

**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 15, 2013 at 6:00 P.M.** in the 5<sup>th</sup> Floor Planning Department Hearing Room of The Hedley Building, in order to hear and decide on proposals for development as follows:

**PC2013-036** Subdivision review of a proposal to construct 3 homes. Project location is 720 6<sup>th</sup> Ave, an R-2 Zone, ID80.41-7-2. Applicant is Justin Haas, 18 Peachtree Lane, Colonie NY 12205. **Removed**

#### **Consent**

**PC2013-039** Site Plan Review of a proposal to add an outdoor patio to a commercial building. Project location is 3361 6<sup>th</sup> Ave, an R-4 Zone, ID 90.54-2-5. Applicant is Steve Pierce, 3361 6<sup>th</sup> Ave, Troy, NY 12182. **Approved**

**PC2013-040** Site Plan Review of a proposal to operate a boat repair shop in an existing commercial building. Project location is 720 6<sup>th</sup> Ave, an R-2 Zone, ID80.41-7-2. Applicant is John Carroll, 9 Avenue A Melrose, NY 12180. **Moved to Full Review Approved**

**PC2013-046** Site Plan Review of a proposal re-occupy a restaurant. Project location is 458 Broadway, a B-4 Zone, ID 101.53-5-9. Applicant is Salah Alghathi, 458 Broadway, Troy, NY 12180. **Approved**

#### **Full Review**

**PC2013-041** Site Plan Review of a proposal to occupy a portion of a building as a meeting space for a church. Project location is 720 6<sup>th</sup> Ave, an R-2 Zone, ID80.41-7-2. Applicant is Mountain of Fire Ministries, 180 Blake Avenue Brooklyn New York 11212. **Approved**

**PC2013-042** Site Plan Review of a proposal to construct an off-street parking lot. Project location is 2502 Fifth Ave, a B-5 Zone, ID 101.22-7-15. Applicant is Unity House 33 Second Street, Troy, NY 12180. **Approved**

**PC2013-043** Site Plan Review of a proposal to occupy a vacant food manufacturing facility with a cookie manufacturing facility. Project location is 41-61 River Street, a WMD Zone, ID 100.76-4-2. Applicant is Cookie Factory LLC, 520 Congress Street, Troy, NY 12180. **Approved**

**PC2013-44** Site Plan Review of a proposal to occupy a vacant restaurant as an animal hospital. Project location is 499 Second Ave, a B-2 Zone, ID 80.63-6-2. Applicant is Tim Bollard 1302 Sausse Ave, Troy, NY 12180. **Approved**

**PC2013-045** Site Plan Review of a proposal to reoccupy a vacant office building as commercial uses and 28 apartments. Project location is 275-283 River Street, the Dauchy Building, A B-4 Zone, ID 101.45-5-8. Applicant is Bonacio Construction, 18 Division Street, Saratoga, NY 12866. **Approved**

**PC2013-047 Conceptual** Site Plan Review of a proposal to convert an existing carwash into a tenant strip mall. Project location is 506 Campbell Ave, a B-5 Zone, ID 112-4-24. Applicant is Nick Riggione, 9 Farmingdale Rd, Latham, NY 12110. **Approved**

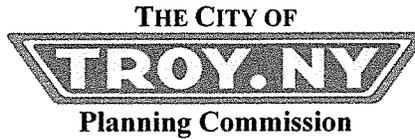
**PC2013-037** Site Plan Review of a proposal to occupy the former Trojan Hotel and Taproom as a bar and restaurant. Project location is 41-43 3<sup>rd</sup> Street, a B-4 Zone, ID 101.53-8-5. Applicant is Jeff Buell, 25 Blue Heron Drive Averill Park, NY 12018. **Approved**

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  
Andrew Petersen

**Barbara Nelson**  
**Chair**  
Phone (518) 279-7168  
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**William Dunne**  
**Commissioner**  
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August 16, 2013

Bonacio Construction  
18 Division Street  
Saratoga, New York 12866

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2013-045** Site Plan Review of a proposal to reoccupy a vacant office building as commercial uses and 28 apartments. Project location is 275-283 River Street, the Dauchy Building, A B-4 Zone, ID 101.45-5-8. Applicant is Bonacio Construction, 18 Division Street, Saratoga, NY 12866. **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 August 15, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.

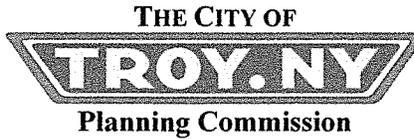
Please bring this letter with you to Code Enforcement when applying for your permit. Should you have any questions relative to this matter, please contact the Planning Department at (518) 279-7168.

Sincerely,

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

**Barbara Nelson**  
**Chair**  
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Fax (518) 270-4642



**William Dunne**  
**Commissioner**  
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August 16, 2013

Salah Alghathi  
458 Broadway  
Troy, New York 12180

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Consent Agenda**. The Commission declared this to be **Approved**

**PC2013-046** Site Plan Review of a proposal re-occupy a restaurant. Project location is 458 Broadway, a B-4 Zone, ID 101.53-5-9. Applicant is Salah Alghathi, 458 Broadway, Troy, NY 12180. **Approved**

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

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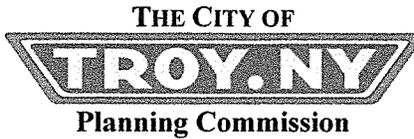
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Sincerely,

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

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August 16, 2013

Nick Riggione  
9 Farmingdale Rd  
Latham, New York 12110

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2013-047 Conceptual** Site Plan Review of a proposal to convert an existing carwash into a tenant strip mall. Project location is 506 Campbell Ave, a B-5 Zone, ID 112-4-24. Applicant is Nick Riggione, 9 Farmingdale Rd, Latham, NY 12110. **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 August 15, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall submit final landscape and lighting plan.

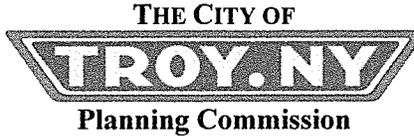
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Sincerely,

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

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**William Dunne**  
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August 16, 2013

Jeff Buell  
25 Blue Heron Drive  
Averill Park, New York 12018

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2013-037** Site Plan Review of a proposal to occupy the former Trojan Hotel and Taproom as a bar and restaurant. Project location is 41-43 3<sup>rd</sup> Street, a B-4 Zone, ID 101.53-8-5. Applicant is Jeff Buell, 25 Blue Heron Drive Averill Park, NY 12018. **Approved**

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

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2. Applicant shall submit all exterior modifications to Historic Review Committee for review and comment.
3. Approval consists of Phase(s) 1.) Obriens Public House Floor One, 2.) Obrien's private residence floors two and three, 3.) Trojan Taproom basement level.

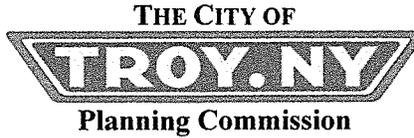
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Sincerely,

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

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August 16, 2013

Steve Pierce  
3361 6<sup>th</sup> Ave  
Troy, New York 12180

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Consent Agenda**. The Commission declared this to be **Approved**

**PC2013-039** Site Plan Review of a proposal to add an outdoor patio to a commercial building. Project location is 3361 6<sup>th</sup> Ave, an R-4 Zone, ID 90.54-2-5. Applicant is Steve Pierce, 3361 6<sup>th</sup> Ave, Troy, NY 12182. **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 August 15, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.

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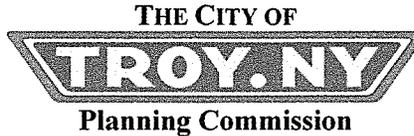
Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Petersen".

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

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August 16, 2013

John Carroll  
9 Avenue A  
Melrose, New York 12180

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2013-040** Site Plan Review of a proposal to operate a boat repair shop in an existing commercial building. Project location is 720 6<sup>th</sup> Ave, an R-2 Zone, ID80.41-7-2. Applicant is John Carroll, 9 Avenue A Melrose, NY 12180. **Moved to Full Review Approved**

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

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2. Applicant shall be limited to 10 boats on site at any given time
3. Applicant shall agree to hours of operation not to exceed 8PM daily.
4. No operations of motor vehicles / sportscraft on the exterior of the building.

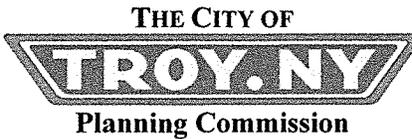
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Sincerely,

Andrew Petersen  
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August 16, 2013

Mountain of Fire Ministries  
180 Blake Avenue  
Brooklyn, New York 11212

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2013-041** Site Plan Review of a proposal to occupy a portion of a building as a meeting space for a church. Project location is 720 6<sup>th</sup> Ave, an R-2 Zone, ID80.41-7-2. Applicant is Mountain of Fire Ministries, 180 Blake Avenue Brooklyn New York 11212. **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 August 15, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Hours of operation not to exceed 9PM daily.

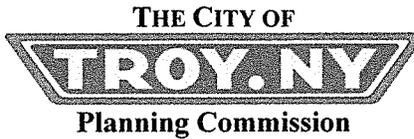
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August 16, 2013

Unity House  
33 Second Street  
Troy, New York 12180

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2013-042** Site Plan Review of a proposal to construct an off-street parking lot. Project location is 2502 Fifth Ave, a B-5 Zone, ID 101.22-7-15. Applicant is Unity House 33 Second Street, Troy, NY 12180. **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 August 15, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. The use "parking" has been approved on site. The applicant shall agree to reconstruct parking area as instructed by The City Engineer.
3. Engineering Dept will review and determine utility pole relocation.

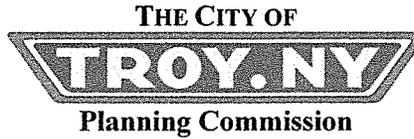
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August 16, 2013

Tim Bollard  
1302 Sausse Ave  
Troy, New York 12180

At the regular meeting of the City of Troy Planning Commission on August 15, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2013-44** Site Plan Review of a proposal to occupy a vacant restaurant as an animal hospital. Project location is 499 Second Ave, a B-2 Zone, ID 80.63-6-2. Applicant is Tim Bollard 1302 Sausse Ave, Troy, NY 12180. **Approved**

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2. Building is considered a significant historic structure. Exterior modifications shall be submitted to Historic Review Commission for comment.
3. Final Site Plan to be submitted to Planning Department.

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Sincerely,

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement