

Barbara Nelson
Chair
Phone (518) 279-7168
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Planning Commission
NOTICE of PUBLIC HEARING

William Dunne
Commissioner
Phone (518) 279-7166
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Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday November 15, 2012 at 6:00 P.M.** in the 5th Floor Planning Department Hearing Room of The Hedley Building, in order to hear and decide on proposals for development as follows:

Old Business

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.

PC2012-029 Site Plan Review of a proposal to occupy a vacant bar/ restaurant with a community center and headquarters for non for profit YES. Project location is 275 4th Street, an R-4 Zone, ID 101.77-8-5. Applicant is Barbara Whipple ESQ, 817 Madison Ave, Albany, NY 12208

New Business

PC2012-055 Site Plan Review of a proposal to construct a park. Project location is 39 5th Ave, an R-4 Zone, ID 90.46-2-26. Applicant is Media Alliance, 3361 6th Ave, Troy, NY 12180.

Other Business

Application for Certificate of Appropriateness – Shea Learning Center, The Sage Colleges

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 # PC2012-093

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.

Applicant has furnished a full site plan with all elements listed.

Stipulations

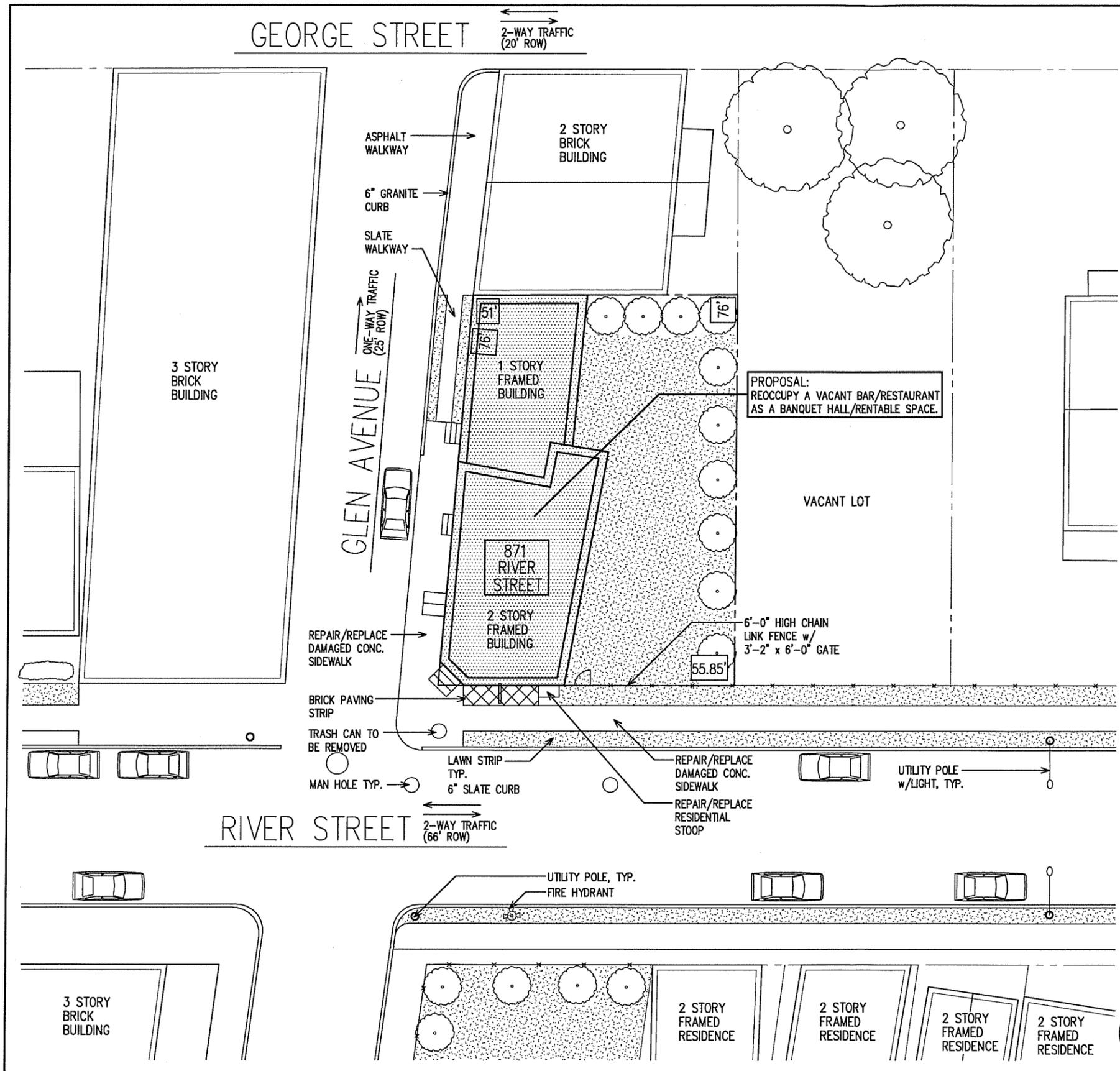
Applicant shall agree to repair / replace missing siding pieces.

Applicant shall repair / replace residential stoop on northeast corner of the building

Applicant shall repair / replace damaged sidewalks.

Applicant shall notify the Police and Fire Departments 5 days prior to a scheduled event of more than 20 persons. The notification requirement should contain the name of the person representing the event, contact numbers of those in charge & present at the event, event times and anticipated crowd size.

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



GENERAL NOTES:

Property : 871 River Street
Troy, NY 12180

Applicant : Tara Pompey
871 River Street
Troy, NY 12180

Owner : Same as applicant

Tax Map #: 90.54-1-17

Zoned: R-4, Urban Neighborhood Residential,
Med.-High Density

Lot Characteristics:
 Lot Dimensions: N-76', S-76', E-58.85', W-51'
 Lot Area: 4,106 SF +/- (.09 Acres)

Setbacks:	Required	Existing
Front	10'-0"	0'-0"
Rear	20'-0"	0'-0"
Sides	10'-0" total	25'-0" total

Min. Lot Area: 4,000 SF 4,106 SF
 Min. Lot Width @ Building Line: 40'-0" 55.85'
 Max. Lot Coverage %: 50% 46%
 Building Height: 60'-0" max 25'-0" +/-

Building Type: 2-story wood framed building

Current Property Use: Vacant building

Proposal : Reoccupy a vacant bar/restaurant as a banquet hall/rentable space

Parking : On-street parking
1 per 2 seats

Garbage Removal: At curb

Surface Drains: Existing

Snow Removal: To be stored on site

Signage: Illuminated sign as submitted

Lighting: Motion sensor light at entry

Hours of Operation: Use and hours will be on an as rented/needed basis

This plan is based on information provided by the applicant, available Sanborn maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.

SITE PLAN
SCALE: 1:20

TITLE: **SITE PLAN**
SCALE: 1"=20'-0"

PROJECT: ZONING AND PLANNING APPLICATION FOR:
871 RIVER STREET
TROY, NY 12180
CLIENT: **TARA POMPEY**

DATE: 10/23/12
DRAWN BY: EC
REVISIONS:

TAP
TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180
(518) 274-3050

SHEET:
SP1
JOB: 123,049

Staff Report # PC2012-029

Applicant: Barbara Whipple ESQ

Project Summary:

PC2012-029 Site Plan Review of a proposal to occupy a vacant bar/ restaurant with a community center and headquarters for non for profit YES. Project location is 275 4th Street, an R-4 Zone, ID 101.77-8-5. Applicant is Barbara Whipple ESQ, 817 Madison Ave, Albany, NY 12208

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

Parking Variance Approved October 2012

Site Design Review:

The applicant proposes to occupy a vacant bar / restaurant with a non for profit headquarters and private assembly space. The non for profit YES program solicits donations for various programs it administers. The applicant is proposing to utilize the space to hold functions/ events for donors to attend. The applicant also proposes to operate offices and programs related to the non for profit from the location. The space is not open to the general public. Events are for board members, donors and invited guests.

Stipulations

Hours of operation not to exceed 11 PM daily
Applicant shall replace all broken windows on north wall of the building
Applicant shall repair / replace sidewalks in front of building
Applicant shall remove backlit sign on facade not being used.
Applicant shall install dumpster enclosure to rear of property.
Applicant shall scrape and paint all exposed / peeling paint on exterior of building
Applicant has proposed a private assembly space to be used for the non for profit YES program. Only YES events are to occur on site.
Applicant shall agree to hours of operation not to exceed 10PM daily
Applicant shall notify the Police and Fire Departments 5 days prior to a scheduled event of more than 20 persons. The notification requirement should contain the name of the person representing the event, contact numbers of those in charge & present at the event, event times and anticipated crowd size

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

 BARBARA A. WHIPPLE, ESQ.
ATTYBWHIPPLE@GMAIL.COM

284 STATE STREET
ALBANY, NEW YORK 12210
PHONE (518) 434-1269
FAX (518) 434-9179

817 MADISON AVENUE
ALBANY, NEW YORK 12208
PHONE (518) 449-1680
FAX (518) 427-6720

PLEASE REPLY TO MADISON AVENUE

September 14, 2012

Department of Code Enforcement
City of Troy - Troy City Hall
1776 Sixth Avenue
Troy, New York 12180

Re: Michael Price – 275 Fourth Street, Troy, New York

Dear Sir or Madame:

Enclosed please find an Application For Permit which I have been advised is also a request for a Certificate of Occupancy for the 1st Floor of 275 4th Street, Troy, New York. As you know the first floor of this property is a “bar/restaurant” which is zoned commercial. Mr. Price does not want to change commercial designation as he would like to use the bar/restaurant area to hold fund-raisers for his not for profit corporation and private family gatherings.

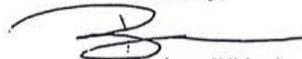
In 2010 Mr. Price started a non-profit organization - Youth Empowerment Services of New York State (YES). The goal of YES is to mentor at-risk youth by providing a safe environment for them to learn the construction trade as well as “life tasks” such as basic accounting, non-violent conflict resolution, and problem solving.

Community Center

Mr. Price does not intend on opening the first floor to the public but intends to keep the commercial designation of the first floor.

Thank you for your kind attention in this matter. Should you have any questions or concerns please feel free to contact me.

Sincerely,


Barbara Whipple

Cc: Ian Silverman, Esq.
Vincent Uba, Esq.
Michael Price

*1.) fundraisers
2.) Events
3.) Yes*





Staff Report # PC2012-055

Applicant: Media Alliance

Project Summary:

PC2012-055 Site Plan Review of a proposal to construct a park. Project location is 39 5th Ave, an R-4 Zone, ID 90.46-2-26. Applicant is Media Alliance, 3361 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:

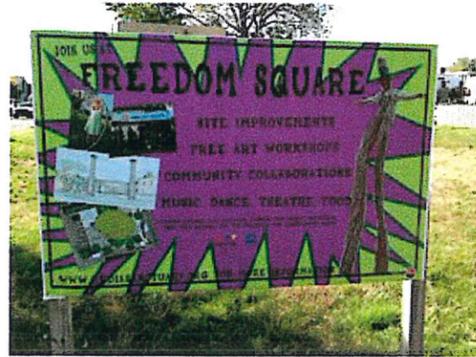
The applicant proposes to construct a private (non city owned) park, for residents of the surrounding neighborhoods and events of media alliance. The applicant proposes a stage and seating area, lawns and landscaping throughout the parcel.

Stipulations

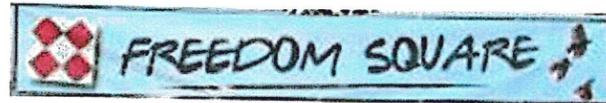
None

SIGNAGE

MAX. TOTAL SIGN AREA 50 SF



FREESTANDING SIGN (EXISTING)
• 6'-3" x 4'-0" (25 SF)

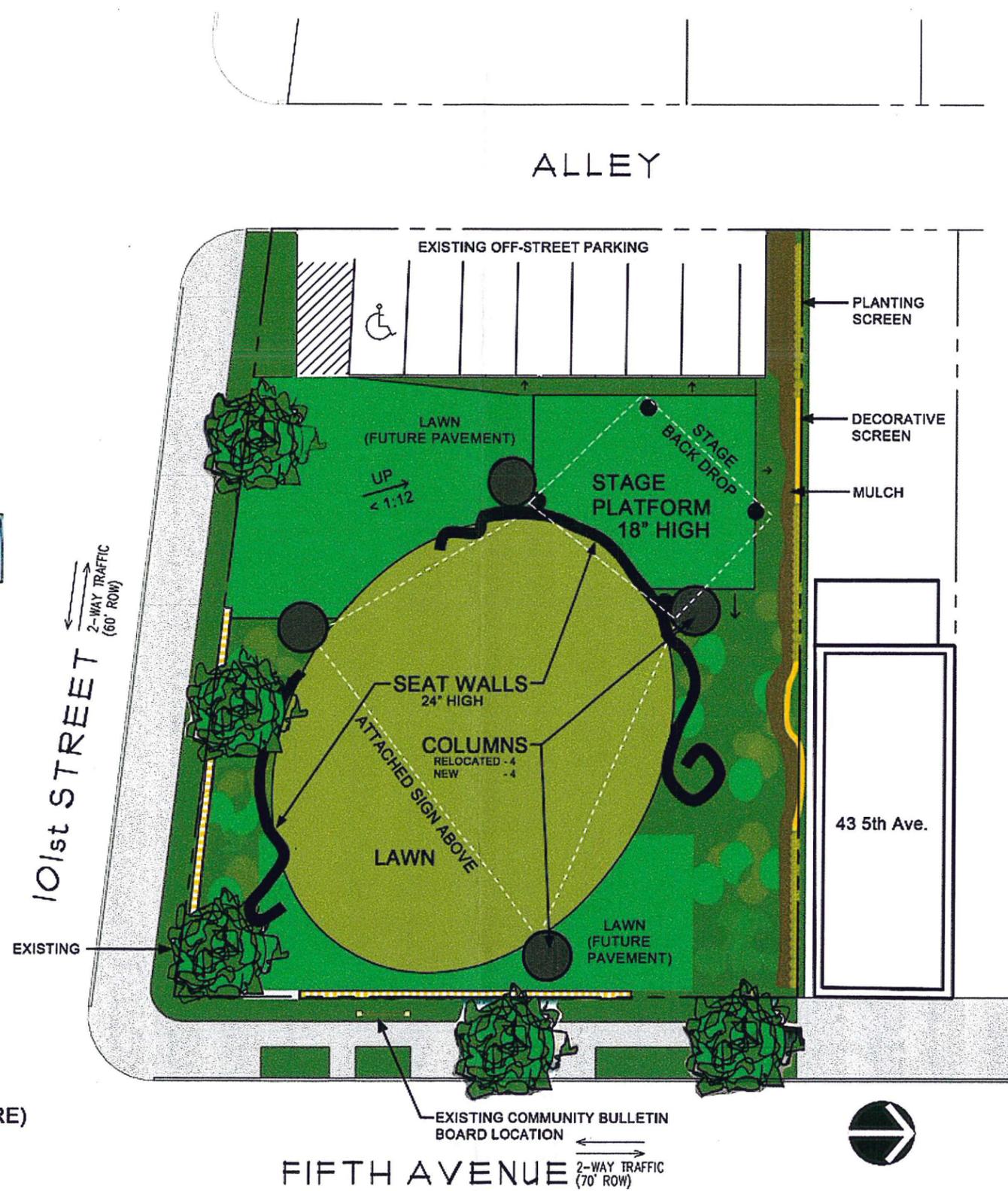


ATTACHED SIGN (FUTURE)
• 12'-6" x 2'-0" (25 SF)



COMMUNITY BULLETIN BOARD (FUTURE)

- SET 3' INSIDE EAST PROPERTY LINE
- SET 35' INSIDE SOUTH PROPERTY LINE
- ILLUMINATED (LED LAMPS) (25 SF)



GENERAL NOTES

Property: 39 Fifth Avenue
Troy, NY 12180

Applicant: Media Alliance
3351 Sixth Avenue
Troy, NY 12180

Owner: Same as applicant

Tax Map #: 90.47-2-26

Zoned: R-4, Urban Neighborhood Residential,
Med.-High Density

Lot Characteristics:
Lot Dimensions: N-123', S-123', E-100', W-85'
Lot Area: 11,378 SF +/- (.26 Acres)

Current Property Use: Unimproved lot

Proposal: Landscape parcel for use as an open air public art gallery with a small stage for neighborhood based presentations

Parking: 8 parking spaces including:
1 accessible space
1 loading space

Garbage Removal: By owner

Surface Drains: Existing

Snow Removal: To be stored on site

Signage: See signage this sheet

Lighting: None proposed at this time

Hours of Operation: Free arts and cultural events will be held no more than four times a month. Most activities will take place during afternoon and early evening hours. Firm screenings would begin at dusk. Activities will be over by 9 PM weekdays and 11 PM Friday and Saturday.

This plan is based on information provided by the applicant, available Sanborn maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.



FLUTED COLUMN TYP.
4 PLACES, RELOCATED FROM RIVERFRONT PARK

TITLE: **SITE PLAN**
SCALE: 1"=20'-0"

PROJECT: ZONING AND PLANNING APPLICATION FOR:
FREEDOM SQUARE
39 5TH AVENUE
TROY, NY 12180
CLIENT: MEDIA ALLIANCE

DATE: 10/24/12
DRAWN BY: EC
REVISIONS: 10/30/12

TAP
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210 RIVER ST.
TROY, NY 12180
(518) 274-3050

SHEET:
SPI
JOB: 113,041.01