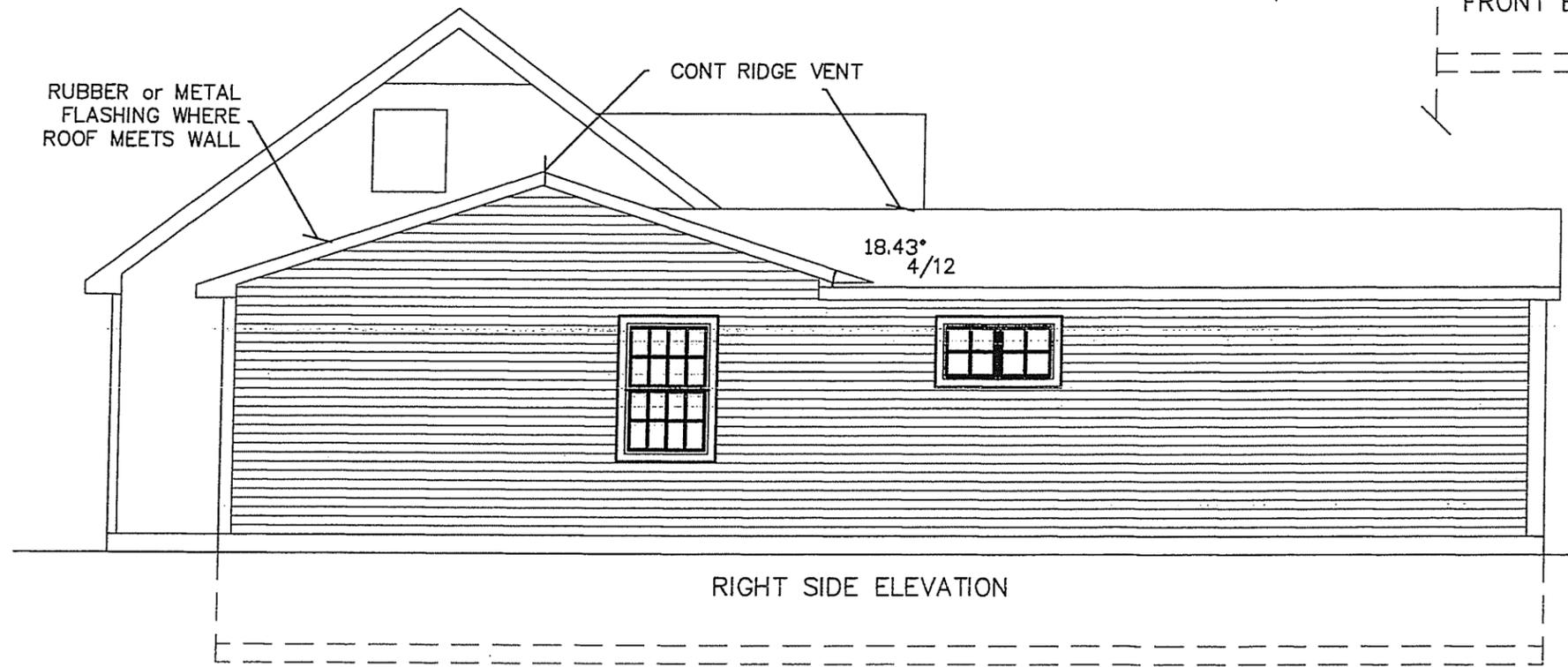
C BUILDING SECTION



B BUILDING SECTION

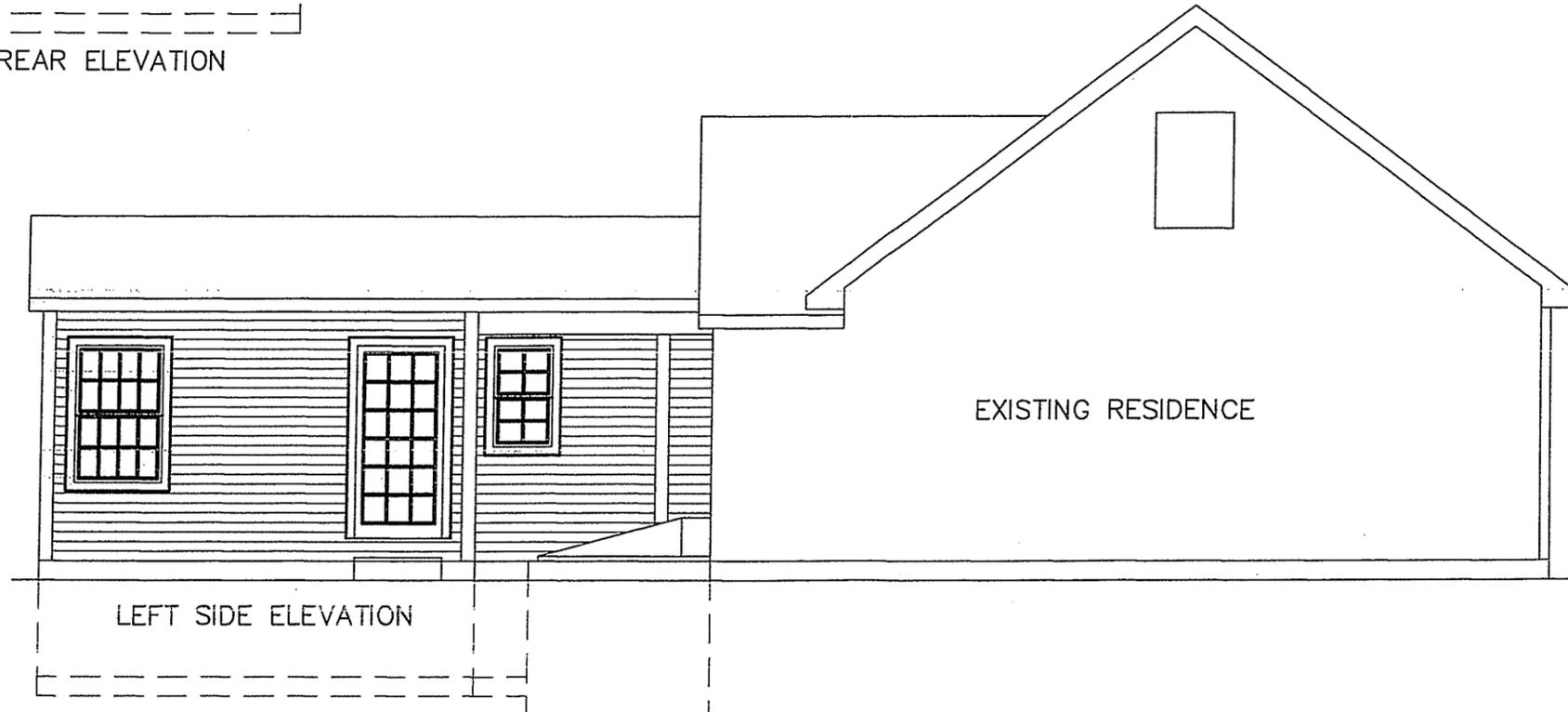
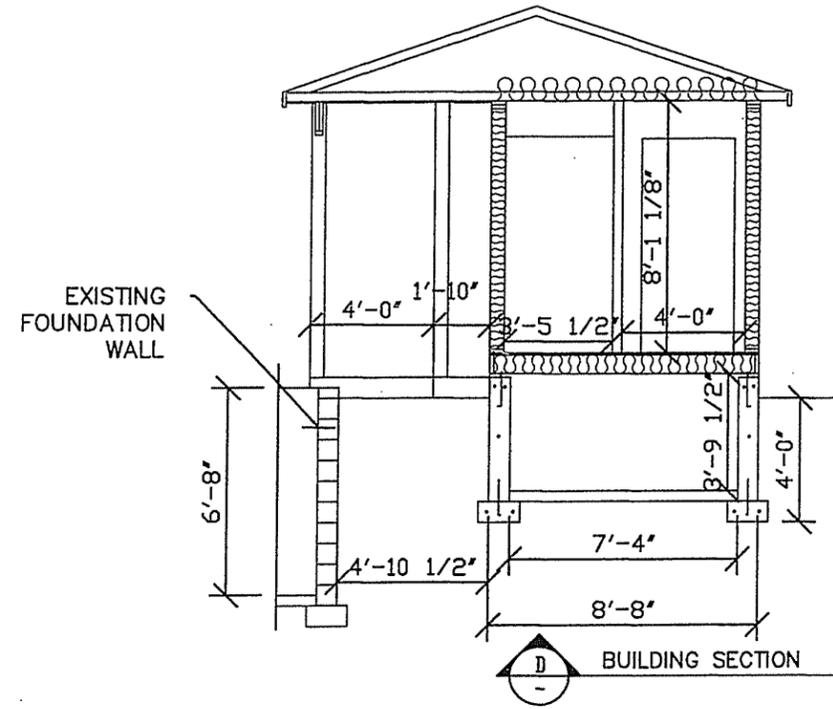
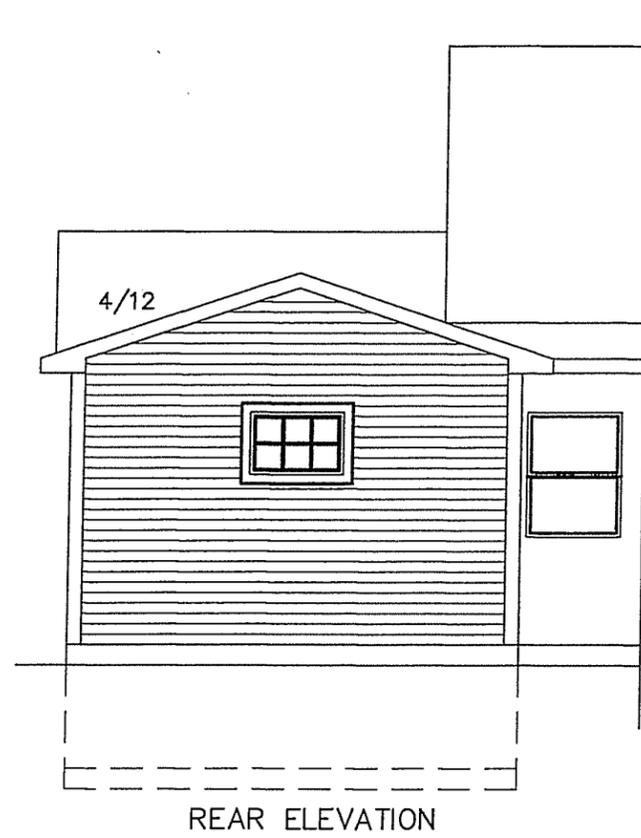


FRONT ELEVATION



RIGHT SIDE ELEVATION

DATE		AUG 20 12	
SHEET OF			
OWNER		CONTRACTOR	
		TOBIO	
RIGHT SIDE ADDITION 10 BOLIVAR AVE; TROY NY			
ELEVATIONS/BUILD SECTIONS		R.H.Green PE PC Consulting Engineers 321 Delaware Ave; Delmar NY 518*439*6474/fax 439*6475	
DONE BY:		DeRaven Design & Drafting 321 Delaware Ave; Delmar NY	
RKO		518*478*0630	
SCALE:		3/16"=1'	
FILE # AG16BOV			



DATE AUG 20 12

SHEET OF

OWNER

CONTRACTOR TOBIO

RIGHT SIDE ADDITION
10 BOLIVAR AVE; TROY NY

ELEVATIONS/BUILD SECTIONS

R.H.Green PE PC
Consulting Engineers
321 Delaware Ave; Delmar NY
518*439*6474/fax 439*6475

DeRaven Design & Drafting
321 Delaware Ave; Delmar NY
518*478*0630

DONE BY:
RKO

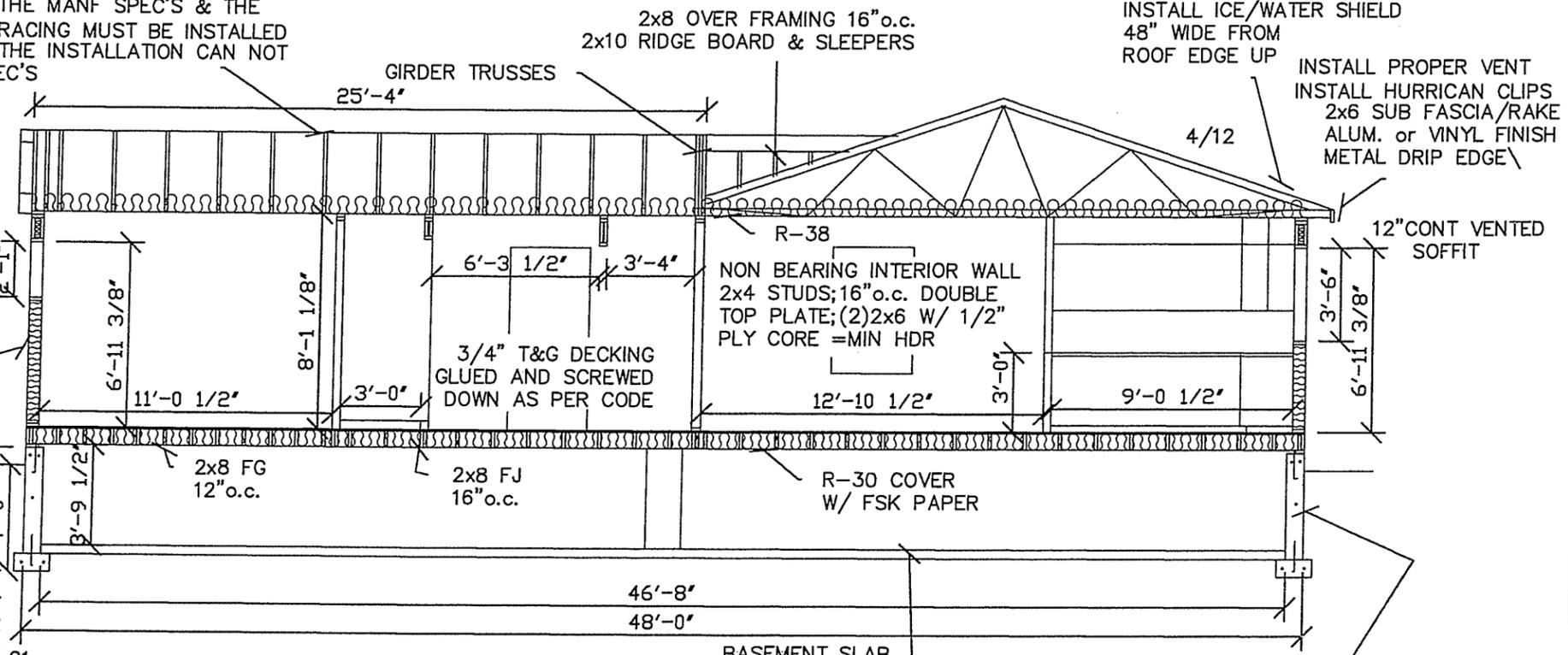
SCALE:
3/16" = 1'



BUILDING SECTION

ROOF SYSTEM
 25yr ASPHALT or FIBERGLASS SHINGLED
 OVER 15# ROOFING FELT OVER 5/8" OSB
 or BETTER DECKING(SCREWED DOWN)
 INSTALL H CLIPS 24"o.c. OVER NYS APPROVED
 ROOF TRUSSES @ 24"o.c. INSTALLED AS PER
 ALL BUILDING CODES,THE MANF SPEC'S & THE
 TPI HAND OUT. ALL BRACING MUST BE INSTALLED
 AS PER MANF SPEC'S. THE INSTALLATION CAN NOT
 VARIE FROM SAID SPEC'S

LOADS
 1st FLOOR=55#/SQFT
 2nd FLOOR=45#/SQFT
 ROOF=70#/SQFT
 WIND=90 MPH



EXTERIOR WALL
 2x6 STUDS;16"o.c.
 DOUBLE TOP PLATE
 5 1/2" F.G.BATTEN MIN=R-21
 IF UNFACED INSULATION IS
 USED INSTALL 4" MIL
 POLY AS VAPOR BARRIER
 7 1/6" OSB or+
 SHEATHING /TYVEX or
 EQUAL HOUSE WRAP
 VINYL SIDING INSTALLED
 AS PER MANF SPEC'S
 HEADERS =(2)2x10 W/
 2 1/2" INSULATION @
 CENTER UNLESS NOTED
 DIFFERENT.

NOTE: INSTALL 1/2" GYP AT WALLS
 & CEILING (TYP) INSTALL MOISTURE
 RESIST.(1/2" MIN) GYP IN ALL BATH

NOTE: STEPPED FOOTING TO BE INSTALLED
 AS PER SITE REQUIRES(MIN=DOWN 24"/OVER 48")
 ALL CONCRETE TO BE 3000psi

NOTE: 2x10 RAFTERS/16"o.c. CAN BE USED INSTEAD OF TRUSSES
 NOTE: 8" CMUS W/ DURA WALL EVERY OTHER CRS CAN BE USED INSTEAD OF POURED 8" WALL

INSTALL ICE/WATER SHIELD
 48" WIDE FROM
 ROOF EDGE UP

INSTALL PROPER VENT
 INSTALL HURRICAN CLIPS
 2x6 SUB FASCIA/RAKE
 ALUM. or VINYL FINISH
 METAL DRIP EDGE\

12" CONT VENTED
 SOFFIT

BASEMENT SLAB
 4"(3000psi)CONCRETE OVER 6 MIL
 POLY VAPOR BARRIER OVER FILL
 COMPACTED TO CODE,INSTALL EXPANSION
 JOINT @ PERIMETER

FOUNDATION WALL
 8"POURED CONCRETE(3000psi)
 W/2#4 REBAR 12" FROM TOP (CONT)
 1/2" ANCHOR BOLTS INSTALLED 12"
 FROM ALL CORNERS & 72"(MAX) o.c.
 2x6 PRESSURE TREATED SILL PLATE
 W/ SILL SEAL
 APPLY WATERPROOFING TO EXTERIOR
 SURFACES BELOW FINISHED GRADE
 OVER 16"x8"CONT.FOOTING W/ 2#4
 REBAR(CONT) AND #4 REBAR(VERT)
 36"LONG @ 48"o.c. TO PIN WALLS
 TO FOOTING. OVER VIRGIN SOILS

DATE AUG 20 12

SHEET OF

OWNER

CONTRACTOR
 TOBIO

RIGHT SIDE ADDITION
 10 BOLIVAR AVE; TROY NY

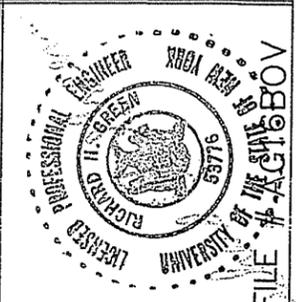
BUILD SECTION

R.H.Green PE PC
 Consulting Engineers
 321 Delaware Ave;Delmar NY
 518*439*6474/fax 439*6475

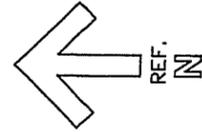
DeRaven Design & Drafting
 321 Delaware Ave;Delmar NY
 518*478*0630

DONE BY:
 RKO

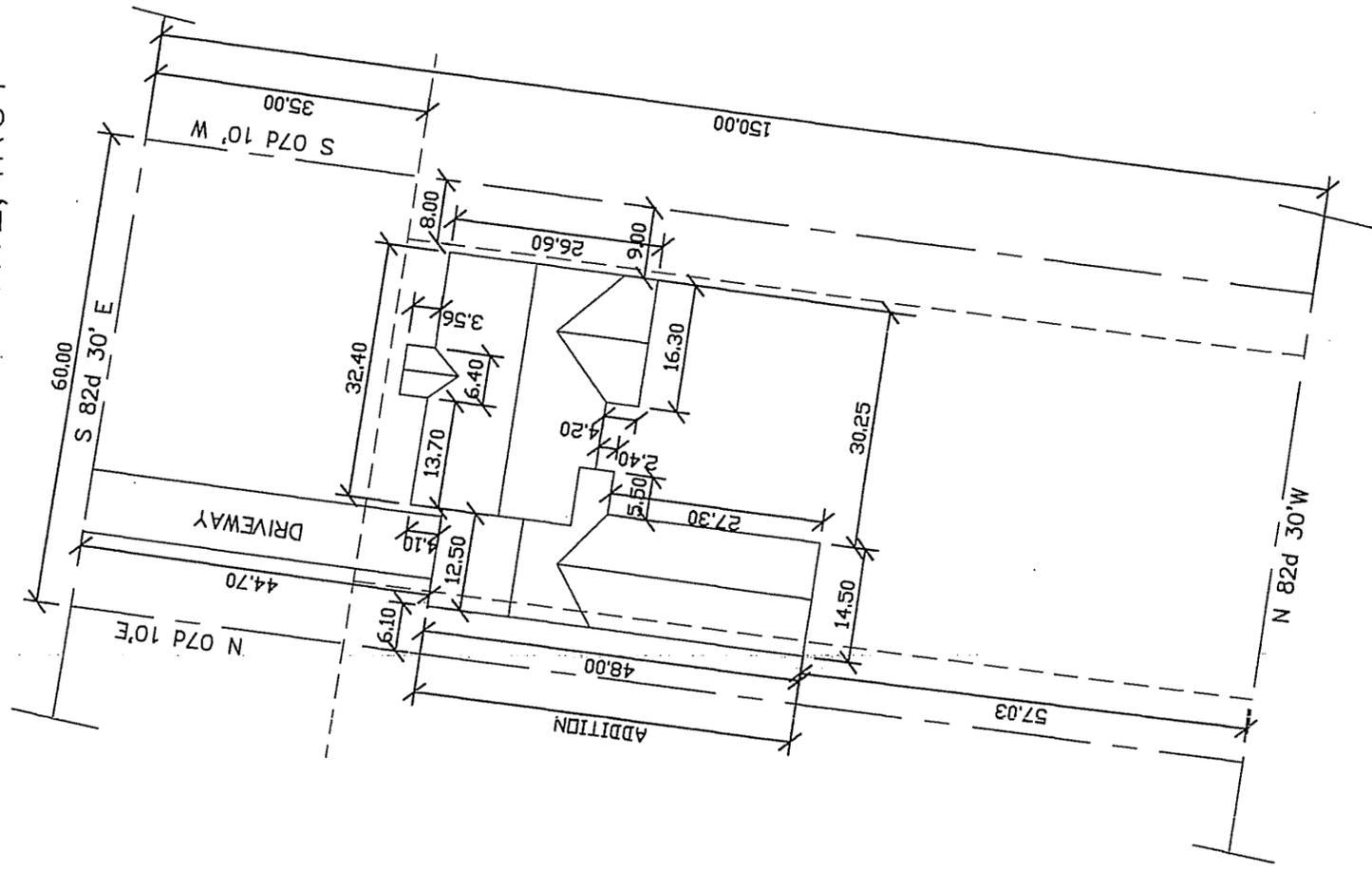
SCALE:
 3/16"=1'



FILE # AG16BOV



BOLIVAR AVE; TROY



FILE # 100101-PLT

RIGHT SIDE ADDITION
10 BOLIVAR AVE; TROY NY

DONE BY:
RKO
SCALE:
1"=20'

DeRaven Design & Drafting
321 Delaware Ave; Delmar NY
518*478*0630

R.H.Green PE PC
Consulting Engineers
321 Delaware Ave; Delmar NY
518*439*6474/fax 439*6475

PLOT PLAN

DATE AUG 20 12
SHEET OF
OWNER
CONTRACTOR
TOBIO

Staff Report # PC2012-048

Applicant: Capital District Community Gardens

Project Summary:

PC2012-048 Site Plan Review of a proposal to occupy a vacant building with CDCG. Project location is 594 River Street, a HCD Zone, ID 101.22-2-14. Applicant is Capital District Community Gardens, 40 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

Prior Zoning Board

Site Design Review:

The applicant proposes to convert a vacant office / warehouse into offices and educational space for Capital District Community Gardens.

The applicant proposes to utilize the existing building with the addition of a vestibule. New paved lot will be constructed where existing lot is located. The applicant will install a rain garden, sidewalks and landscaping. A rain collection silo is also proposed.

Hours of operation TBA

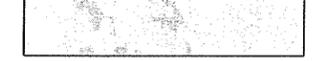
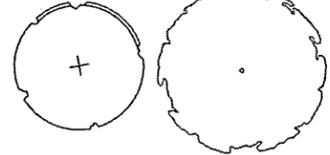
The applicant provides ample parking.

Stipulations

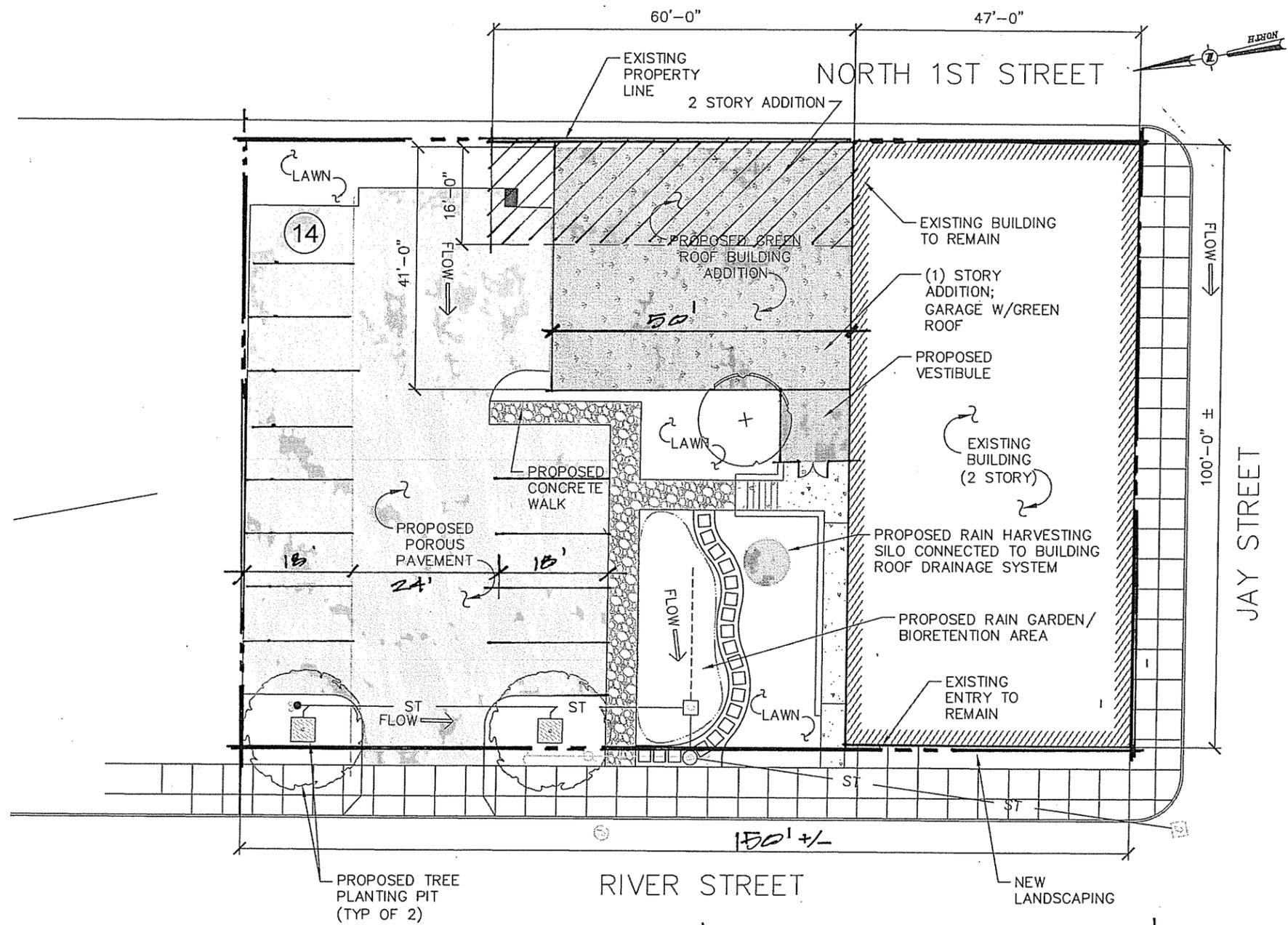
None

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

LEGEND:

-  PROPOSED PROPERTY LINE
-  PROPOSED ADJACENT PROPERTY LINE
-  EXISTING BUILDING
-  PROPOSED BUILDING
-  PROPOSED GREEN ROOF BUILDING
-  PROPOSED SIDEWALK
-  PROPOSED CONCRETE SURFACE
-  POROUS PAVEMENT
-  PROPOSED PARKING COUNT
-  PHOTO KEY LOCATION
-  PROPOSED STORM PIPE
-  PROPOSED TREES

PROJECT SITE



ZONING: HLD TAX MAP: 101.22-2-4
 ISSUED FOR GREEN INNOVATIVE GRANT USE - NOT FOR CONSTRUCTION

ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS DRAWING OR DOCUMENT, OR ANY PORTION THEREOF, WITHOUT THE EXPRESS WRITTEN PERMISSION OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C. IS PROHIBITED. THIS DRAWING OR DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT, APPLICATION AND SITUATION FOR WHICH IT WAS INTENDED. ANY MODIFICATION OF THIS DRAWING OR DOCUMENT, OR ANY USE FOR ANY PROJECT, APPLICATION OR SITUATION OTHER THAN THAT FOR WHICH IT WAS INTENDED, WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

CHAZEN ENGINEERING, LAND SURVEYING
 & **LANDSCAPE ARCHITECTURE CO., P.C.**

Office Locations:

Dutchess County Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3980	Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273-0055	North Country Office: 100 Glen Street Glens Falls, New York 12801 Phone: (518) 812-0513
--	--	---

CAPITAL DISTRICT COMMUNITY GARDENS

NEW URBAN GROW CENTER
SITE CONCEPT PLAN
594 RIVER ST. TROY, NY

CITY OF TROY, RENSSSELEAR COUNTY, NEW YORK

designed MMF	checked
date 7/11/12	scale 1"=20'
project no. 31231.00	
sheet no. SP1	

Staff Report # PC2012-049

Applicant: Hannah Mudge

Project Summary:

PC2012-049 Site Plan Review of a proposal to occupy a vacant diner with a community center / café. Project location is 2954 6th Ave, a B-5 Zone, ID 90.70-8-1. Applicant is Hannah Mudge, 2954 6th 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 occupy the former M & M diner with a religious café and gathering center, OAKS CAFÉ. The café is run by the Episcopal Diocese of Albany.

Hours of Operation –

Sunday 3-10
Monday 4-5
Wednesday 1-6
Friday 3-9
Saturday 10-6

Oaks Café will be a café, kids club, worship center and meeting location for the Episcopal Diocese. No changes are to be made to existing layout.
The applicant proposes new signage.

Stipulations

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



Oaks Café

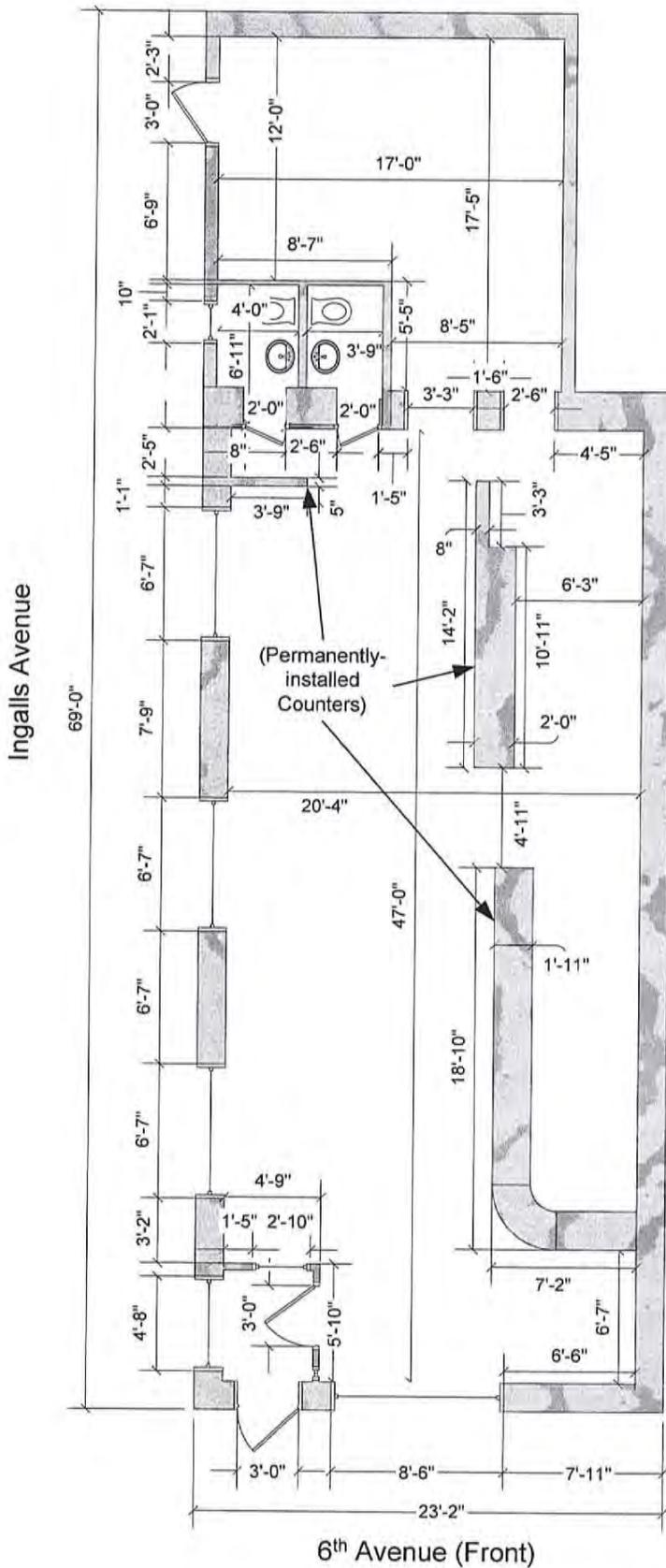
& Ministry Center

Oaks Café & Ministry Center
2954 6th Avenue
Troy, NY 12180

(518) 629-5705

<http://www.greenhillscma.com/oaks>

Floor Plan



SIXTH AVE BUILDING FACADE - Replacing Existing Sign Faces



INGALLS AVE BUILDING FACADE - Replacing Existing Sign Faces



SIGN DETAIL

SIXTH AVE BUILDING FACADE



INGALLS AVE BUILDING FACADE



Description: Replacement Face Panels for Existing Illuminated Facade Sign Boxes

Signage Dimensions: See Sign Detail Above

Sign Message: *OAKS CAFE AND MINISTRY CENTER*

Signage Materials: 3/16" Polycarbonate Face Panels, Existing Aluminum Construction Sign Boxes

Signage Colors: White Faces, Full Color Lettering Graphics, Burgundy Trim Cap & Returns,

Illumination: Interior Illuminated with DLHO Lamps

APPLICANT: _____

APPLICANT:
 Bridgette Shoemaker
 Sign Studio, Inc.
 1 Ingalls Ave, Troy, New York
 Phone: 266.0877

STUDIO
 SIGNAGE & GRAPHICS
 1 Ingalls Ave., Troy, NY 12180
 p/n: 518-288-0877
 fax: 518-288-0010

SIGN HAS BEEN ENGINEERED TO BE MANUFACTURED AND INSTALLED TO COMPLY AND WITHSTAND WINDLOADS AS PRESCRIBED BY THE BUILDING CODE OF NEW YORK STATE

What is Oaks Café?

- ✦ A cafe.
- ✦ A hangout place for kids.
- ✦ A place of worship.
- ✦ A place of recovery.



Oaks Café Schedule:

- Sunday:
3 p.m. Worship,
 free meal following
7 p.m. Free at Last
 12-Step Group
- Monday:
4-5 p.m. Bible Class
- Wednesday:
1-5 p.m. Open Café
5 p.m. Evening Prayer
- Friday:
3-7 p.m. Open Café
7 p.m. Worship Service
- Saturday:
10 a.m. -12 p.m. Special
 Programs (prior registration
 required)
1-4 p.m. Kids Club
4-5 p.m. Free Meal

Hangout Place for Kids

✦ Oaks Café is a safe hangout place where the children of North Troy can come to play, study, grab a snack and make new friends. We offer a kids' corner for little ones with toys, and foosball/games for older kids.

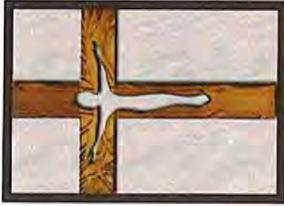
✦ **Kids' Club (1-5 p.m.)** is a fun Saturday afternoon program free to all children in North Central Troy. Any youth can stop by the Café to play games, learn songs and Bible stories, and do crafts and other activities. A free meal will be served at 4 p.m.



✦ We offer a **Christian mentoring program** where a child can, with a parent or guardian's permission, sign up to hang out with an older buddy.*

*All of our volunteers who work with children must submit to a screening process, background check and child safety training prior to joining our staff. Ask one of our pastors for more details.

A Place to Worship



Christian worship takes place three times each week at Oaks Café & Ministry Center.

✦ **Sunday Worship, 3 p.m.** is a family-friendly gathering with Bible story-telling, a short teaching, prayer and sharing the Lord's supper. A free meal follows.

✦ **Wednesday, 5 p.m. Evening Prayer:** a quiet time with God, hearing from his Word and offering our prayers to him.

✦ **Friday, 7 p.m. Worship Service:** rotation of different forms of worship including a traditional eucharist, a time of praise and worship, a service of healing prayer, and evening prayer.

A Place of Recovery

Free at Last, Sundays, 7 p.m.

Alcohol and drugs. Anger. Lust. A codependent's need to be loved. Gambling. Food. The categories change, but addiction is a monstrous desire that makes us its slave.

But there is hope. "Free at Last," a 12-Step recovery group, welcomes anyone who has a desire to be free. Together, we learn to walk and support one another in the freedom, forgiveness and power offered by Jesus Christ. The program is an hour-long book study format. For more information on recovery, speak to one of our pastors.



OAKS OF RIGHTEOUSNESS



2954 6th Avenue
Troy, NY
(518) 629-5705

Oaks Café is run by

Oaks of Righteousness, a ministry of
the Episcopal Diocese of Albany