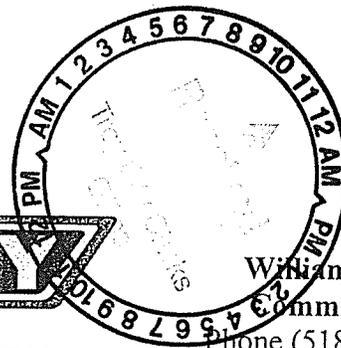


Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



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 March 14, 2013 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:

PC2013-004 Site Plan Review of a proposal to occupy a commercial space as a residential unit. Project location is 736 3rd Ave, an R-2 Zone, ID80.40-3-15. Applicant is John Koletas, 919 Route 40 Melrose, NY 12121. **(Removed)**

PC2013-006 Site Plan Review of a proposal to occupy a vacant warehouse as a manufacturing facility. Project location is 598-600 4th Street, an R-4 Zone, ID 111.52-9-1. Applicant is Peter Rezey, 37 Maple Lane, Stillwater, NY 12170. **Approved with additional stipulations**

PC2013-007 Subdivision Review of a proposal to divide a single parcel into 4 separate lots. Project location is 101 Madison Street, an R-3 Zone, ID 112.39-4-9. Applicant is Noel Olsen, Catholic Diocese, 40 N Main Ave, Albany, NY 12203. **Approved with additional stipulations**

PC2013-008 Site Plan Review of a proposal to construct an apartment rental office. Project location is 33 Cottage Street, an R-3 Zone, ID 111.84-6-8. Applicant is Cottage Street Apartments, 60 Cottage Street, Troy, NY 12180. **Approved with additional stipulations**

PC2013-009 Site Plan Review of a proposal to construct an addition to an existing building and operate a beverage center and food service. Project location is 679 Burden Ave, ID111.60-7-2. Applicant is Pete Enziem, 330 Second Street, Troy, NY 12180. **Approved with additional stipulations**

PC2013-010 Site Plan Review of a proposal to renovate a mixed use building with 21 apartments and 3 commercial spaces. Project location is 172 – 174 River Street, a B-4 Zone, ID 100.60-4-12. Applicant is Harris Sanders Architecture, 252 Washington Ave, Albany, NY 12210. **Approved**

PC2013-011 Conceptual Review of a proposal to demolish a portion of a building for a Dollar General. Project location is 342 5th Ave, a B-2 Zone, ID 80.79-12-1. Applicant is Tim McGuire, NAI Platform, 14 Corporate Woods Blvd, Albany, NY 12211. **Conceptual No Action Taken**

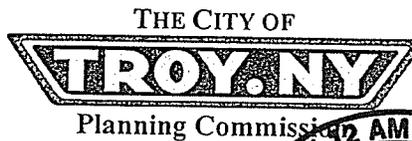
Certificate of Appropriateness – 565 4th Street Store Front Conversion. Applicant is Finnelli Development
Approved

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.

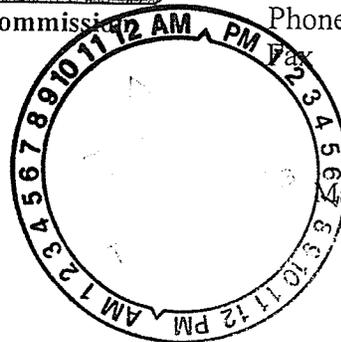
Planning Commission of the City of Troy, New York

Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

Peter Rezey
37 Maple Lane
Stillwater, New York 12170



March 15, 2013

At the regular meeting of the City of Troy Planning Commission on March 14, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved with additional stipulations**

PC2013-006 Site Plan Review of a proposal to occupy a vacant warehouse as a manufacturing facility. Project location is 598-600 4th Street, an R-4 Zone, ID 111.52-9-1. Applicant is Peter Rezey, 37 Maple Lane, Stillwater, NY 12170. **Approved with additional stipulations**

Prior to commencing any work on or use of the property relative to this approval, you are directed to:

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the February 13, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant agreed to one incoming delivery and two outgoing deliveries per week. The delivery vehicle will be no larger than a 20' box truck.
3. Applicant shall agree to exterior modifications per planning staff.

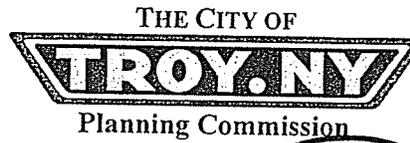
Please bring this letter with you to Code Enforcement when applying for your permit. Should you have any questions relative to this matter, please contact the Planning Department at (518) 279-7168.

Sincerely,

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

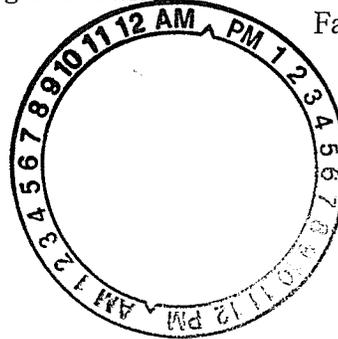
Cc: City Clerk; Code Enforcement

Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
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Noel Olsen
Catholic Diocese
40 N Main Ave
Albany, New York 12203



March 15, 2013

At the regular meeting of the City of Troy Planning Commission on March 14, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-007 Subdivision Review of a proposal to divide a single parcel into 4 separate lots. Project location is 101 Madison Street, an R-3 Zone, ID 112.39-4-9. Applicant is Noel Olsen, Catholic Diocese, 40 N Main Ave, Albany, NY 12203. **Approved**

Prior to commencing any work on or use of the property relative to this approval, you are directed to:

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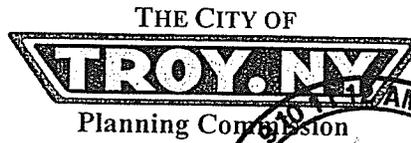
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Sincerely,

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
Chair
Phone (518) 279-7168
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William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

Cottage Street Apartments
60 Cottage Street
Troy, New York 12180

March 15, 2013

At the regular meeting of the City of Troy Planning Commission on March 14, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-008 Site Plan Review of a proposal to construct an apartment rental office. Project location is 33 Cottage Street, an R-3 Zone, ID 111.84-6-8. Applicant is Cottage Street Apartments, 60 Cottage Street, Troy, NY 12180. **Approved with additional stipulations**

Prior to commencing any work on or use of the property relative to this approval, you are directed to:

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the February 13, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant must stripe the crosswalks.
3. Applicant must install security cameras.
4. Applicant agreed to the office hours of 6 AM – 10 PM.

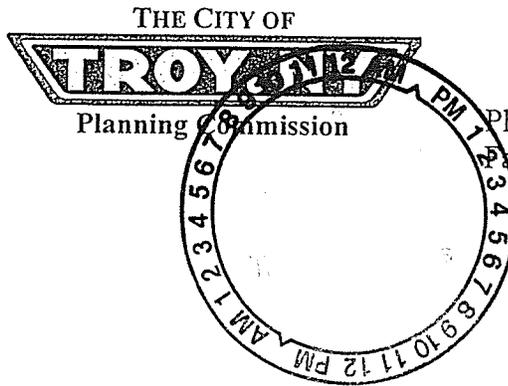
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Sincerely,

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
Chair
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William Dunne
Commissioner
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Pete Enziem
330 Second Street
Troy, New York 12180

March 15, 2013

At the regular meeting of the City of Troy Planning Commission on March 14, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-009 Site Plan Review of a proposal to construct an addition to an existing building and operate a beverage center and food service. Project location is 679 Burden Ave, ID111.60-7-2. Applicant is Pete Enziem, 330 Second Street, Troy, NY 12180. **Approved with additional stipulations**

Prior to commencing any work on or use of the property relative to this approval, you are directed to:

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the February 13, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant agreed to the hours of operation to be from 9 AM – 9 PM Monday thru Saturday and 11 AM – 6 PM on Sunday.
3. Applicant shall agree to exterior enhancements per City Planning Department.

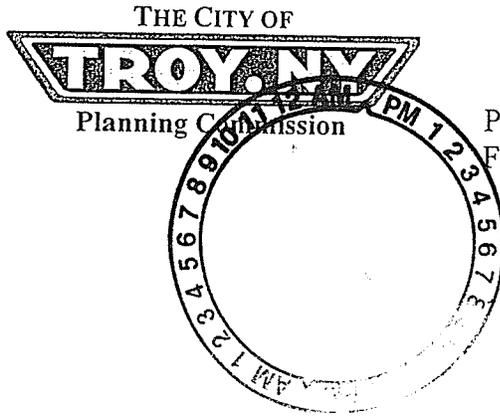
Please bring this letter with you to Code Enforcement when applying for your permit. Should you have any questions relative to this matter, please contact the Planning Department at (518) 279-7168.

Sincerely,

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

Harris Sanders Architecture
252 Washington Ave
Albany, New York 12210

March 15, 2013

At the regular meeting of the City of Troy Planning Commission on March 14, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-010 Site Plan Review of a proposal to renovate a mixed use building with 21 apartments and 3 commercial spaces. Project location is 172 – 174 River Street, a B-4 Zone, ID 100.60-4-12. Applicant is Harris Sanders Architecture, 252 Washington Ave, Albany, NY 12210. **Approved**

Prior to commencing any work on or use of the property relative to this approval, you are directed to:

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the February 13, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant agreed to install two security cameras, one in the front and one in the rear of building.
3. Pending SHPO approval.

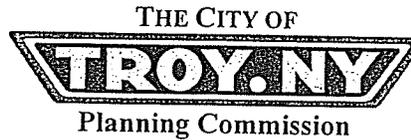
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Sincerely,

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
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William Dunne
Commissioner
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Fax (518) 270-4642

Finelli Development
359 Broadway
Troy, New York 12180

March 15, 2013

At the regular meeting of the City of Troy Planning Commission on March 14, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be an Unlisted Action, issued a Negative Declaration under S.E.Q.R.A. and **Approved**

Certificate of Appropriateness – 565 4th Street Store Front Conversion. Applicant is Finnelli Development
Approved

Prior to commencing any work on or use of the property relative to this approval, you are directed to:

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the March 14, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.

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Sincerely,

Andrew Petersen
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