

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 December 13, 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

PC2012-014 SEQRA and Site Plan Review of a proposal to construct a mixed use building. Project location is 1-2 Cross Street, a IND Zone, ID 111.68-3-1. Applicant is Kevin Livolsi, 24 Pleasantview Ave, 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

PC2012-056 Site Plan Review of a proposal to add assembly space to an existing party rental business. Project location is 7 Northern Drive, Northern Drive Plaza, a B-3 Zone, ID 70.81-2-14. Applicant is Dennis Hongsinger, 7 Northern Drive, Troy, NY 12182

Other Business

Application for Certificate of Appropriateness – installation of fence at front building line, 173 First Street. Applicant is John DiCarlo, 173 First Street.

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 # PC2012-014

Applicant: Kevin Livolsi

Project Summary:

PC2012-014 SEQRA and Site Plan Review of a proposal to construct a mixed use building. Project location is 1-2 Cross Street, a IND Zone, ID 111.68-3-1. Applicant is Kevin Livolsi, 24 Pleasantview 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 Preliminary Site plan Approval granted March 2012

Prior Zoning Board Approved setbacks March 2012

Site Design Review:

The applicant proposes to construct a mixed use building (5 apartments, 3-5 retail spaces) fronting both Cross Street and Burden Ave. Parking for commercial uses will be provided along Burden Ave and perpendicular to Cross Street. Residential parking, employee parking and loading and unloading will occur at the rear of the building.

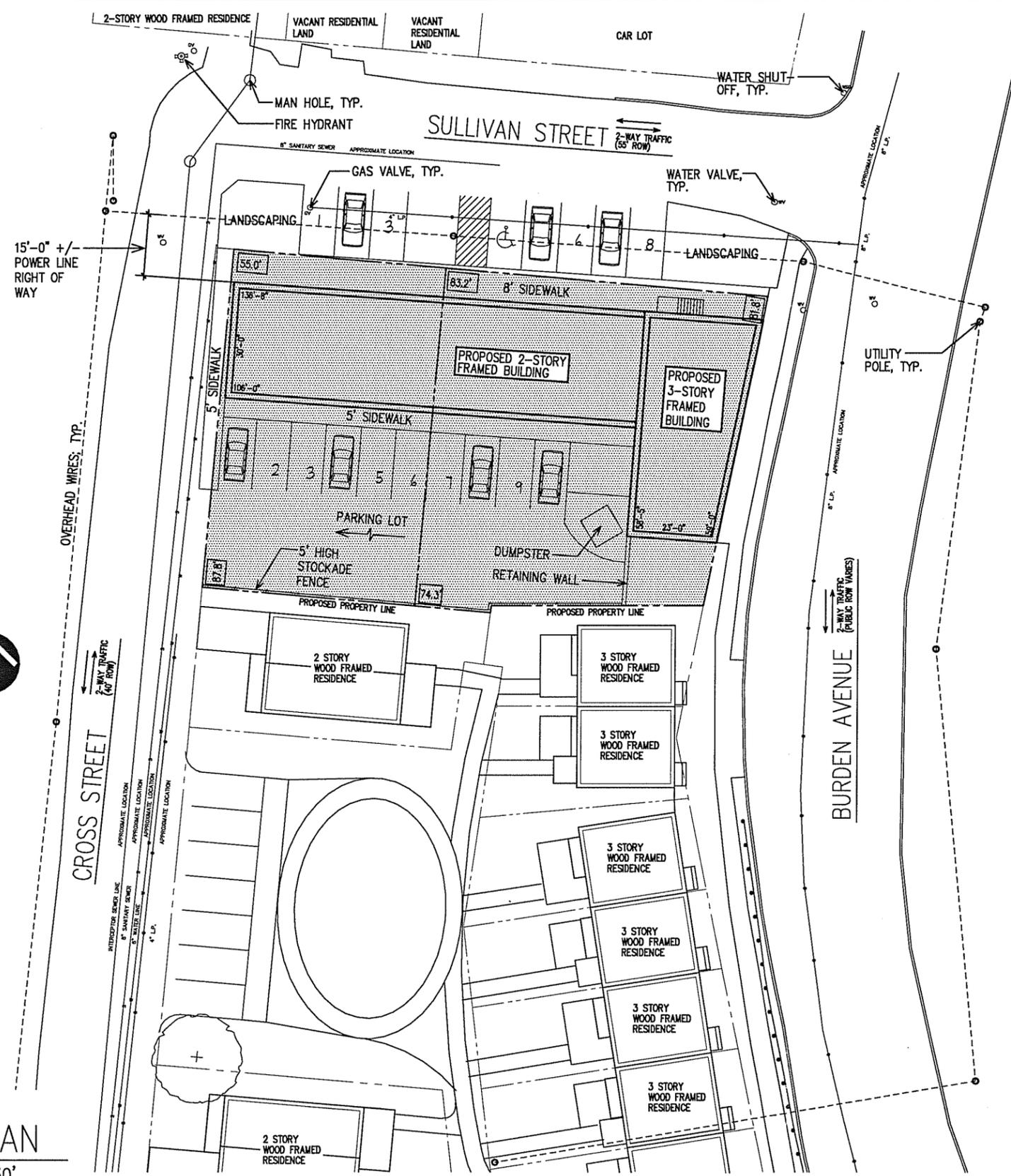
The applicant will provide sidewalks along perimeter of property.

The project is adjacent to the Fox Hollow habitat for humanity project and has been designed to coexist with approved plans for the adjacent site.

Stipulations

The applicant shall agree to submit a list of all exterior treatments to planning staff prior to the issuance of permits.

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 : 703 Burden Avenue (& 1 and 2 Cross Street) Troy, NY 12180

Applicant : Todd Jubic & Kevin Livolsi 24 Pleasantview Ave. Brunswick, NY 12180

Owner : Same as applicant

Tax Map #: 111.68-3-1 & 2

Zoned: IND. - Industrial

925-5633

Combined Lot Characteristics:
 Lot Dimensions: N-138.2', S-129.1', E-81.8', W-87.8'
 Lot Area: 11,472 SF +/- (.26 Acres)

Setbacks:	Required	Proposed
Front	15'-0"	0'-0"
Rear	20'-0"	0'-0"
Sides	10'-0" total	25'-0" +/- total

Min. Lot Area: 5,000 SF 11,472 SF
 Max. Lot Coverage %: 50% 41%
 Building Height: 35'-0" max 35'-0"

Current Property Use: Vacant Lot

Proposal : Combine lot #111.68-3-1 & lot #111.68-3-2 into one parcel. Build a 1,570 SF +/- 3 story framed building at the corner of Burden Ave. and Sullivan St. with 2 neighborhood commercial retail spaces and 2 apartments above and a 3,193 SF +/- 2 story framed building on Sullivan St. with 3 neighborhood commercial spaces with 3 apartments above.

*3-5 commercial
5 apartments*

- Parking :** 10 off-street parking spaces
8 on-street parking spaces
- Garbage Removal:** By private contractor w/ dumpster
- Surface Drains:** Drain to Sullivan St.
- Snow Removal:** To be stored on site
- Signage:** To be determined
- Lighting:** Building mounted

All new taps in to City water and sewer lines are to be done by City personnel using approved materials supplied by the applicant. The applicant will reimburse the City for labor and equipment costs associated with the utility taps.

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

SITE PLAN
 SCALE: 1" = 30'

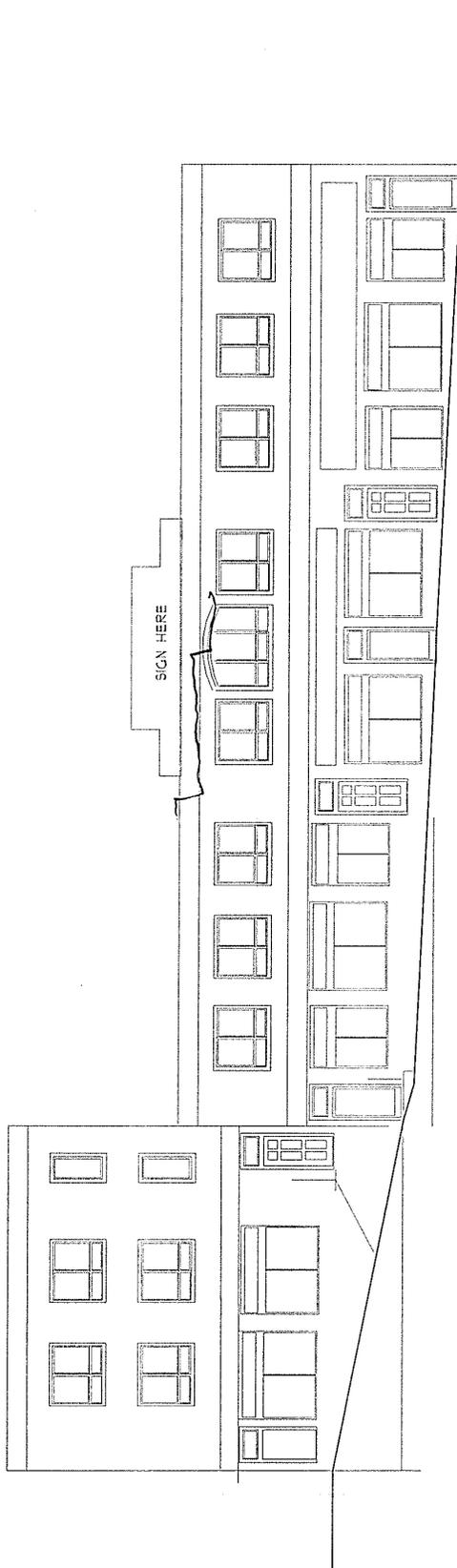
TITLE: **SITE PLAN**
 SCALE: 1"=30'-0"

PROJECT: ZONING AND PLANNING APPLICATION FOR:
**703 BURDEN AVE.
 TROY, NY 12180**
 CLIENT: TODD JUBIC & KEVIN LIVOLSI

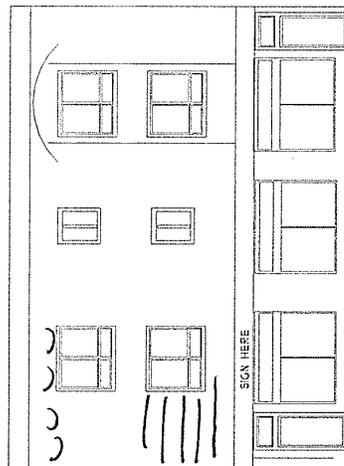
DATE: 11/19/12
 DRAWN BY: EC
 REVISIONS:

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

SHEET:
SPI
 JOB: 123,009.01

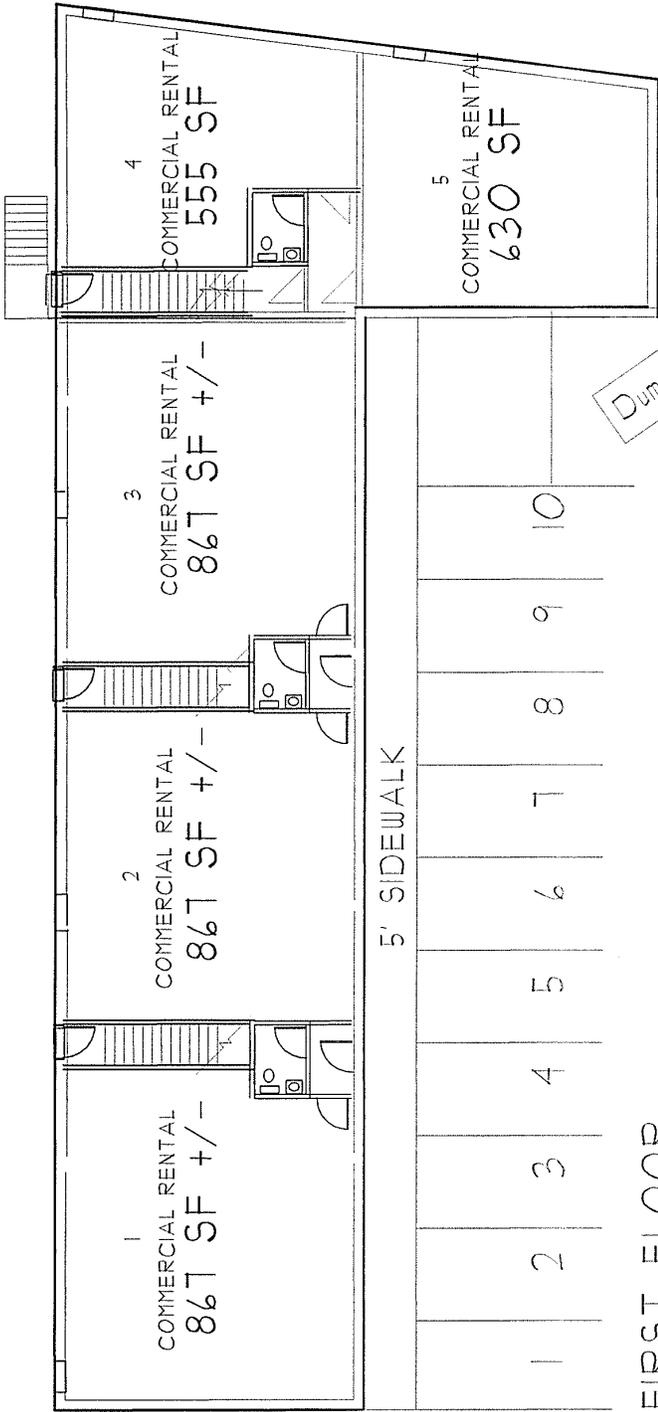


SULLIVAN STREET ELEVATION



BURDEN AVENUE ELEVATION

BURDEN AVE.



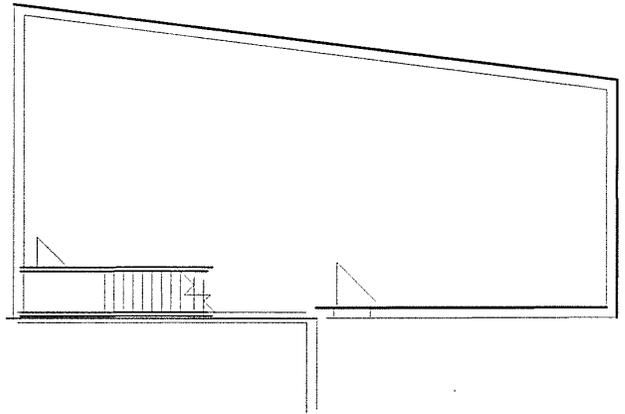
Dump

5' SIDEWALK

1 2 3 4 5 6 7 8 9 10

FIRST FLOOR

SCALE: 1/16" = 1'-0"



BASEMENT

SCALE: 1/16" = 1'-0"

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

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

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.

~~14~~ 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.

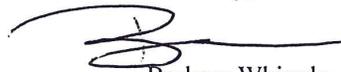
In 2010 Mr. Price started a non-profit organization - Youth Empowerment Services of New York State (YES). The goal of YES is to mentor at-risk youth by providing a safe environment for them to learn the construction trade as well as “life tasks” such as basic accounting, non-violent conflict resolution,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

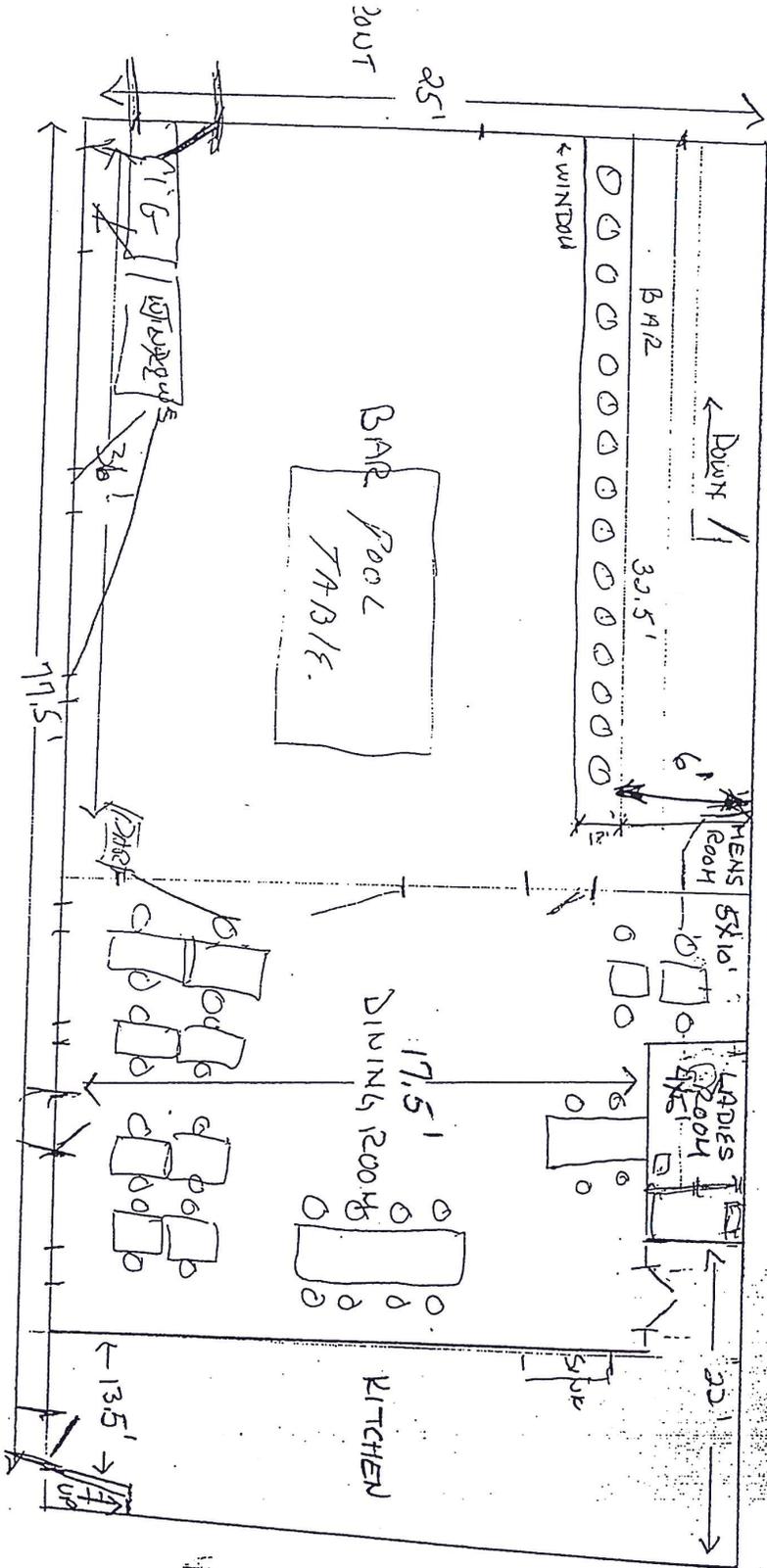


Barbara Whipple

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

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

FLOOR PLAN - MAN'S
 275 FOURTH ST. TROY, NY. 12180



ALL WINDOWS BARRED
 FULL BASEMENT

NET AREA = 25' X 64' = 1600 sq ft

- 10000
- 50 MENS ROOM
- 20 LADIES ROOM
- 195
- 1335

OWNER CHRISTINE M GRADLEY

518-238-2593

466-9947

1335 / 15 PER PERSON = 89
 BAR SEATING = 15

TOTAL OCCUPANT LOAD = 104





Staff Report # PC2012-056

Applicant: Dennis Hongsinger

Project Summary:

PC2012-056 Site Plan Review of a proposal to add assembly space to an existing party rental business. Project location is 7 Northern Drive, Northern Drive Plaza, a B-3 Zone, ID 70.81-2-14. Applicant is Dennis Hongsinger, 7 Northern Drive, 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

Use Approved previously. Applicant is proposing to amend approval

Prior Zoning Board

Site Design Review:

The applicant proposes to utilize a portion of a 12,000 SF commercial space, within the Northern Drive Plaza as a rentable assembly space. The applicant currently operates a party rental business and proposes to utilize the extra space for parties no greater than 300 persons. There is no kitchen or bar proposed. All usage will be *take in take out*.

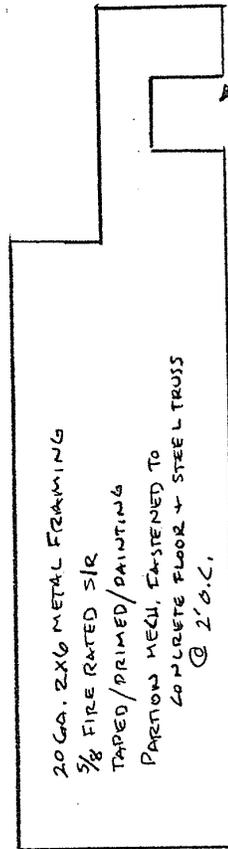
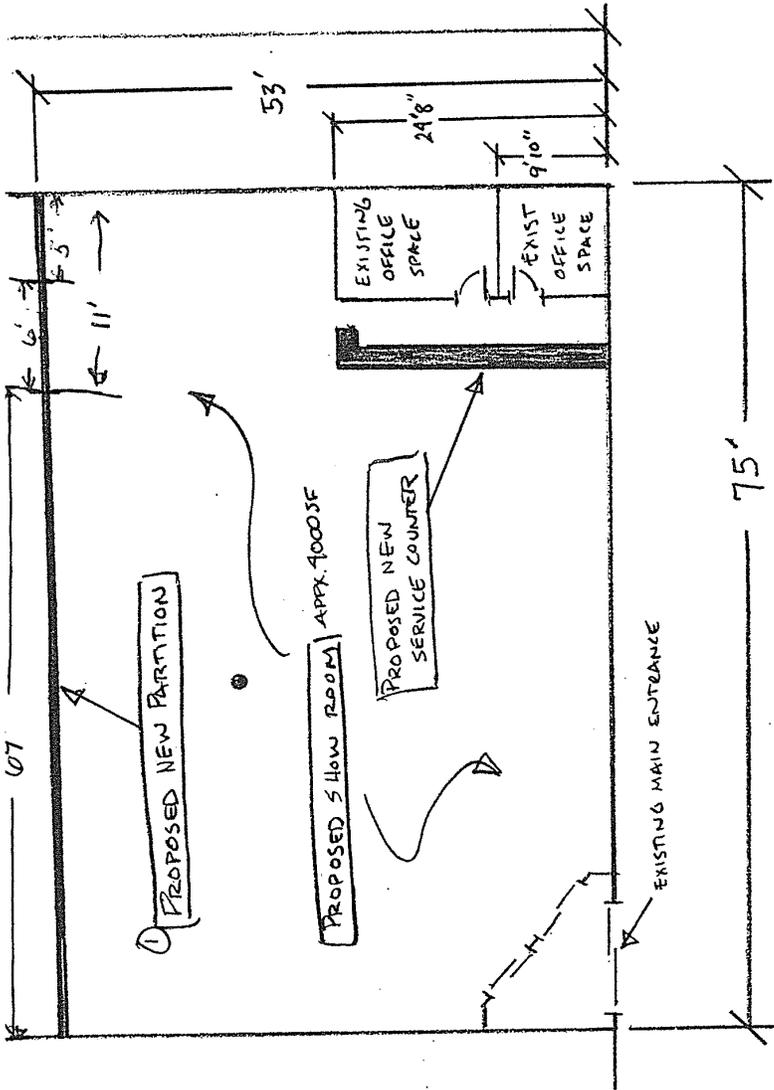
Site Plan review addressed exterior issues with the plaza. The board is to determine what if any parameters should be placed on the business amendment.

The applicant provides sufficiency parking in the plaza parking lot.

Stipulations

The applicant shall notify planning department 5 days prior to an event of more than 20 persons. Notification should include 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.



6' W X 7' 4" OPENING
ACCESS TO STORAGE AREA

① PROPOSED PARTITION

PROPOSED SITE ALTERATIONS:
A. COMPLETE PARTY RENTALS

7 NORTHERN DRIVE
TROY, NY 12183

