

Barbara Nelson
Chair

Phone (518) 279-7168

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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 May 16, 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:

New Business

PC2013-017 Site Plan Review of a proposal to occupy a vacant warehouse as an assembly space. Project location is 675 River Street, a B-5 Zone, ID 90.78-3-2.2. Applicant is Robilee McIntyre, 2900 5th Ave, Troy, NY 12180.

PC2013-018 Site Plan Review of a proposal to occupy a portion of the Northern Drive Plaza as a wrestling training facility. Project location is 7 Northern Drive, a B-3 Zone, ID 70.81-2-14. Applicant is Ryan Williams, PO Box 12113 Albany, NY 12212.

PC2013-019 Site Plan Review of a proposal to occupy a vacant storefront as a tattoo shop. Project location is 69 3rd Street, a B-4 Zone, ID 101.53-13-3. Applicant is James Derenzo, 1704 5th Street Rensselaer, NY 12144.
Removed

PC2013-020 Site Plan Review of a proposal to construct and addition to an existing apartment building. Project location is 1709 Tibbits Ave, an INST Zone, ID 101.73-3-11. Applicant is Mario Abate, 1709 Tibbits Ave, Troy, NY 12180.

Old Business

PC2013-015 Site Plan Review of a proposal to occupy a vacant building with a take-out food service establishment. Project location is 520 5th Ave, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, 520 5th Ave, Troy, NY 12182 **Removed at Request of the Applicant**

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.

Conceptual Review(s)

Conceptual Review of a proposal to construct 38 apartments at 548 Campbell Ave. Applicant is Gordon Development.

Conceptual Review of a proposal to convert the former St. Mary's Church into 8 residential units. Applicant is Peter Jenkins.

Conceptual Review of a proposal to rehabilitate a structure in a historic district and introduce new uses. located at 207 Broadway. Applicant is Jeff Buell.

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.

Staff Report # PC2013-017

Applicant: Robilee McIntyre

Project Summary:

PC2013-017 Site Plan Review of a proposal to occupy a vacant warehouse as an assembly space. Project location is 675 River Street, a B-5 Zone, ID 90.78-3-2.2. Applicant is Robilee McIntyre, 2900 5th Ave, Troy, NY 12180.

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

Site Design Review:

The applicant proposed to occupy the vacant, former Hanger Prosthetics office and warehouse as an assembly space for music and art venues. The applicant will utilize the entire ground floor (3000 sf) for assembly space while utilizing the basement area for artist workspace.

There is no fixed bar (no liquor license) and no kitchen facilities. Events will be catered. Hours of operation on an as needed basis.

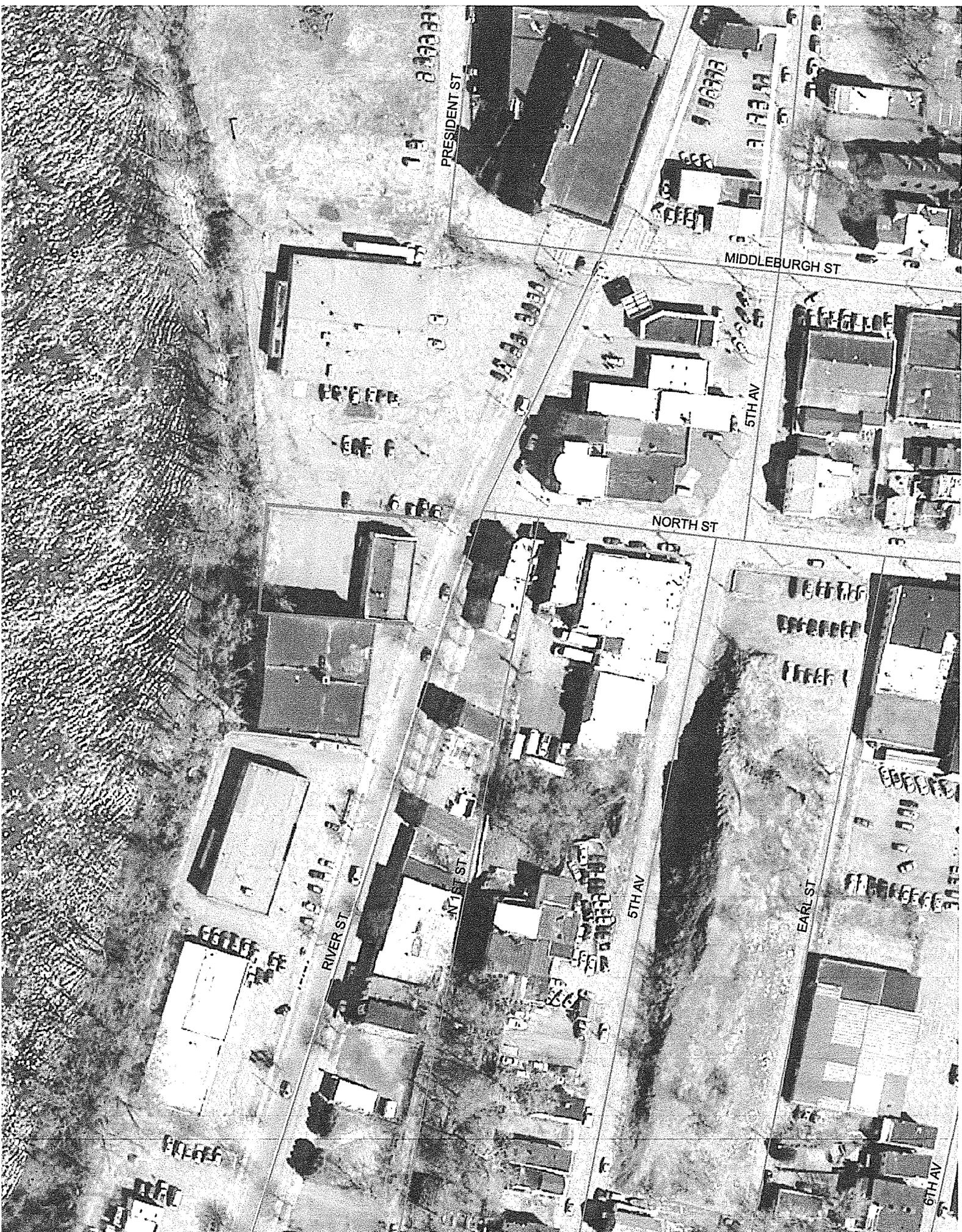
The applicant provides 50 off-street parking spaces in a lot to the rear of the parcel, sufficient for the proposed use.

Stipulations

Hours of operation not to exceed 2 AM daily

Applicant shall provide planning staff with a 3 day notice for any gathering over 50 persons.

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



PRESIDENT ST

MIDDLEBURGH ST

NORTH ST

RIVER ST

5TH ST

5TH AV

EARL ST

6TH AV

The Hangar

675 River street
Troy NY 12180

A vacant factory building in North Central
to be repurposed as a gathering space and banquet hall.

Planning

Bill
Dave
Monica
Jim Hughes

Proposed by Robilee McIntyre
2900 fifth ave troy ny 12180

It is my intention to create an approximately 3,000 sq foot open gathering space that will be available for rent for different functions. Current plans include bands and music, art shows, private parties, small screen movie runs, occasional neighborhood functions and small gatherings not to exceed 150 or so, depending on final occupancy permits.

The building, formerly the Hanger prosthetics, is located at 675 River street. It has been a commercially used building for the entirety of its life. It is on River street directly across from the Ale house and it has been vacant for a year or so. The building has two levels of equal size. The building measures 80 feet by 40 feet with the long side facing river street. It is one story tall at street level. It has been wired with 200 amp three phase power. We plan to put in ceiling fans and lights, which combined with the currently active removal of drop ceilings and carpet will constitute the bulk of the renovations. The building is level, solid and free of contaminants.

The building has four means of egress and it is currently handicap accessible with a ramp in the back that meets the parking lot. It is a concrete block building and it has three handicap accessible restrooms with up to date plumbing. There are three doors at street level and one larger door that leads directly to a small deck with stairs and wheelchair ramp.

It is our proposal that the building be used on an as needed basis, with fun and interesting bookings planned for each month. The design is a primarily interior rehabilitation consisting of the creation of an open floor plan. The removal of drop ceilings will expose approximately twenty foot high ceilings at the apex of the roof. Exposed rafters and funky upscale upcycled décor will create a fun and interesting interior. There are no plans at this time for a liquor license or commercial kitchen, instead any food will be catered and brought in. An assortment of tables and chairs will be available for anyone wishing to use them, as well as a sturdy portable stage for music events.

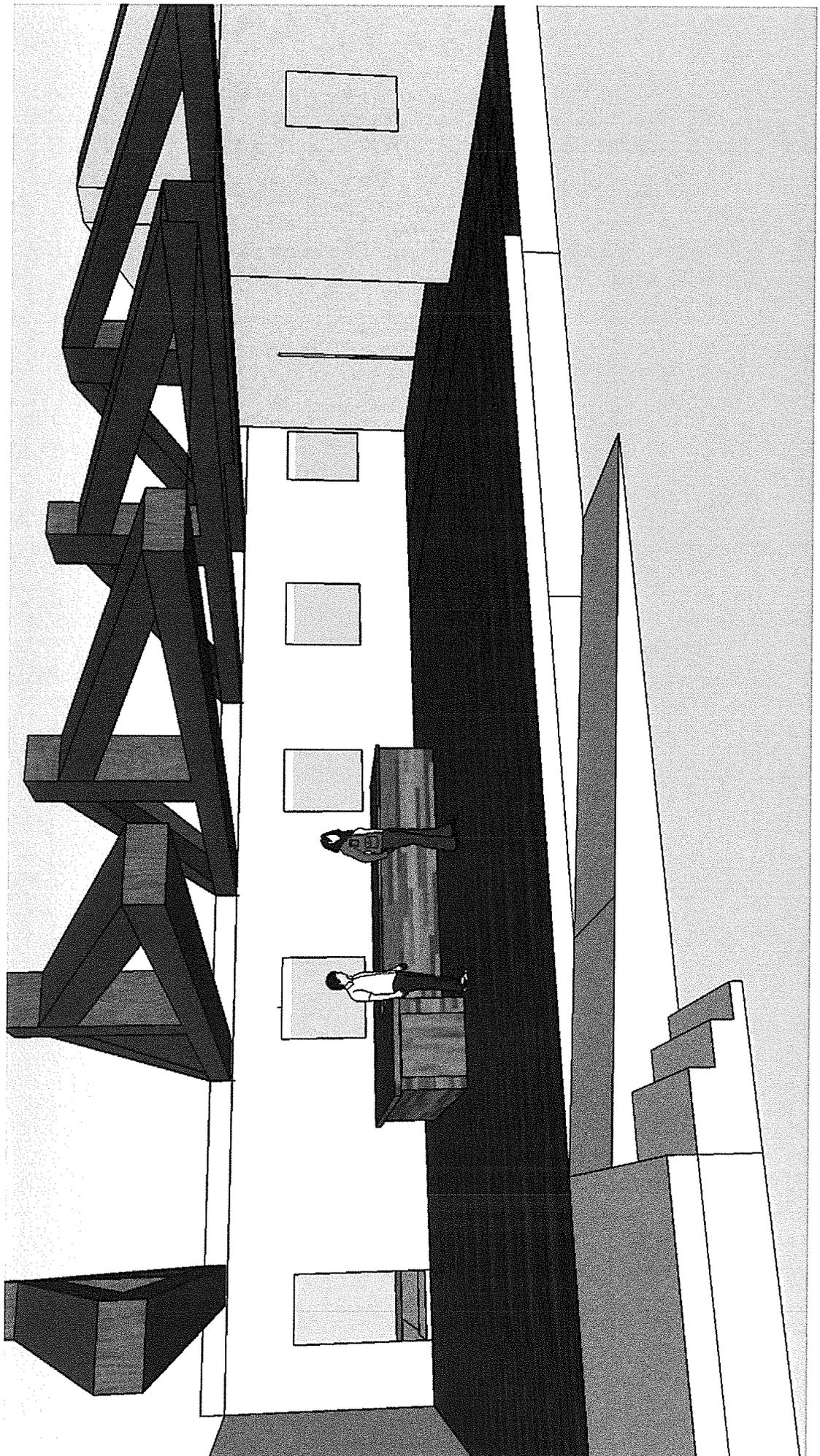
There are few residents in this area and the buildings surrounding the Hangar are primarily commercial, including, but not limited to the Charles Eddy fire house across the street, the Ale house, tire warehouse, 1945 custom, Bella Napoli, Snyder printers et al. The Business would be open on an as needed basis which would be based on bookings and scheduled events. Operational times would vary, but is expected to be primarily evenings and weekends.

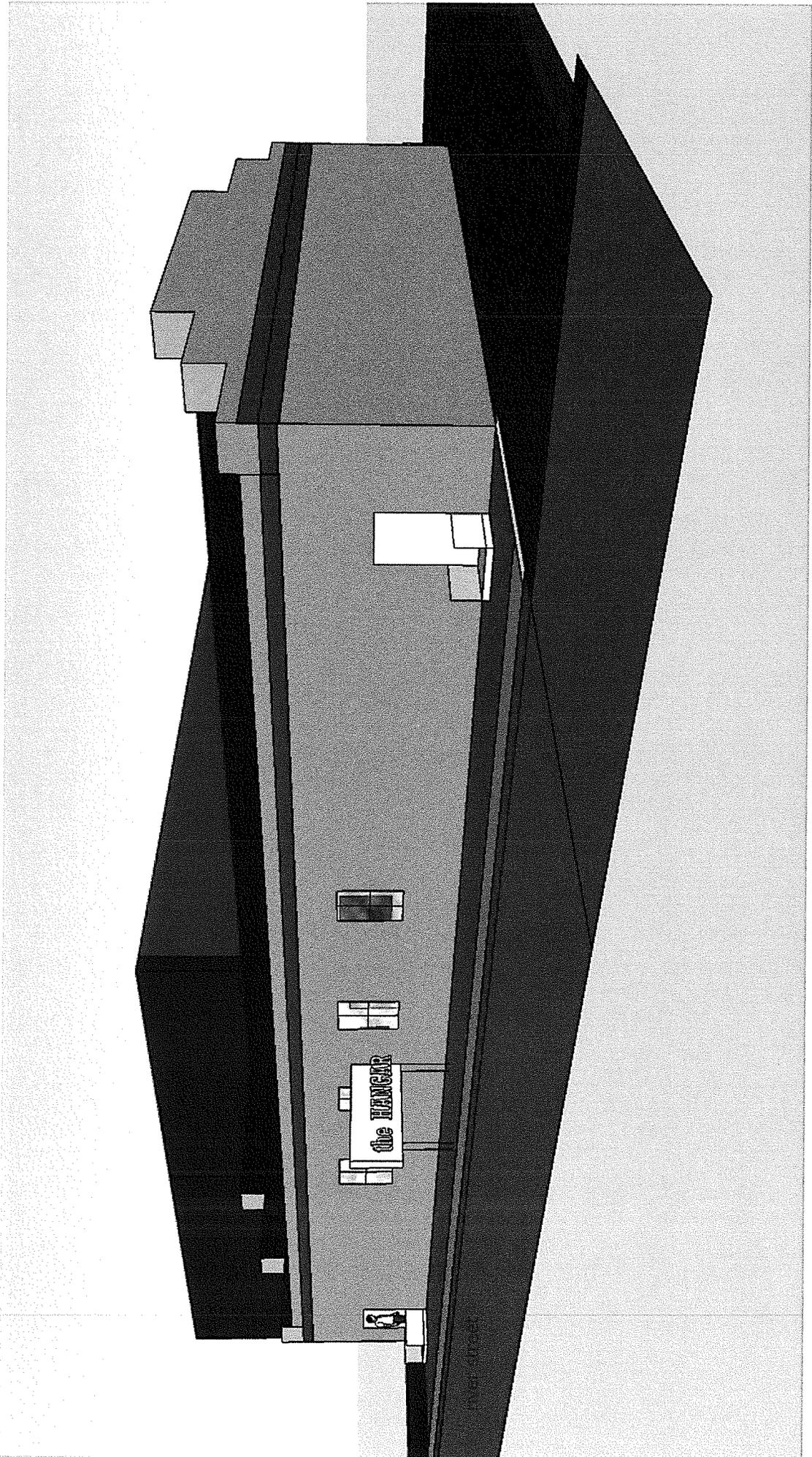
There is an existing curb cut that accommodates the private drive that runs adjacent to the Hangar. This drive leads directly to the adjacent private parking lot at the rear of the building. This parking lot is also accessible from the Snyder Printing lot that is the neighboring property. This lot is shared by customers of Snyder Printing and the Ale House. There are currently no trees or fences in the front of the building and none are proposed. A small dumpster in the far corner of the adjacent parking lot is the expected form of trash removal.

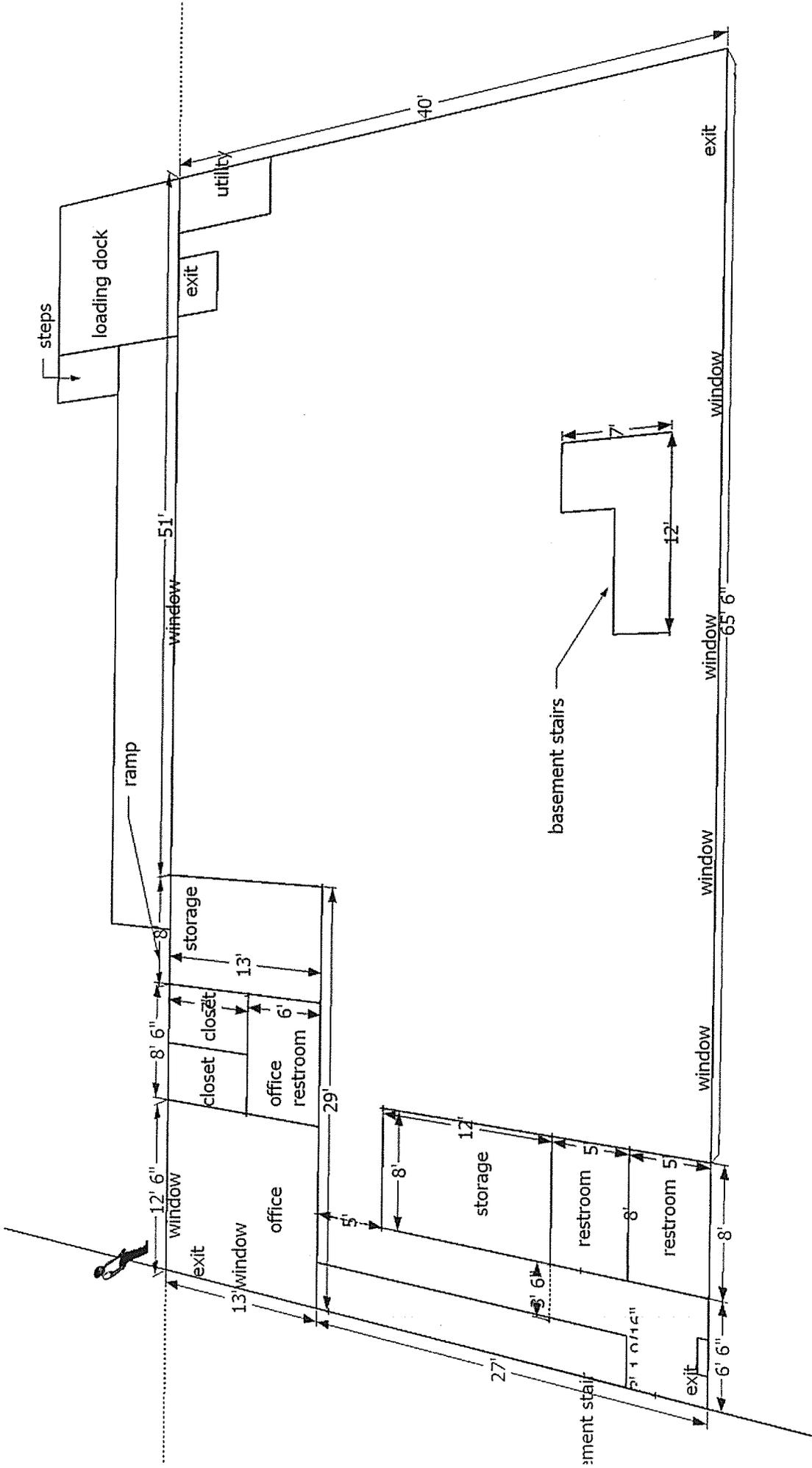
There is an existing sign at the front of the building. This sign is approximately 3 feet by five feet and it is located on the grassy area in front of the building. The plan is to leave the existing sign frame and replace the center of the sign with similar material, as we need to change the spelling on the sign from Hanger to Hangar. We would like to add small sign lights to the sign and to the front of the building if possible. Sign colors would be conservative; black, olive green and off white with highlights in yellow. It is proposed that the sign read the Hangar. We plan no other alterations or changes to the building except a fresh paint job this summer.

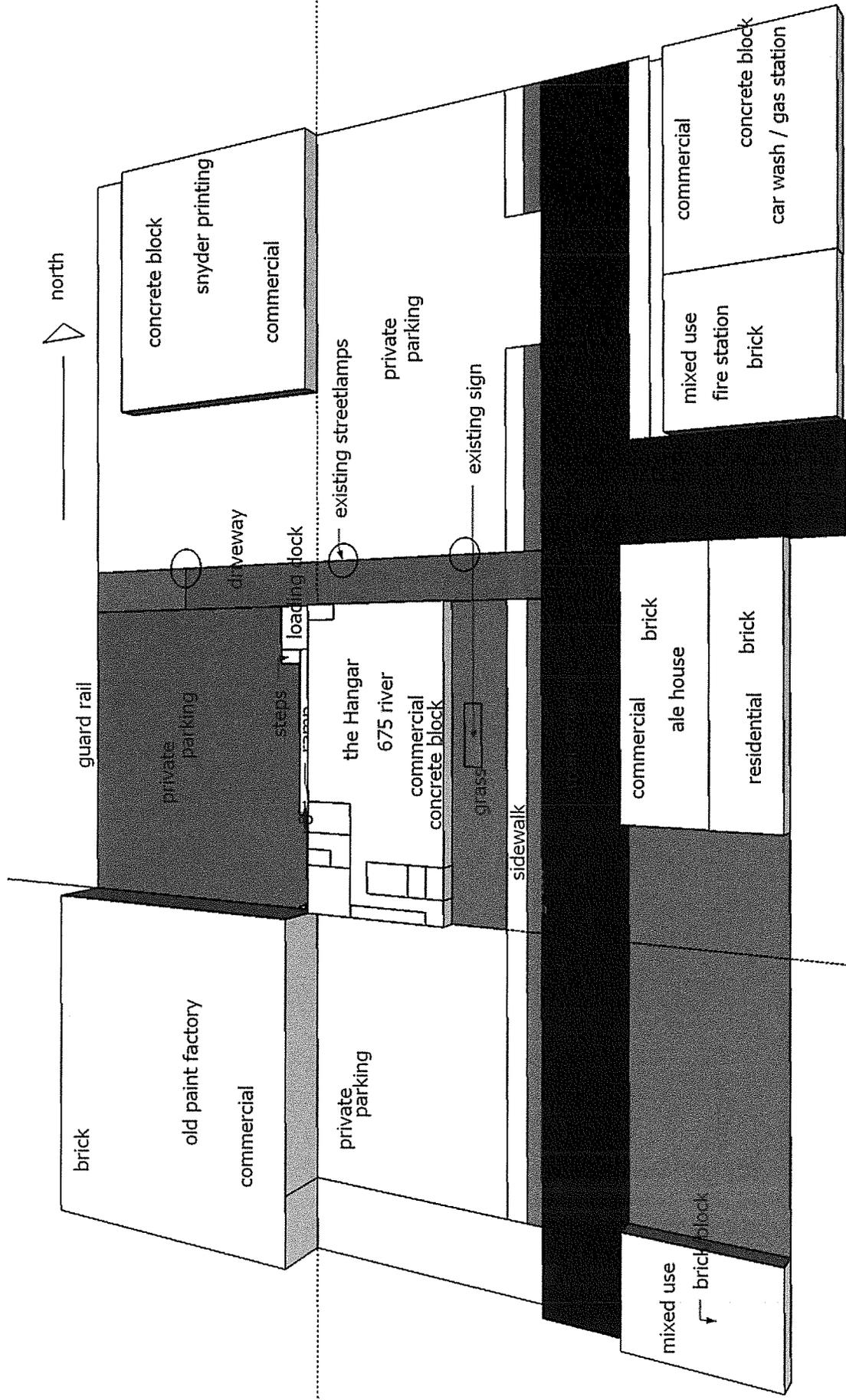
We feel that there is a need in the city for a small casual venue that could be flexible enough to accommodate varied uses as described above.

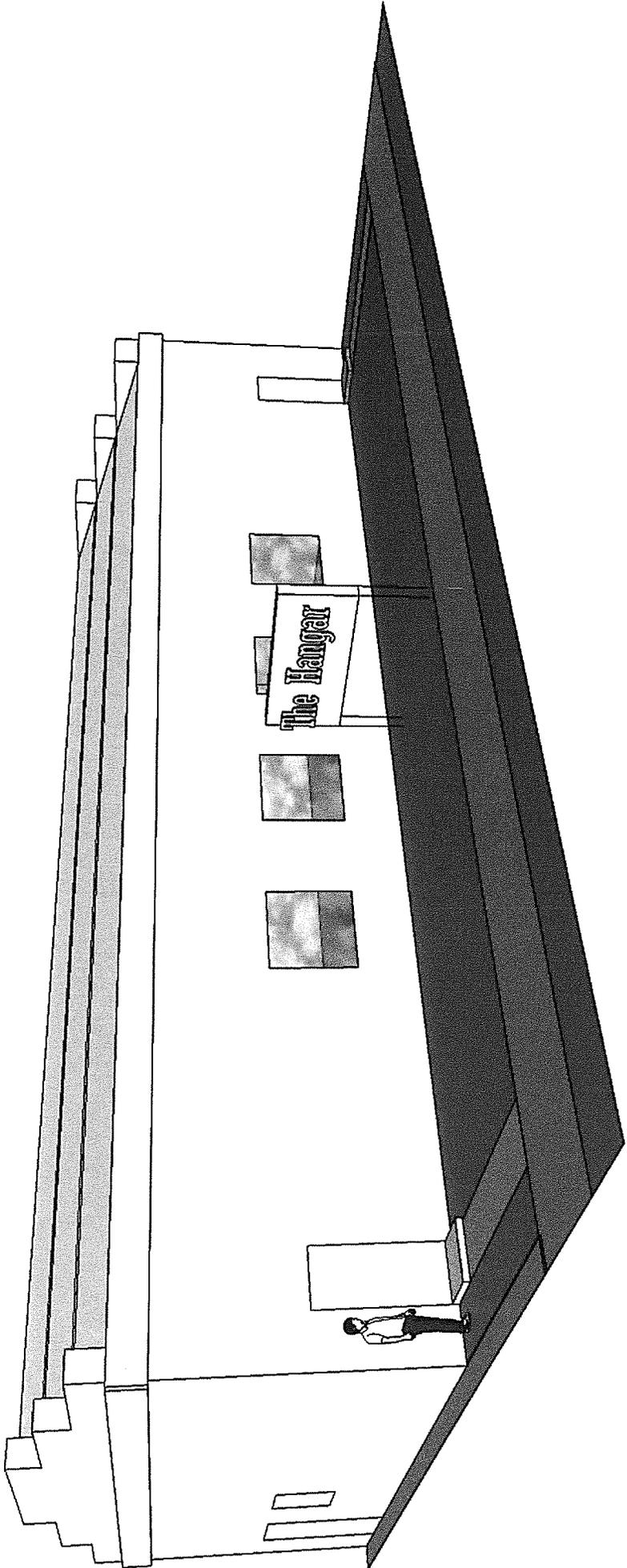
Thank you.











Staff Report # PC2013-018

Applicant: Ryan Williams

Project Summary:

PC2013-018 Site Plan Review of a proposal to occupy a portion of the Northern Drive Plaza as a wrestling training facility. Project location is 7 Northern Drive, a B-3 Zone, ID 70.81-2-14. Applicant is Ryan Williams, PO Box 12113 Albany, NY 12212.

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 portion of the Northern Drive plaza, approximately 4500 SF to be used as a wrestling training school – IN YOUR FACE WRESTLING. The space will be used for offices for promotions department and training only. Monthly shows are held elsewhere.

Hours

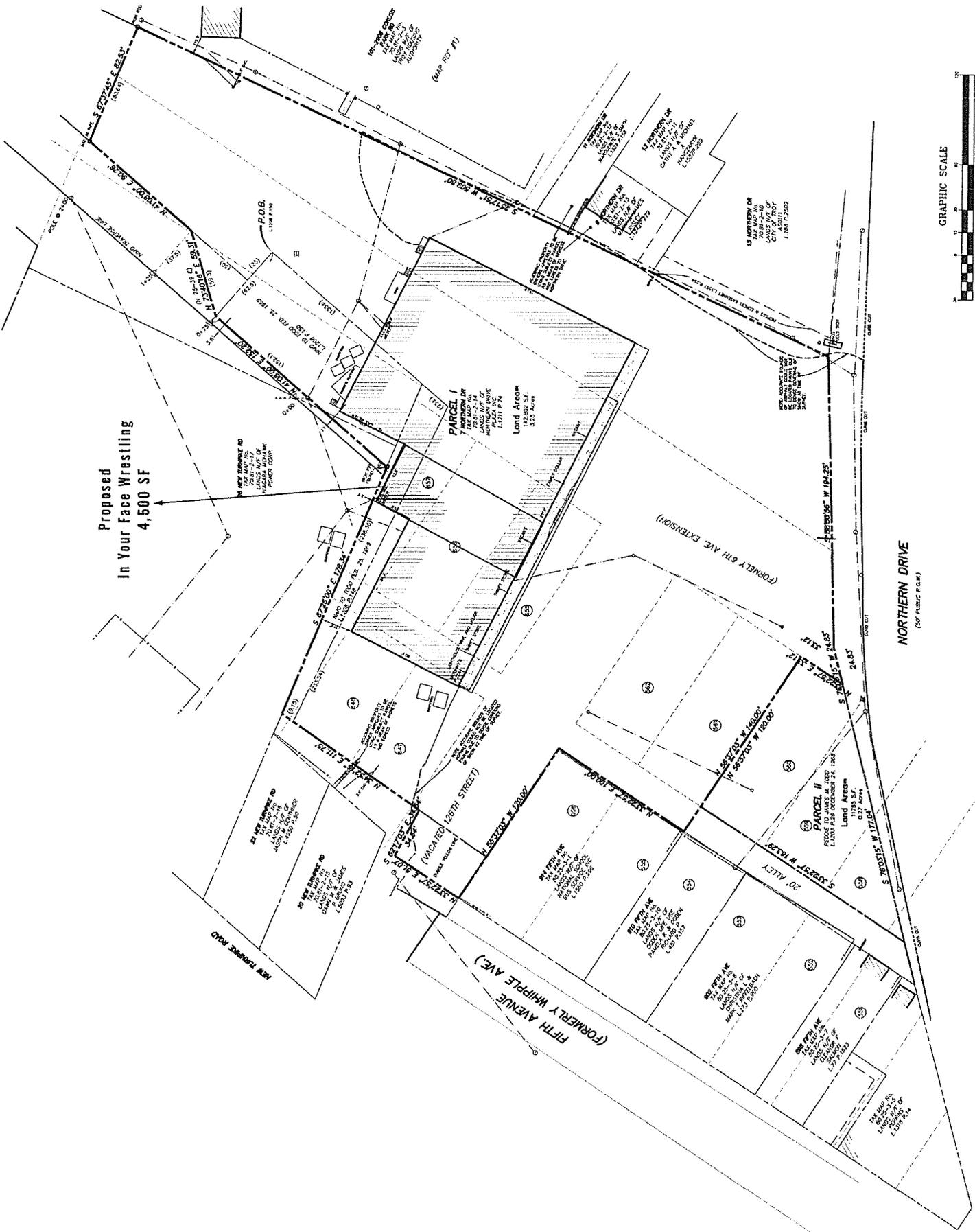
Monday – Friday 7PM – 10PM

Saturday and Sunday 3PM-6PM

There are no spectator events to be held on location. Average class size is 10 persons. On occasion a former wrestling star will be part of training and hold an autograph signing not to exceed 50 persons.

Stipulations

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



Proposed
In Your Face Wrestling
4,500 SF



3/29/13

In Your Face Wrestling, LLC is professional Wrestling training School and promotion that runs monthly Shows in Ballston Spa, NY. We want to relocate our training facility to 7 Northern Drive from Cohoes, NY as our Space recently was renovated into offices. We think by relocating to Troy we will expand our clientele. With Troy being a bigger City. Our purpose as a training facility is to teach males and females the art of professional wrestling. We would be the first professional wrestling school in Troy and I feel that with the rich history of wrestling that took place at the Troy Armory and RPI Fieldhouse that we would be perfect for the City. We are only looking to house our training school at this space. We will be there Monday-Friday 7pm to 10pm and Saturdays 3pm to 6pm. There will be no spectators at training and the most people we will have is 10 a class. On occasions we may hold an autograph signing with former stars of World Wrestling Entertainment, World Championship Wrestling or Total Nonstop Action Wrestling. These signings are hard to judge how many people will come, but its not a gathering more of in get autograph and picture and leave. The most we would see a session would probably be 50 people all day in and out. However do to the cost on our end this would be a rare occasion. I grew up in the City of Troy and would love nothing more then to house my business there. In closing I want to thank you for your time and I hope this clarifies our business to you. Any questions do not hesitate to call.

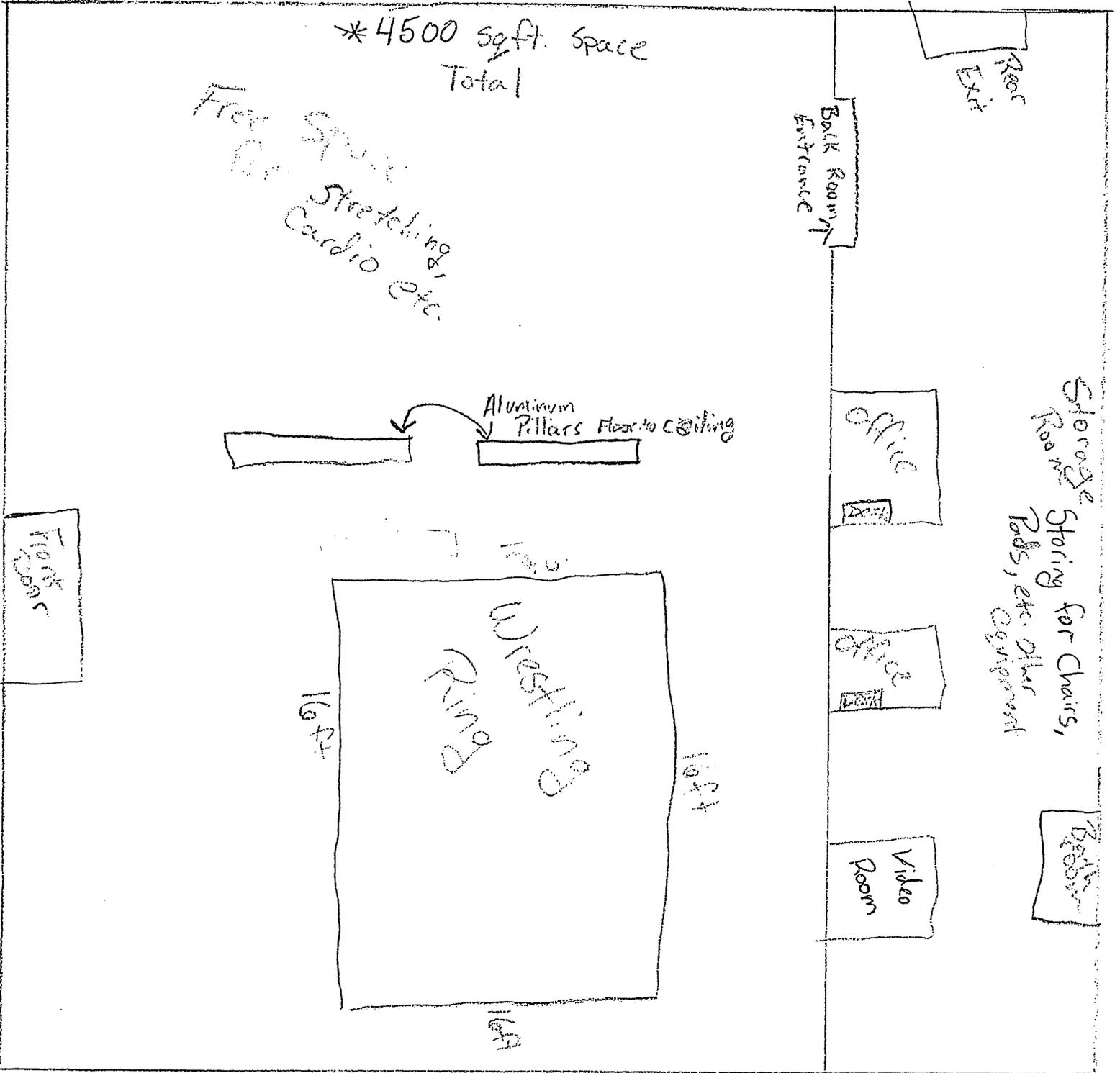
Sincerely
Ryan Williams (co-owner)
Ryan Williams (518) 380-4416

In Your Face Wrestling, LLC Floor Plan

3/29/13

7 Northern Drive Troy, NY 12182

Laundromat



Family Dollar

Staff Report # PC2013-020

Applicant: Mario Abate

Project Summary:

PC2013-020 Site Plan Review of a proposal to construct and addition to an existing apartment building. Project location is 1709 Tibbits Ave, an INST Zone, ID 101.73-3-11. Applicant is Mario Abate, 1709 Tibbits Ave, Troy, NY 12180.

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

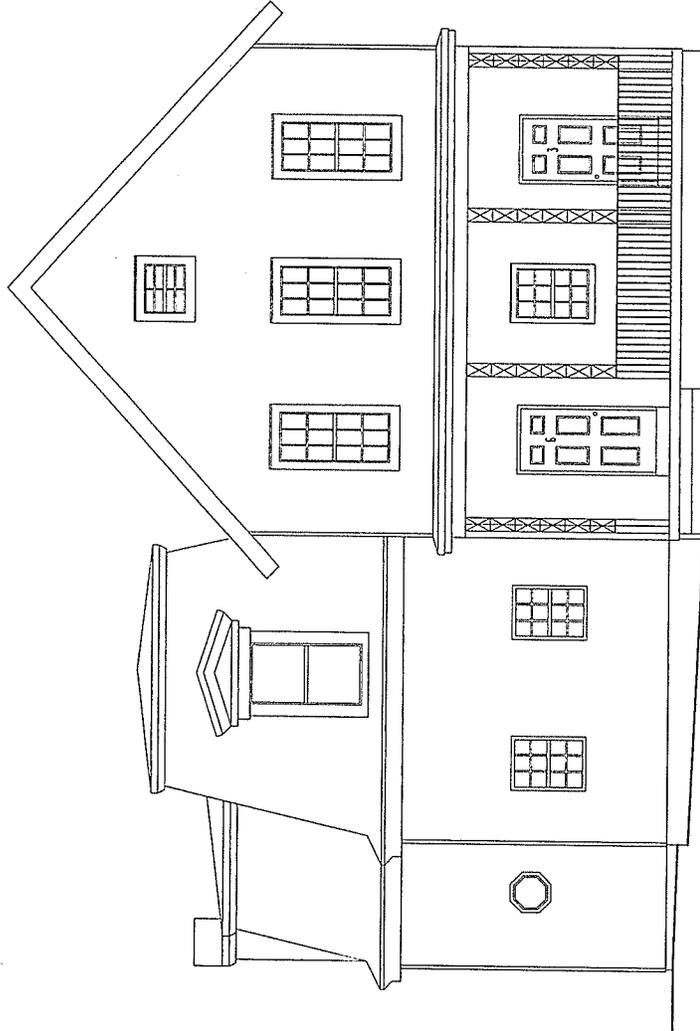
Prior Zoning Board

Site Design Review:

The applicant proposes to construct an addition to an existing 6 unit apartment building to house an additional 6 units. Addition will be constructed to the east of the existing building. Exterior treatments to match existing structure (grey vinyl white trim). Applicant will provide additional parking. Dumpster currently on site.

Stipulations

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



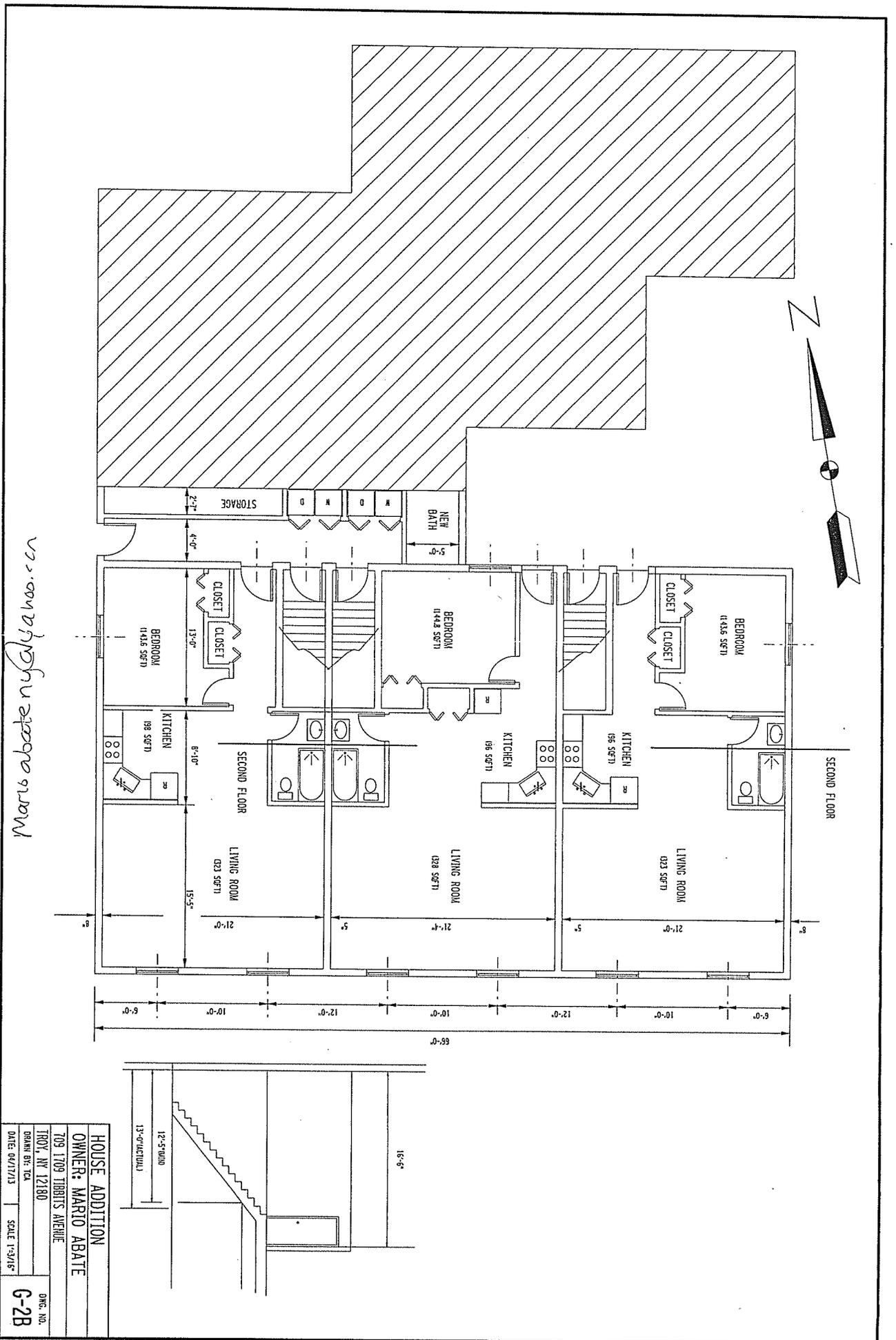
EXISTING NORTH ELEVATION

SCALE 1"=1/4"

HOUSE ADDITION	DATE: 05/10/13	SCALE: 1"=1/4"
OWNER: MARIO ABATE		
709 T09 TIBBITS AVENUE		
FROY, NY 12180		
DRAWN BY: TCA		
DWG. NO. XX		

+

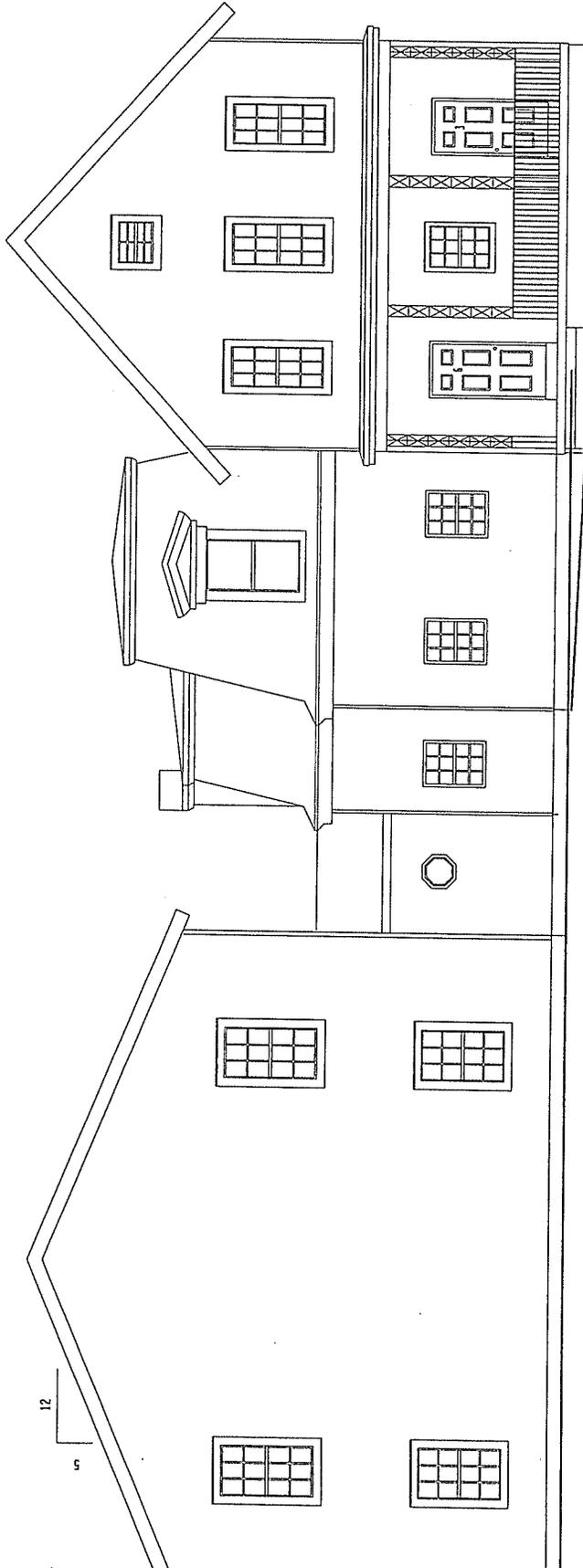
+



Mario abate ny@aia.com

HOUSE ADDITION
 OWNER: MARIO ABATE
 709 1709 TIBBETTS AVENUE
 TROY, NY 12180
 DRAWN BY: TCA
 DATE: 04/17/13
 SCALE: 1"=3/16"

DWG. NO.
G-2B



HOUSE ADDITION

OWNER: MARIO ABATE

709. 1709 TIBBITS AVENUE

TROY, NY 12180

DRAWN BY: TCA

DATE: 05/07/13

SCALE: 1/4"=1'-0"

DWG. NO.

XX

Staff Report # PC2013-004

Applicant: John Koletas

Project Summary:

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.

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 2010 Approval for Second Hand Store

Prior Zoning Board 2010 Variance for Parking

Site Design Review:

The applicant proposes to occupy a vacated church / 2nd hand store as a rental apartment. Currently the upper floor is an apartment. This would change the building designation to a 2 family, legal and conforming (recommended use) for the R-2 Zone.

Stipulations

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



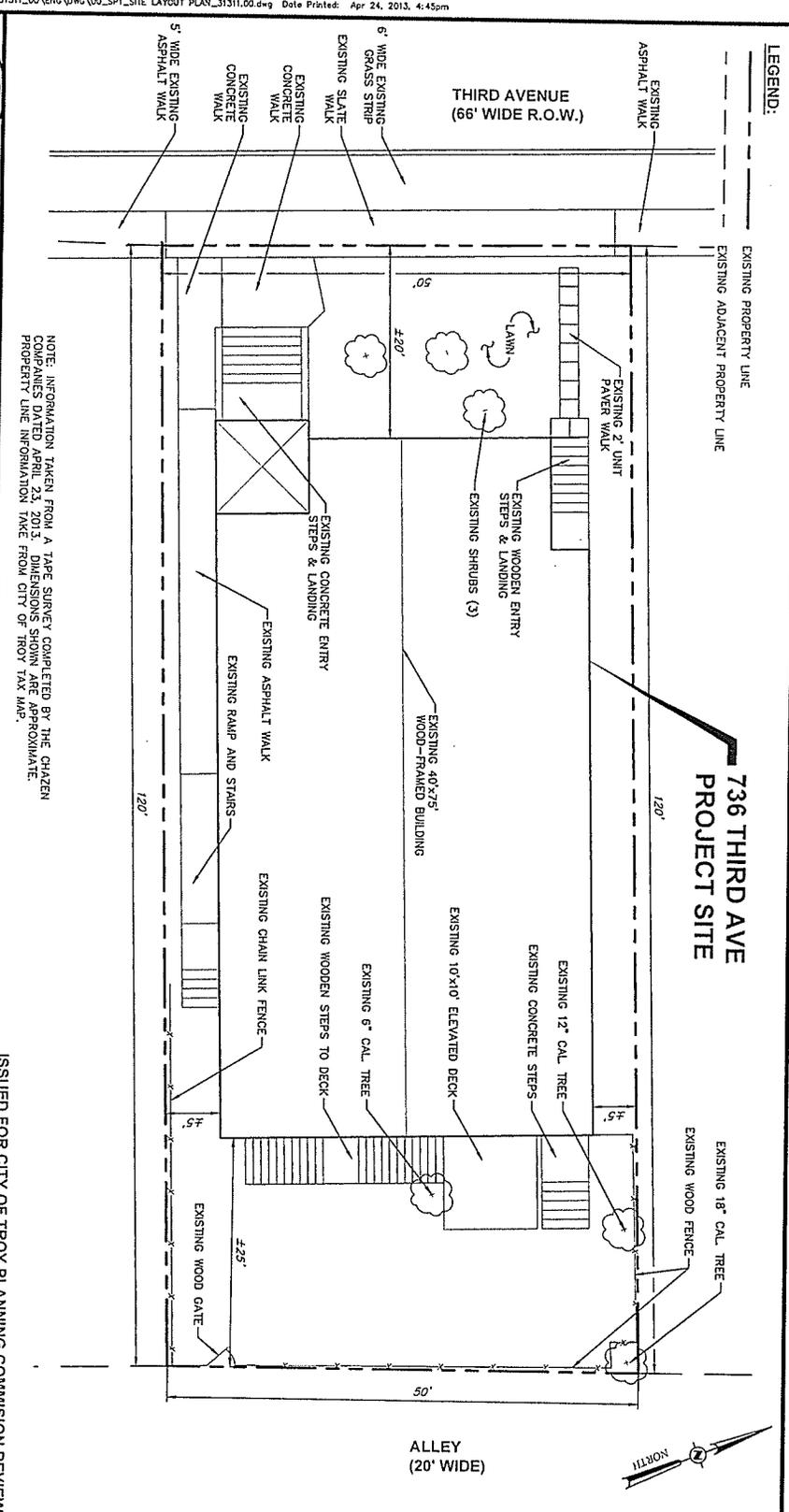
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CHAZEN ENGINEERING, LAND SURVEYING
 150 West 10th Street
 Troy, NY 12180
 Phone: (518) 212-2000

LANDSCAPE ARCHITECTURE CO., P.C.
 150 West 10th Street
 Troy, NY 12180
 Phone: (518) 212-2000

KOLETAS RESIDENTIAL PROPERTY
SCHEMATIC SITE PLAN
 736 THIRD AVENUE
 CITY OF TROY, RENSSELAER COUNTY, NEW YORK

Project No. 31311.00
 Date 4/24/13
 Scale 1"=10'
 Sheet Sp1



NOTE: INFORMATION TAKEN FROM A TAPE SURVEY COMPLETED BY THE CHAZEN ENGINEERING, LAND SURVEYING, APRIL 23, 2013. DIMENSIONS SHOWN ARE APPROXIMATE. PROPERTY LINE INFORMATION TAKEN FROM CITY OF TROY TAX MAP.

ISSUED FOR CITY OF TROY PLANNING COMMISSION REVIEW

ALLEY (20' WIDE)



LEGEND:

- EXISTING PROPERTY LINE
- - - - - EXISTING ADJACENT PROPERTY LINE

BULK TABLE:

R-2 ZONING DISTRICT: TWO FAMILY RESIDENTIAL (R-2)

ZONING REQUIREMENTS:

	REQUIRED	EXISTING
MINIMUM LOT AREA	5,800 SF	6,100 SF ±
MINIMUM REQUIRED FRONTAGE	50 FT	50 FT
MINIMUM YARDS		
FRONT	20 FT	≥20 FT
SIDES	5 FT EA SIDE	≥5 FT EA SIDE
REAR	30 FT	35 FT ±
MAXIMUM LOT COVERAGE	50%	60%±*
MAXIMUM HEIGHT	35 FT	≤35 FT

* EXISTING BUILDING AREA, NO IMPROVEMENTS PROPOSED

NOTE:

TAX MAP INFORMATION REFRENCED FROM REAL PROPERTY TAX MAP CITY OF TROY DATED 12-29-76 LAST REVISED 11-16-12, SECTION BLOCK LOT 80.40-3-15

Drawing Name: S:\3\31300-31399\31311_00\ENG\DWG\00_SPI_SITE LAYOUT PLAN_31311.00.dwg Date Printed: Mar 14, 2013, 11:48am



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Staff Report # PC2013-021 Conceptual

Applicant: Gordon Development

Project Summary:

38 apartments in a single building

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

Site Design Review:

The applicant proposes to construct a single 2 story building with 38 apartments. The applicant will provide 76 parking spaces. The structure is located outside the 100 year floodplain. Site Plan indicates building is placed to the rear of the property while parking is located along Campbell's Ave.

An existing house and barn will be removed for the project.

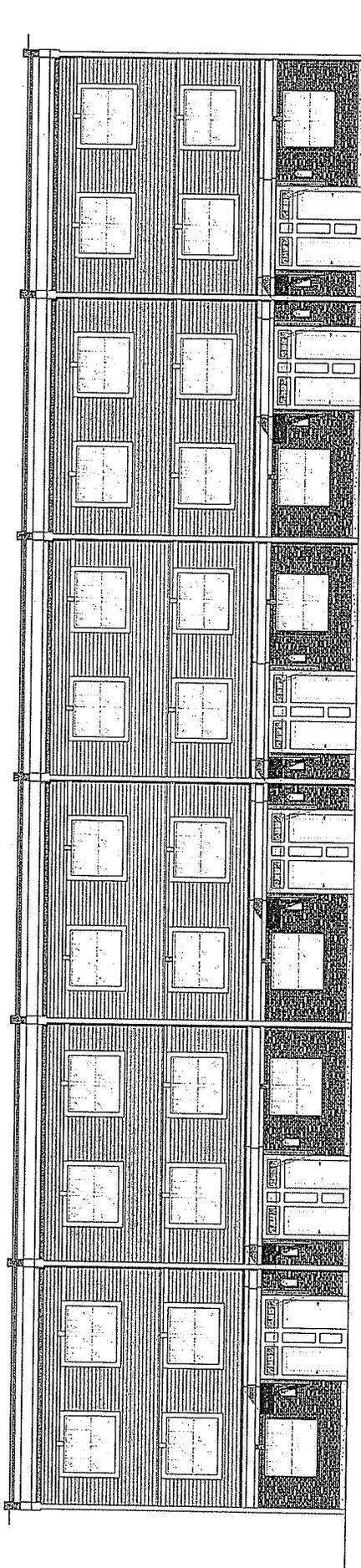
Elevations indicate a single 2 story building with brick and siding façade treatments.

Stipulations

Applicant shall provide dumpster enclosure on site in addition to other elements per Planning Commission.

Applicant shall provide a traffic study.

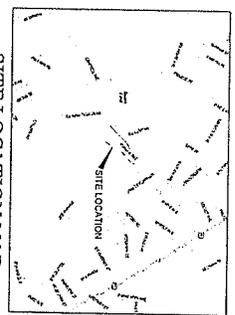
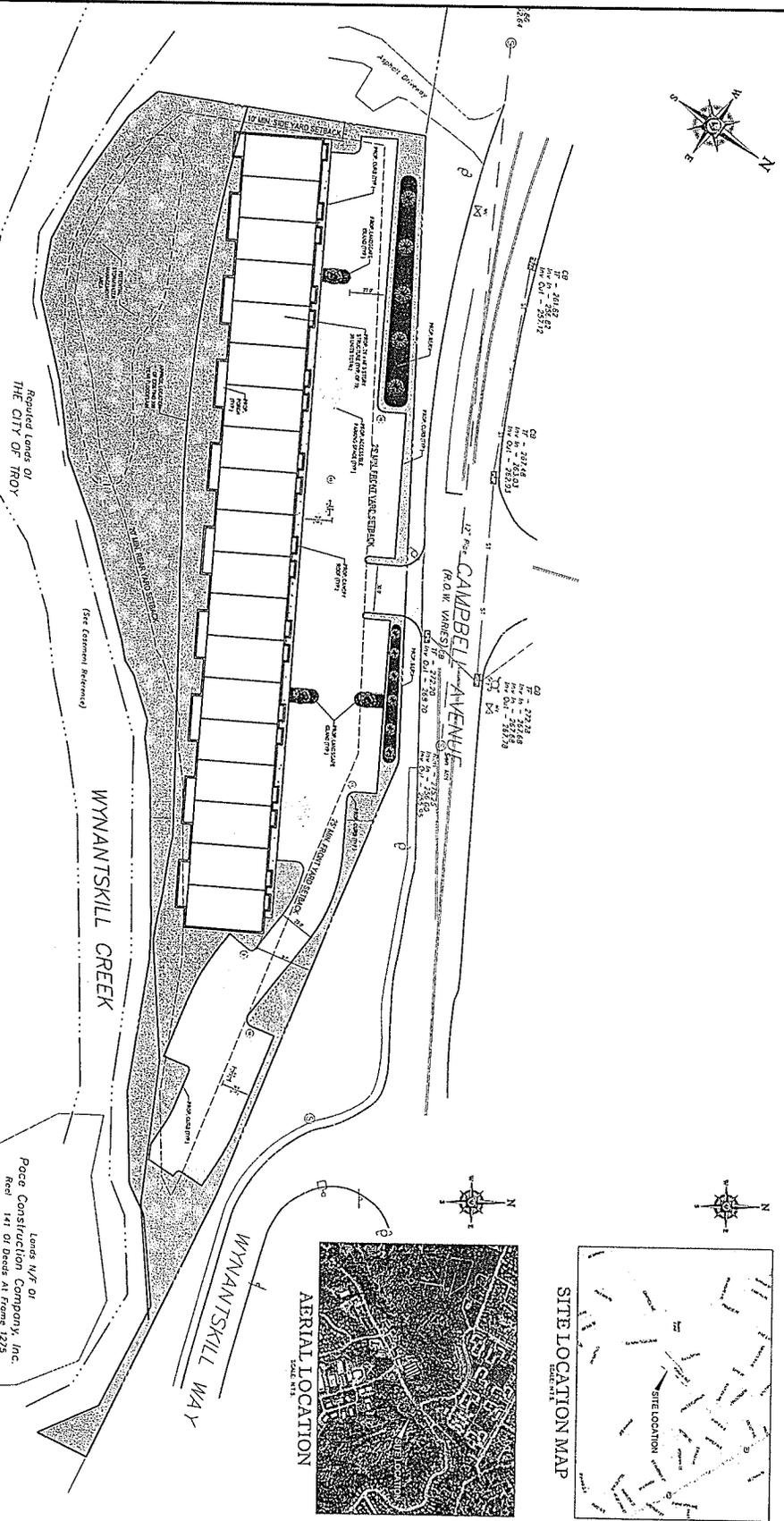
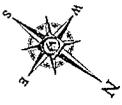
All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



1 CONCEPTUAL ELEVATION - OPTION B
3/8" = 1'-0"



DESIGN LOGIC ARCHITECTS, PC
INNOVATIVE DESIGN AND INTERIOR PLANNING
3 WINNERS CIRCLE SUITE 305
ALBANY, NEW YORK 12205
PH 518.426.0880 FX 518.426.0359
www.designlogicarchitects.com



Lands N/F Of
Pace Construction Company, Inc.
Near 141 Of Deeds At Frame 1275

ZONING ANALYSIS TABLE

PROJECT SITE(S)	ZONING DISTRICT	PERMITTED DEVELOPMENT	CONTRACTOR/OWNER PROVIDED USES AND REGULATIONS
1	4600000	INDUSTRIAL	NO CHANGE
2	4600000	INDUSTRIAL	NO CHANGE
3	4600000	INDUSTRIAL	NO CHANGE
4	4600000	INDUSTRIAL	NO CHANGE
5	4600000	INDUSTRIAL	NO CHANGE
6	4600000	INDUSTRIAL	NO CHANGE
7	4600000	INDUSTRIAL	NO CHANGE
8	4600000	INDUSTRIAL	NO CHANGE
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97	4600000	INDUSTRIAL	NO CHANGE
98	4600000	INDUSTRIAL	NO CHANGE
99	4600000	INDUSTRIAL	NO CHANGE
100	4600000	INDUSTRIAL	NO CHANGE

CONCEPT LAYOUT PLAN NOTES

1. LOCATION OF PROPOSED BUILDING AND SITEWORK SHALL BE SUBJECT TO THE COMPLETION OF ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
2. THE LAYOUT OF THE PROPOSED BUILDING AND SITEWORK SHALL BE SUBJECT TO THE COMPLETION OF ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
3. THE LAYOUT OF THE PROPOSED BUILDING AND SITEWORK SHALL BE SUBJECT TO THE COMPLETION OF ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.



BOHLER ENGINEERING
 CIVIL & SURVEYING ENGINEERS
 CONSULTING OFFICE
 1000 W. 10TH STREET
 SUITE 100
 WILKES BARRE, PA 18201
 PH: 717-853-1111
 FAX: 717-853-1112
 WWW.BOHLER-PA.COM

REVISIONS

NO.	DATE	DESCRIPTION
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CONCEPT PLAN RENDER

BOHLER ENGINEERING
 CIVIL & SURVEYING ENGINEERS
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 1000 W. 10TH STREET
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THE GORDON COMPANIES
 548 CAMPBELL AVENUE
 REIDERSBURG, OHIO 43084

W.D. GOBBEL
 PROFESSIONAL ENGINEER
 1000 W. 10TH STREET
 SUITE 100
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PROJECT NO.
 1

SCALE
 AS SHOWN

Lands N/F Of
MORAY HOMES, LTD.
Book 1279 Of Deeds At Page 567

Staff Report # PC2013-022 Conceptual

Applicant: Peter Jenkins

Project Summary:

8 apartments in former church building

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

Site Design Review:

The applicant proposes to convert the former St. Mary's church into a multi unit residential building with a total of 8 units. The applicant will provide parking for 8 cars in an adjacent lot to the rear of the structure.

Stipulations

Applicant shall provide dumpster enclosure on site in addition to other elements per Planning Commission.

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

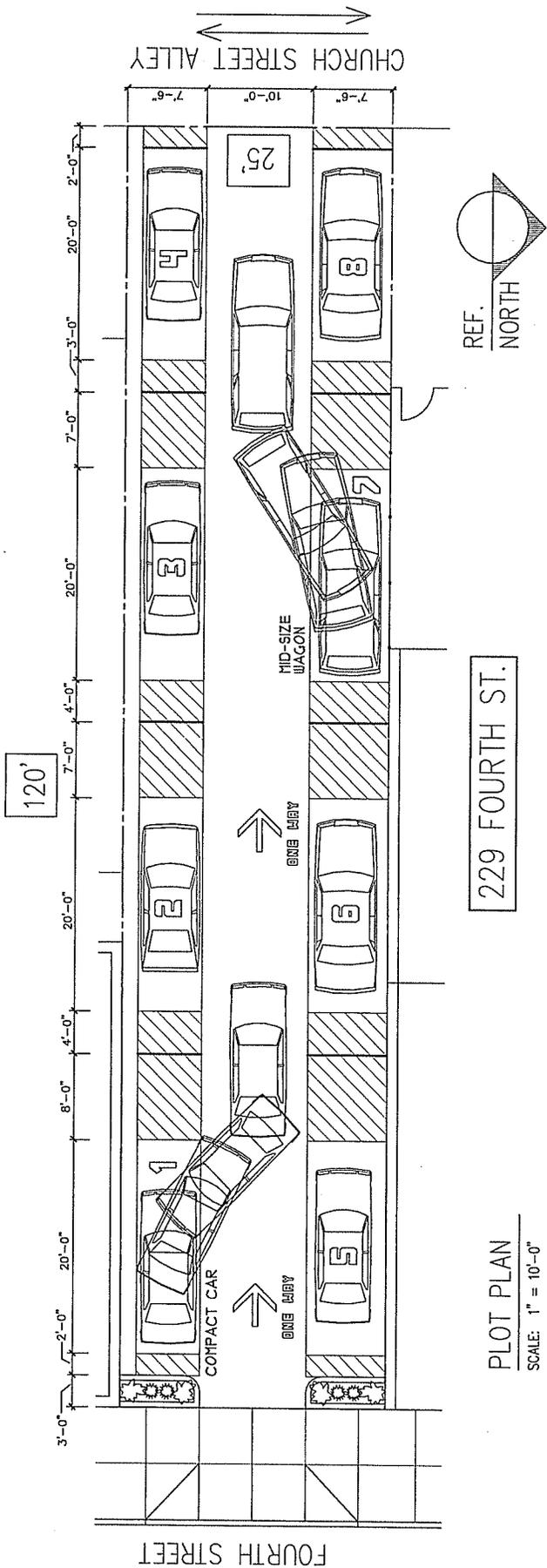
PROJECT: ZONING AND PLANNING APPLICATION FOR:
 ST. MARY'S APARTMENTS
 196 3rd St. & 229 4th St.
 TROY, NY 12180
 CLIENT: Peter Jenkins

DATE: 4/19/13
 DRAWN BY: EC/EKS
 REVISIONS:
 4/19/13 - Update
 Allg prints

TROY ARCHITECTURAL
 PROGRAM, PC
 210 RIVER ST.
 TROY, NY 12180
 (518) 274-3060

SHEET:
SP2
 OF TWO
 JOB: 133.012

TITLE:
 229 4TH ST. PLOT PLAN
 SCALE: 1"=10'-0"



PLOT PLAN
 SCALE: 1" = 10'-0"

GENERAL NOTES:

Property: 196 3rd Street & 229 4th Street
Troy, NY 12180

Applicant: Peter Jenkins

Owner: 196 3rd St. - Peter Jenkins
229 4th St. - George Regan

Tax Map #: 101.69-10-17

Zoned: R4-Urban Neighborhood Residential, Med-High Density

Lot Characteristics:

Lot Dimensions: N-120', S-120', E-25', W-25'
Lot Area: 3,000 SF +/- (0.69 Acres)

Required	Existing or Proposed
1,000 SF per unit (residences)	13,070 SF (Exist.)
4,000 SF (commercial)	3,000 SF (Exist.)
15' per unit (residences)	100'-0" (Exist.)
40' (commercial)	25'-0" (Exist.)
Max/Lot Coverage %	94%/(Exist.) 0% (Exist.)

Current Property Use: 196 3rd St. - Vacant former church.
229 4th St. - Vacant land

Proposal: Building will be converted to 8 residential units. All units will be located on the first floor. Some will be duplex, with an added second floor. Some will be one level. Final design decisions have not yet been made.

Parking: Use of 229 4th St. - Landscaping on 4th St. and 8 parking spots will be designated, one for each of the 8 apartments.

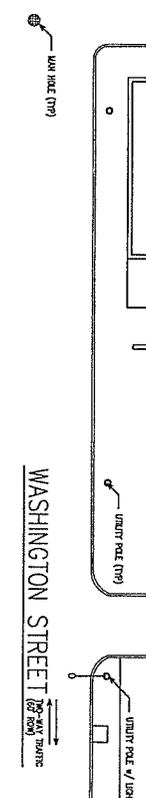
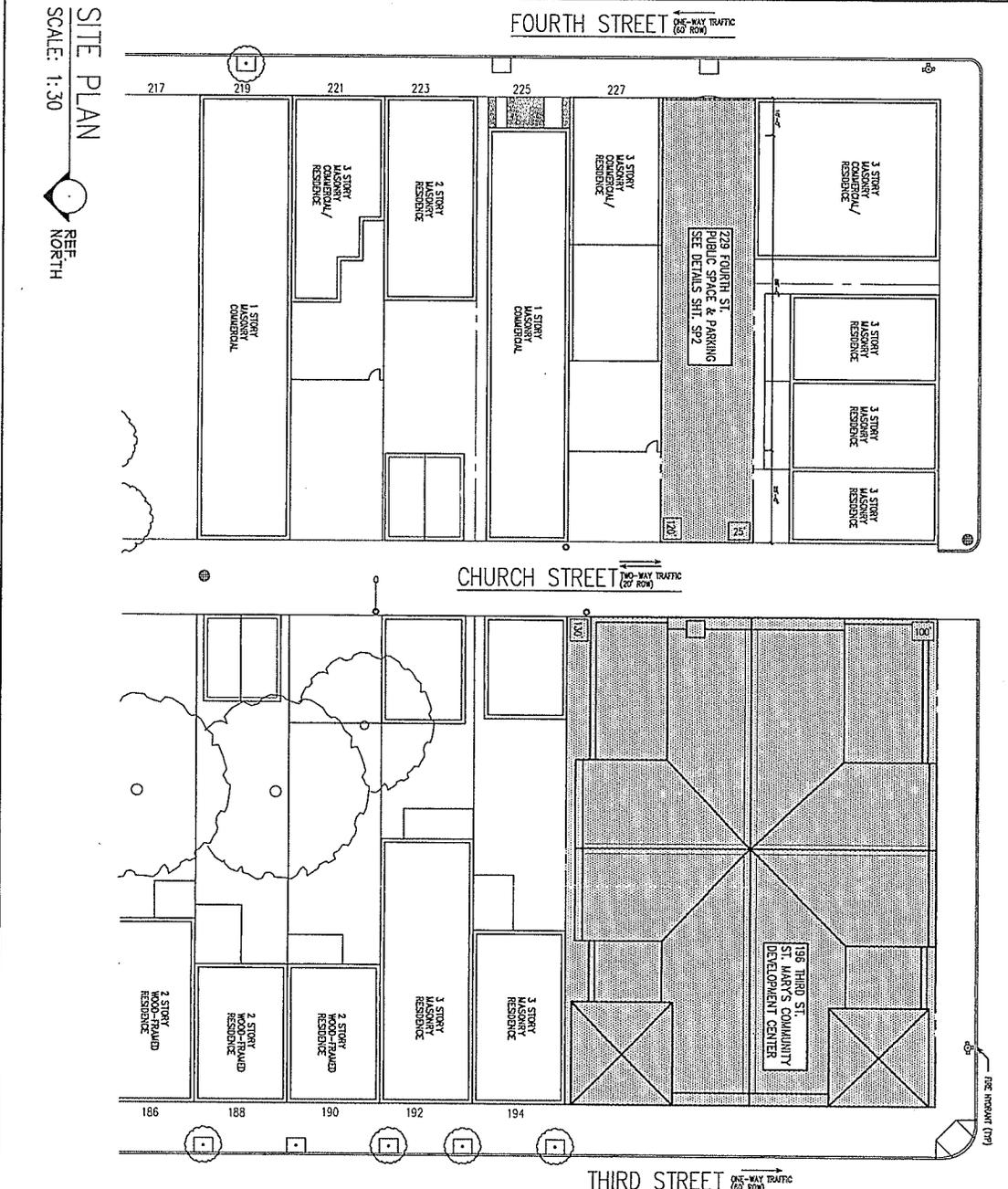
Garbage Removal: Via existing by city

Surface Drains: Existing surface drainage conditions to remain.

Snow Removal: Snow to be stored at the rear of the lot

Lighting: To be mounted on east elevation (alley side)

This plan is based on information provided by the applicant, available from Troy Maps, Rensselaer 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.



SITE PLAN
SCALE: 1:30
REF NORTH

DATE: 4/19/13
DRAWN BY: EC/EKS
REVISIONS:
4/20/13-Proposed and parking

TROY ARCHITECTURAL
PROFESSOR, P.C.
210 RIVER ST.
TROY, NY 12180
(518) 274-3050

SHEET:
OF THREE
SPI
JOB: 133.02

PROJECT: ZONING AND PLANNING APPLICATION FOR:
ST. MARY'S APARTMENTS
196 3rd St. & 229 4th St.
TROY, NY 12180
CLIENT: Peter Jenkins

TITLE:
SITE PLAN & GENERAL NOTES
SCALE:

Staff Report # PC2013-023 Conceptual

Applicant: Vic Christopher

Project Summary:

Clarke House Rehabilitation

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

Site Design Review:

The applicant proposes to rehabilitate an existing building (207 Broadway) to be called the Clark House. A portion of the building and courtyard will be utilized for the expansion of the neighboring Lucas Confectionary.

The applicant proposed 3 storefronts, the existing Broadway news, the introduction of a new use – a 660 SF grocery store and a vacant storefront that will be brought to the commission at a later date.

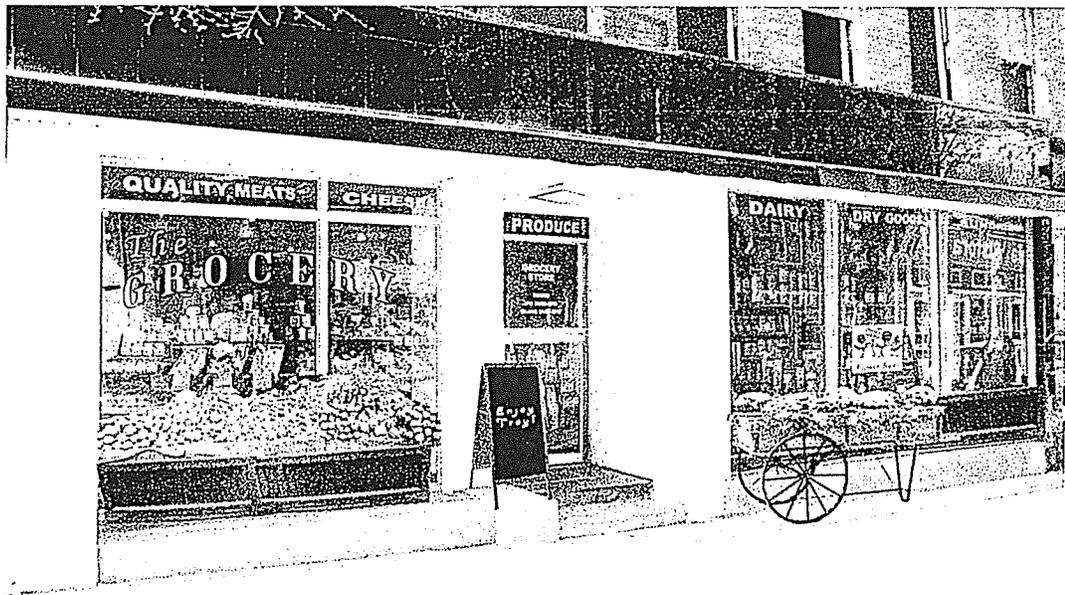
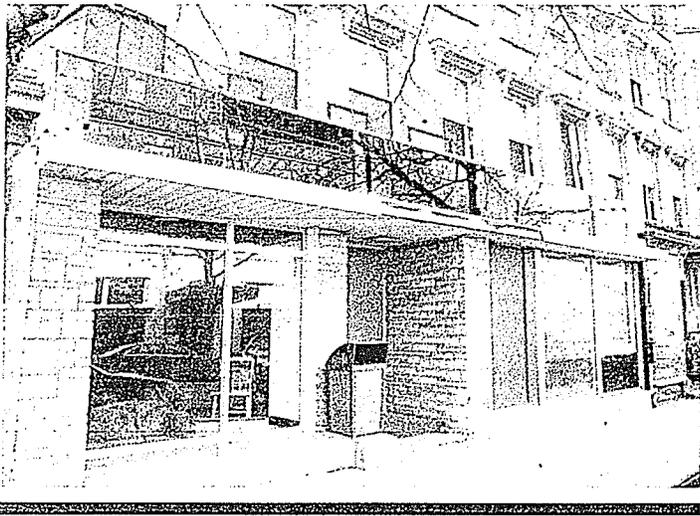
The applicant has stabilized the building and plans to restore the façade to its original.

The upper floors will be sealed and mothballed with development plans to come before the commission at a later date.

Stipulations

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

[The Clark House Planning Submittal]



Submitted by: Jeffrey Buell PHONE 518.944.8674 EMAIL jeffbuell@yahoo.com

EXECUTIVE SUMMARY

The Clark House rehabilitation is a development that aims to rehabilitate one of the most endangered buildings in Downtown Troy, restoring the former boarding house to its glory and reestablishing an important element in the Broadway streetscape.

The first phase of the redevelopment is a structural repair of the collapsing building, and redevelopment of the storefront retail.

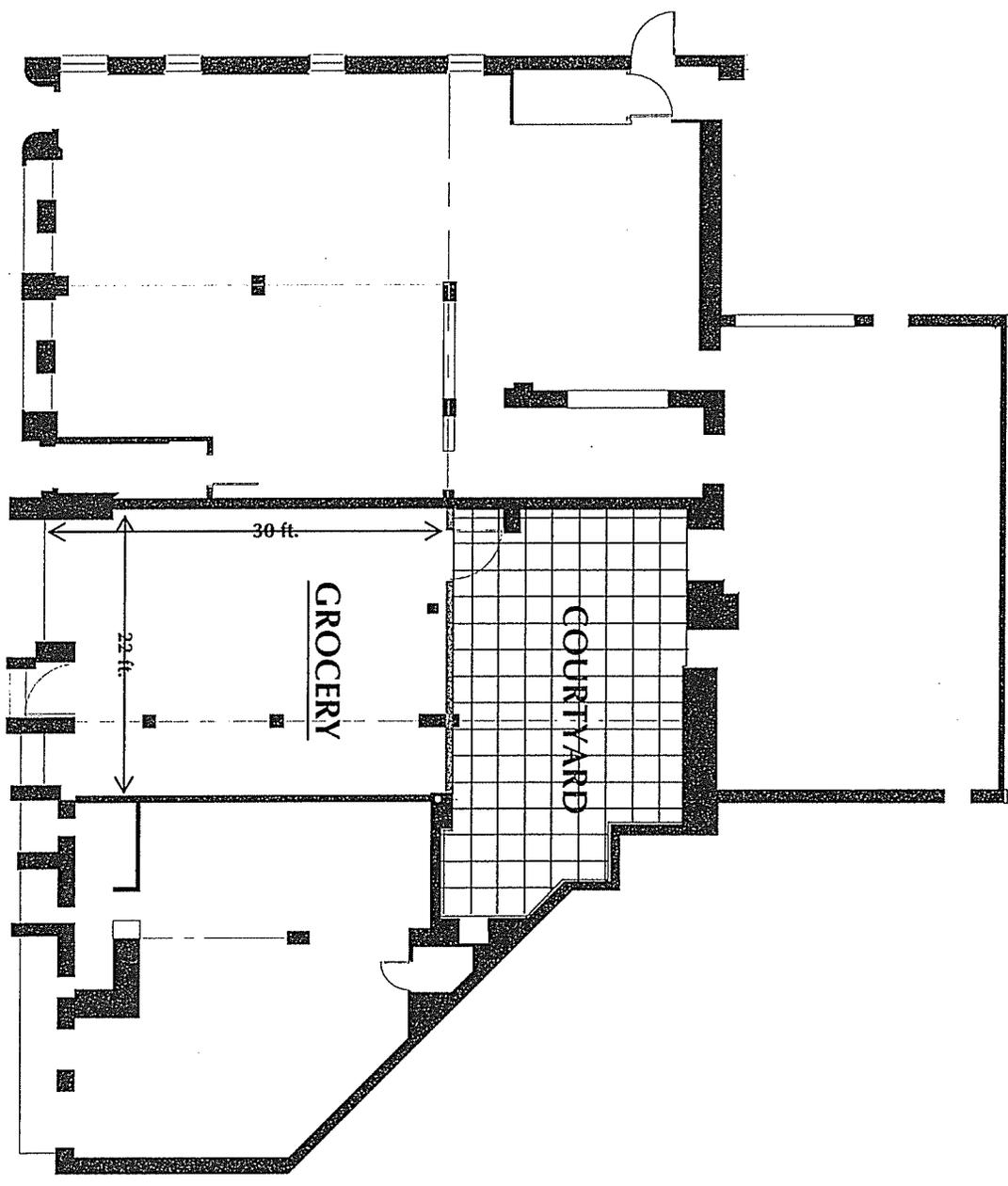
The Clark House will feature three storefront retails. The first is Broadway News, which has been a newspaper stand since the 1930's. We will restore the wooden ornate storefront, and address numerous utility issues.

The second storefront is featured on the front cover and will bring the much needed Grocery option into Downtown Troy. The space is 30 feet by 22 feet for a total of 660 square feet, though it will also make use of outdoor space during the warmer months. The store will feature a variety of goods that residents in Downtown Troy often talk about being able to access on a daily basis, but have to drive outside of the immediate area. The third storefront will be presented to the Planning Commission in the coming months.

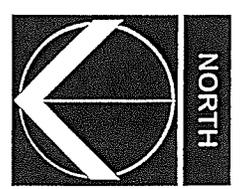
The exterior of 207 Broadway is in need of great repair. The upper floor brick will be pointed, sills will be restored, and the windows will be replaced. The ownership group has applied to the Troy Local Development Corporation for a \$100,000 loan to assist in the rehabilitation of the exterior.

The upper floors of the Clark House will be mothballed for future development as the owners, Vic Christopher and Heather LaVine focus on the retail and build a base, prior to tackling the upper three levels. As of May 1st, the building has been stabilized with the guidance of Ryan Biggs Associates and City Engineering. Two building permits are in place for the structural and an expansion of the Charles Lucas Confectionary. The latter is in the process of being subdivided into 12 Second Street.

Below is the required Site Plan Elements listing.



FIRST FLOOR



TAP, INC.
 210 RIVER ST.
 TROY, NY 12180

207 Broadway, Troy, New York

EXISTING FLOOR PLANS.

Project:

Client: V. Christopher / J.

Drawing:

Grocery Store Plan



TROY
 ARCHITECTURAL
 PROGRAM, P.C.

Page

1
 of one

1. Show the following information as notations on the site plan:

Attached

2. Indicate the applicant's full name and address and the property owner's name and address (if the same, show it as such)

The Clark House LLC

Owned by Vic Christopher and Heather LaVine

207 Broadway

Troy, NY 12180

4. Draw the locations of the curb lines of all streets and alleys adjoining the property and show the following:

Attached

5. Place a labeled north arrow on the plan.

Attached

6. Draw the locations of the buildings on adjacent properties and provide the following information:

a. Complete building dimensions: 84' X 71' Property is currently being subdivided to its original dimensions and will be 84' X 36'

b. Descriptions of existing uses of the building and the quantity of space so

used: The only existing use is Broadway News at west end of the building. The rest of the structure is vacant

c. Show the distances from the building to the nearest property line: The building has one neighbor to the West- the Clement Frame Shop. To the East is an alley. The North is Broadway, the South is the Charles Lucas Confectionery.

7. Draw the locations of the buildings on adjacent properties and provide the following information: (Clement Frame Shop)

a. Approximate dimensions of the buildings- 48' X 50'

b. Approximate distances to property lines- 0'

c. Describe uses of the buildings- Retail and Office

d. Identify the construction of the buildings- Brick

8. Describe your proposal fully and identify the following as part of the overall description:

a. Indicate the proposed future use of the property- See Executive Summary Above

b. Identify the area affected by the proposal: Exterior and interior rehabilitation of 207 Broadway. Initial interior transformation is 660 square feet of previously vacant retail space into a first floor grocery.

c. Describe hours of operation and the expected number of customers: Monday- Friday 11 a.m. to 8 p.m., Weekends 11 a.m. to 5 p.m., customers are downtown residents and visitors to the Charles Lucas Confectionery.

9. Locate and describe any existing and all proposed driveways, curb cuts and walkways. No curb cuts. Current sidewalk existing at the front of the structure.

10. Provide the following information to describe landscaping on the property:

a. N/A

b. Show all proposed new landscaping, trees and fences and identify it by species, size, number and spacing. The interior courtyard shared by 207 and 12 Second Street will feature some landscaping. The owner will also landscape the front of the building as the weather dictates. All improvements will be temporary with no permanent installation.

11. Prepare a scaled drawing of any proposed sign(s) and provide the following information:

a. Overall sign dimensions- Signage as the rendering shows, simple but elegant lettering on storefront windows. Lettering will be limited to improve vision into the store.

b. Sign colors- White Lettering on Glass

c. Method of illumination- Illuminated from the interior, down lit.

d. Approximate messages (ex: Sam's Deli, open 24 hours)- See rendering

e. Identify the installation height of the sign above grade- N/A

f. Show the sign(s) installation location(s)- N/A

g. Identify the type of sign proposed- Written on windows

12. Draw existing and/or proposed off street parking areas and provide the following information- N/A

13. Using arrows, show traffic circulation patterns to and from the site, and the direction of traffic of all adjoining streets and alleys- N/A

14. Provide topography lines or spot elevations if there is more than a five foot difference in elevation between any two points on the site- N/A

15. Show the locations and describe all exterior lighting not associated with parking- N/A

16. If additional pavement or roof area will be placed on the site, describe how storm drainage will be addressed and include the following information as it applies: N/A

17. Identify the locations of existing water supply and of existing sanitary sewerage lines will connect into. See site plan

18. Describe future trash collection provisions and include the following information: See site plan

a. Show where the trash will be accumulated on the property (dumpster locations, trash can locations, etc.)

b. Show where the trash will be collected (at the curb, in the alley, etc.)

c. Identify who will collect the trash (city collection, private commercial collection, transfer to landfill by tenants or property owner, etc.)

d. Identify what landfill the trash is expected to be transferred to.

19. Show the location of the nearest fire hydrant on the plan and describe any additional fire protective measures that exist or will be added to the property (sprinkler systems, smoke detectors, Siamese connection locations, alarms, etc.) Additional fire suppression systems will be added when the upper floors are redeveloped.

20. Submit a photograph of all buildings that are a part of your proposal and that shows the public notice signs have been posted. If no buildings are involved, submit a photo of the site. The photo is not required to be submitted with your application, but should be presented at the hearing of the proposal.

21. If modifications to the exterior of the building or new construction is proposed (such as an addition, entry alteration, new windows or doors, etc.), submit a sketch to indicate the shape of the proposed change, the color, the size, and the materials to be used. Attached