

**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:

#### **Old Business**

**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.

#### **New Business**

**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.

**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.

**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.

**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.

**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.

**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.

**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.

**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.

**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.

### **Other Business**

**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.

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 # PC2013-036**

**Applicant:** Justin Haas

**Project Summary:**

**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.

**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** Approved storage units on Site May 2013

**Prior Zoning Board**

**Site Design Review:**

Applicant proposes to purchase an adjacent CROW and subdivide 3 building lots to meet Zoning requirements of the R-4 Zone.

Lots 1

Located on 120<sup>th</sup> Street. (Northeastern Most Lot) This lot is served with utilities gas / electric, water, sanitary and storm sewer. 80'x100' Lot meets all ZBA requirements for lot characteristics.

Lot 2

Located on 120<sup>th</sup> Street. (Northwestern Most Lot) This lot is served with utilities gas / electric, water, sanitary and storm sewer. 80'x100' Lot meets all ZBA requirements for lot characteristics. The applicant will construct a single story ranch style home on this lot.

Lot 3

Located on 119<sup>th</sup> Street (Southeastern Most Lot) This lot is served with utilities gas / electric, water, sanitary and storm sewer. 70'x300' Lot meets all ZBA requirements for lot characteristics.

**Stipulations**

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

**Louis A. Rosamilia**  
*Mayor*



**William S. Dunne**  
*Commissioner*  
Phone: (518) 279-7166  
Fax: (518) 270-4642  
bill.dunne@troyny.gov

**Peter Ryan**  
*Deputy Mayor*

**Office of the City Engineer**  
City Hall  
433 River Street  
Troy, New York 12180

**Russ Reeves, CEng., PE**  
*City Engineer*  
Phone: (518) 279-7173  
russ.reeves@troyny.gov

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July 11, 2013

Barb Nelson,  
Chairwoman  
Troy Planning Commission  
433-River Street  
Troy, NY 12180

Dear Barb,

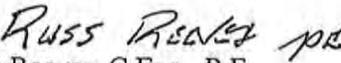
I will be unable to be present at the monthly Planning Commission Meeting tonight ( July 11, 2013), however, Barb Tozzi will attend on my behalf to answer whatever questions which may arise concerning any of the listed agenda items.

I agree for the most part with your comments regarding the proposed projects. I would like you to be aware though of my concern for PC2013-036, Subdivision review of a proposal to construct 3 homes located at 720-6<sup>th</sup> Ave. The applicant is Justin Haas. My fundamental concern is the limited vehicular access on 120<sup>th</sup> Street. I am also apprehensive of drainage problems which exist in and around the site in question. It is my feeling to deny the private sale request for the purchase of the parcel located behind 720-6<sup>th</sup> Avenue on which these houses would be built.

I am appreciative that the Troy Plaza will receive new architectural modifications to the existing façade. I realize that at this time no new paving will occur, however, in the future when the lot is paved, we need to be aware of ADA accessibility requirements and we also need to be sensitive to the fact that all regulations must be met with regard to the necessary number of handicap spaces and their proximity to all of the entrances.

If you should have any further questions, please feel free to contact me at your convenience.

Sincerely,

  
Russ Reeves, C.Eng., P.E.  
City Engineer

cc: Planning Commissioners  
Andrew Petersen, Planning Commission  
Barb Tozzi, Assistant to the City Engineer

## **Staff Report # PC2013-039**

**Applicant:** Steve Pierce

### **Project Summary:**

**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.

**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:**

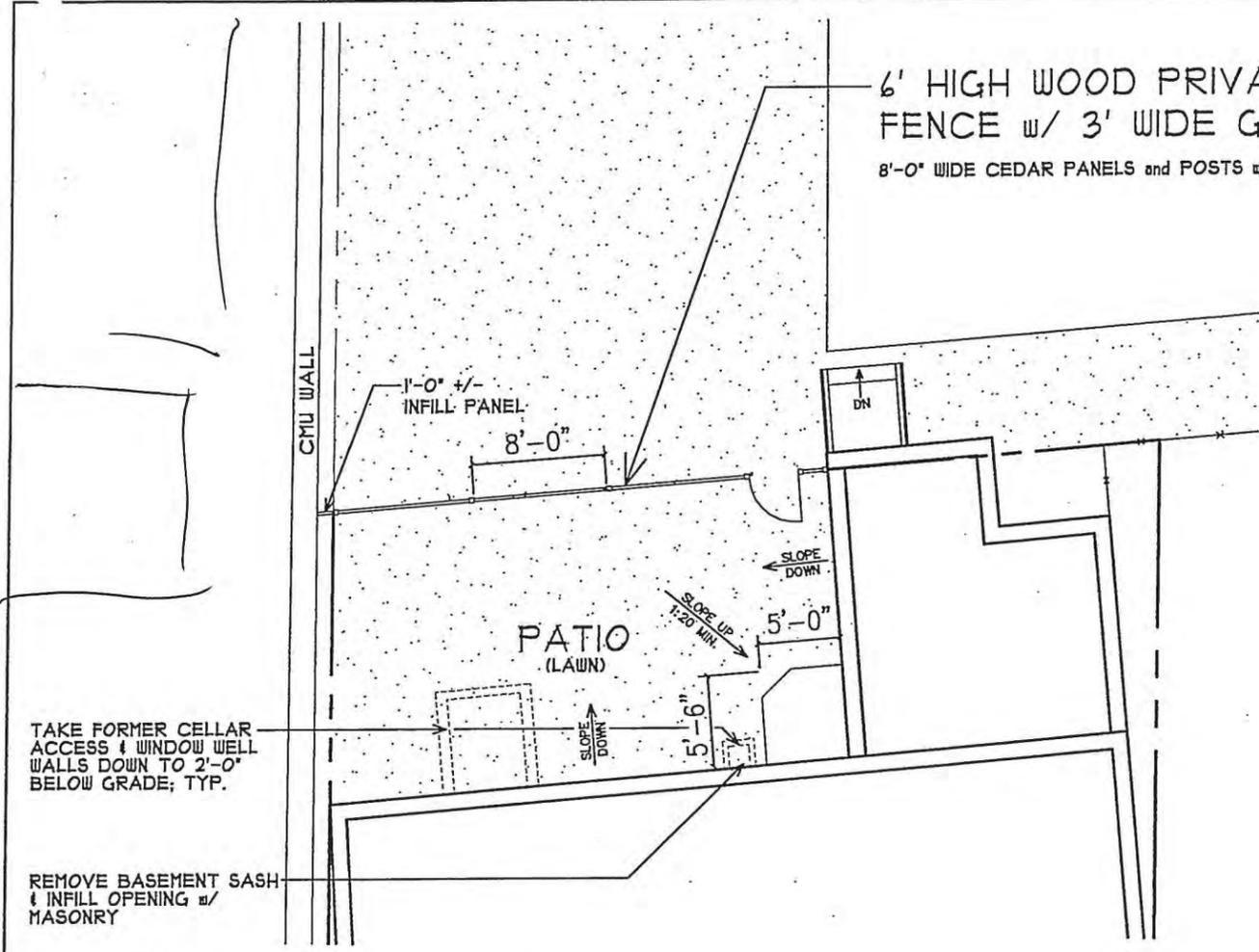
The applicant proposes to construct a concrete patio to the rear of an existing commercial structure. A 6' privacy fence with gate will act as a barrier to the north. The existing building to the south will border and an existing chain link to the rear will also border. Adjacent structure to the rear is a commercial building with parking.

### **Stipulations**

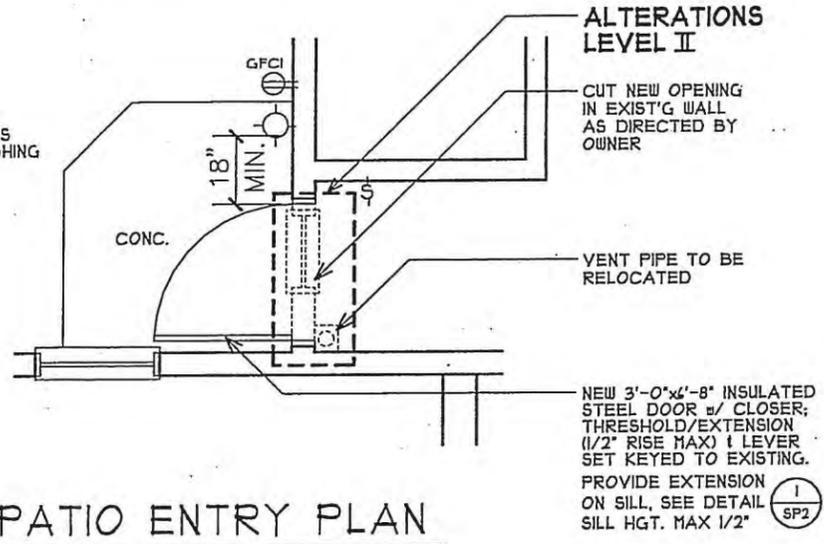
Hours and limitations of use ?

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

6' HIGH WOOD PRIVACY FENCE w/ 3' WIDE GATE  
8'-0" WIDE CEDAR PANELS and POSTS w/ INFILL PANEL AS NOTED

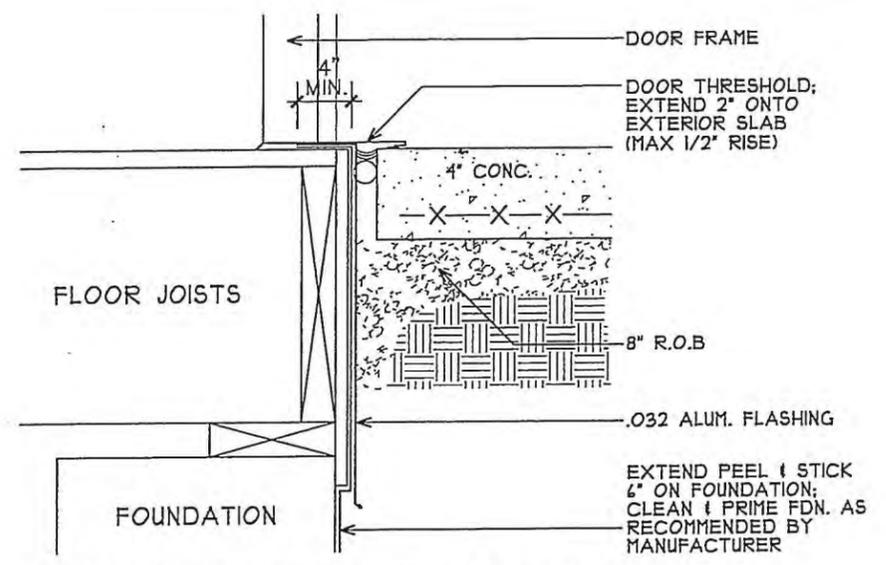


**PATIO PLAN**  
SCALE: 3/32" = 1'-0"

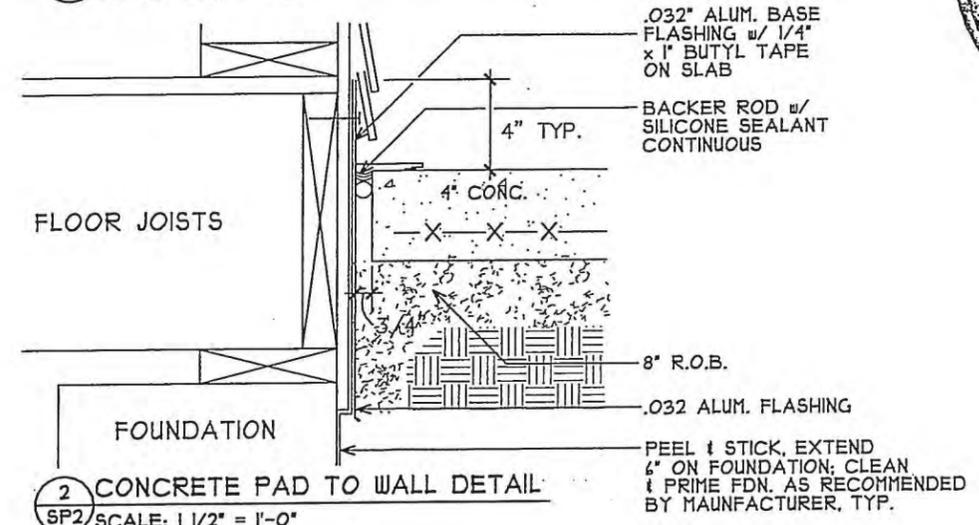


**PATIO ENTRY PLAN**  
SCALE: 1/4" = 1'-0"

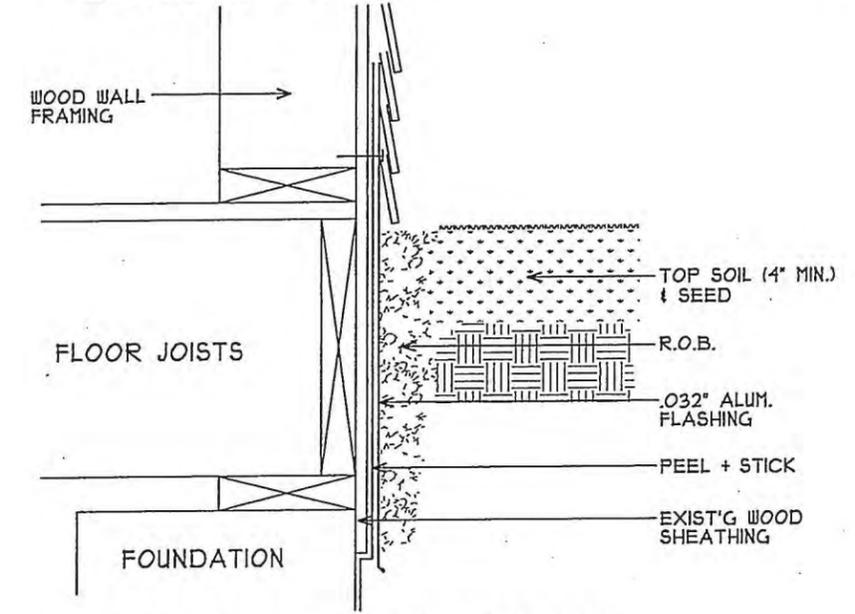
DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS AND IS RESPONSIBLE FOR SAME



**1 CONCRETE PAD AT THRESHOLD DETAIL**  
SP2 SCALE: 1 1/2" = 1'-0"

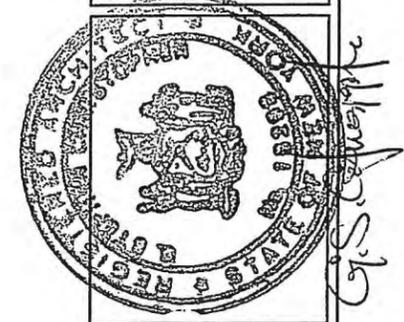


**2 CONCRETE PAD TO WALL DETAIL**  
SP2 SCALE: 1 1/2" = 1'-0"



**3 FLASHING AT ELEVATION TRANSITION**  
SP2 SCALE: 1 1/2" = 1'-0"

TITLE: PATIO PLAN and CONC. PAD DETAILS



PROJECT: BUILDING PERMIT DRAWINGS FOR:  
3361 SIXTH AVE.  
TROY, NY 12180  
CLIENT: MEDIA ALLIANCE

DATE: 12/06/12  
DRAWN BY: EC, GSC  
REVISIONS:

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

SHEET: SP2

JOB: 053,042.03

**Staff Report # PC2013-040**

**Applicant:** John Carroll

**Project Summary:**

**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.

**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:**

Applicant proposes to occupy a portion of a commercial building with a small scale boat repair shop. Overhead doors currently exist as last use was storage and maintenance of heavy material. A fenced in area will be constructed to the south to store boats. Work is to be done inside the structure. Applicant will not be running boats at the location. All test drives and runs are to occur elsewhere.

The extent of repairs is limited to preventative maintenance and small scale repairs / replacements of mechanical parts.

**Stipulations**

No running of boats on the exterior of the building.

Hours of operation not to exceed 6PM daily.

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



18TH ST

LANSING TERR

CEMETERY RD

19TH ST

120TH ST

121ST ST

7TH AV

8TH AV

5TH AV

**Staff Report # PC2013-041**

**Applicant:** Mountain of Fire Ministries

**Project Summary:**

**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.

**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**

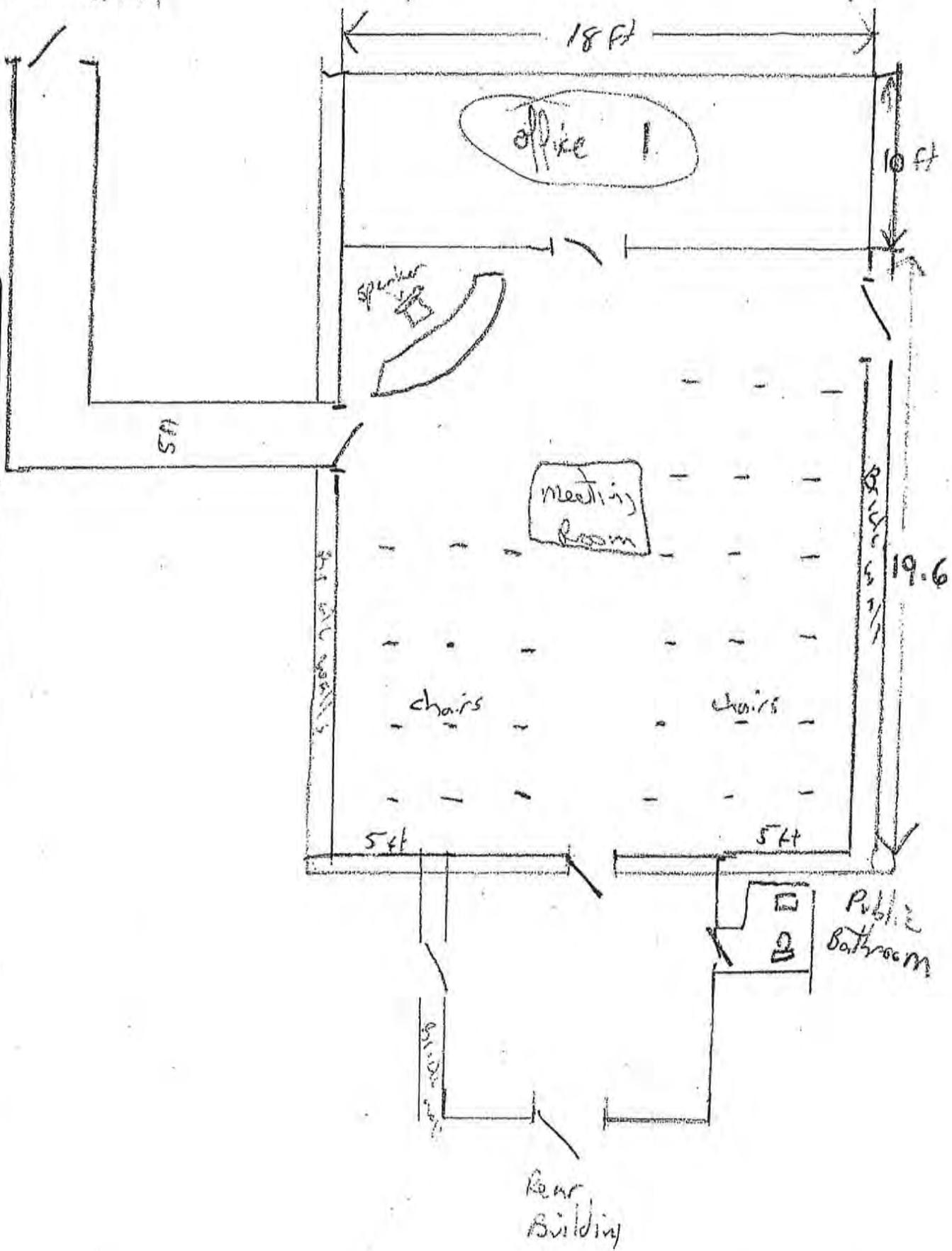
**Site Design Review:**

The applicant proposes to utilize a portion of an existing office building as an assembly space / meeting room and office for a local ministry Mountain of Fire. Total area is approximately 18x30 with an estimated occupancy of 12 persons. Office will be occupied daily. Church meetings to be held 2 evenings weekly.

**Stipulations**

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

Front entry



18 ft

10 ft

19.6

5 ft

5 ft

5 ft

office 1

speaker

meeting room

chairs

chairs

Public Bathroom

Rear Building

## **Staff Report # PC2013-042**

**Applicant:** Unity House

### **Project Summary:**

**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.

**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:**

Applicant proposes to construct a 10 space parking lot on a vacant lot located at 5<sup>th</sup> Ave and Vanderhyden Street. 3 spaces will be accessible from the alley and 7 from Vanderhyden. The front portion of the lot facing 5<sup>th</sup> Ave will be landscaped and grass to act as a buffer. New concrete sidewalks and curbing is proposed on the Vanderhyden side of the lot. No lighting is proposed on site. Existing street lighting exists in the vicinity. Parking is proposed for the newly constructed Unity House Headquarters.

### **Stipulations**

*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 :** 2502 Fifth Avenue  
 Troy, NY 12180  
**Applicant :** Unity House of Troy  
**Owner :** Unity House of Troy  
**Tax Map #:** 101.22-7-15  
**Zoned:** R4-Urban Neighborhood Residential, Med-High Density

**Lot Characteristics:**

**Lot Dimensions:** N-25', S-25', E-130', W-130'  
**Lot Area:** 3,250 SF +/- (.075 Acres)

	Required	Existing
<b>Min. Lot Area:</b>	4,000 SF (commercial)	3,250 SF
<b>Min. Lot Width:</b>	40' (commercial)	25'-0" (Exist.)
<b>Max. Lot Coverage %</b>	60%	0% (Exist.)

**Current Property Use:** Vacant land

**Proposal :** Parking Lot - Landscaping along Sixth Avenue, remainder of unpaved area to be grass. Asphalt-paved area to consist of 10 parking spots, each 9' W x 20' D, with one space reserved for handicap-accessibility.

**Garbage Removal:** No on-site collection/removal required.

**Surface Drains:** Existing surface drainage conditions to remain.

**Snow Removal:** Snow to be stored on the grassy areas of the site.

**Lighting:** No new lighting proposed. Existing City street lamp directly across Vanderheyden St.

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 the information necessary to obtain a Building Permit.

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

PROJECT: ZONING AND PLANNING APPLICATION FOR:  
**2502 FIFTH AVENUE TROY, NY**  
 CLIENT: Unity House of Troy

DATE: July 23, 2013  
 DRAWN BY: EKS  
 REVISIONS:

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

SHEET:  
**SPI**  
 JOB: 133,042

## **Staff Report # PC2013-043**

**Applicant:** Cookie Factory

### **Project Summary:**

**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.

**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 the vacant *Levonians* food manufacturing facility with *The Cookie Factory* commercial bakery. There is no retail proposed at the location

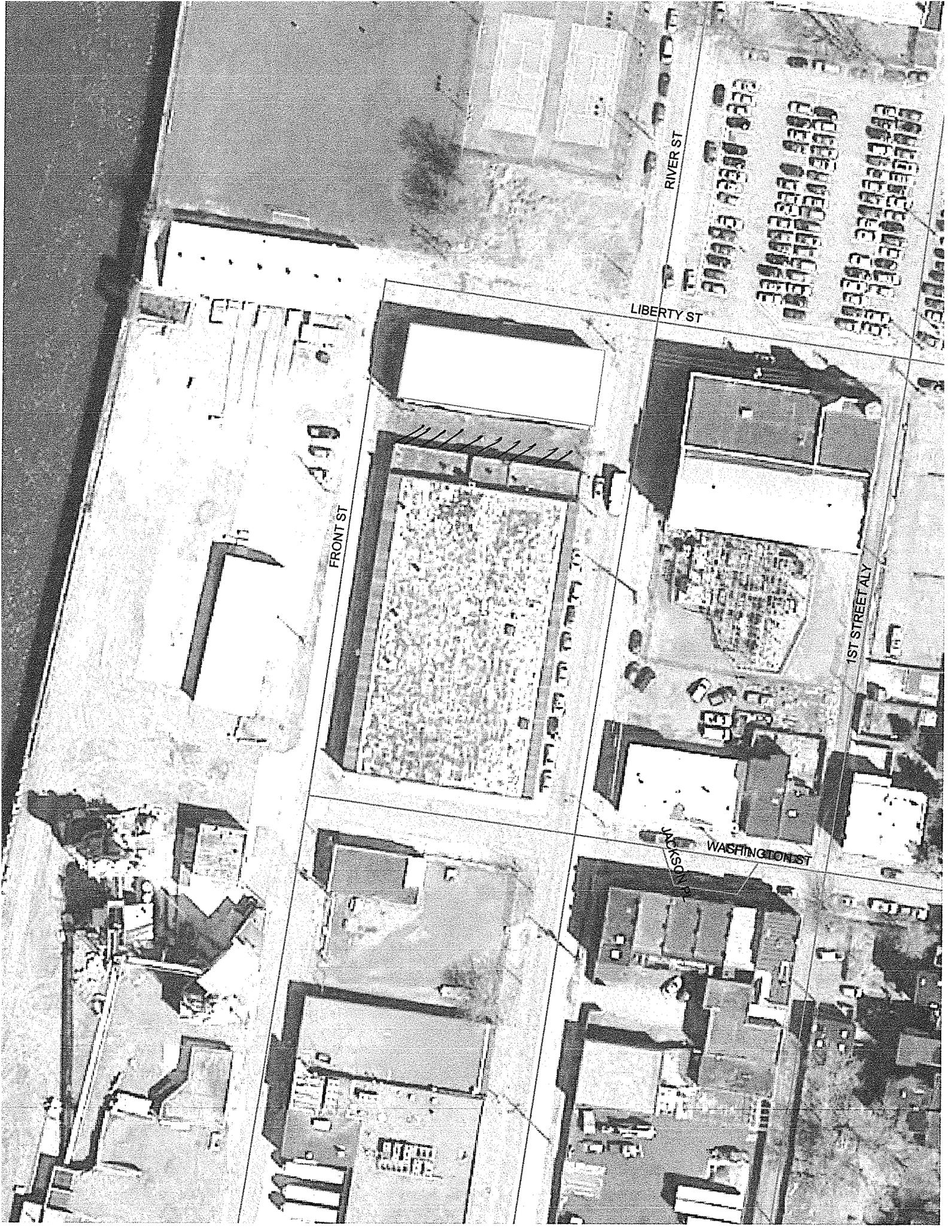
Scope of work to include

- Installation of solar panels on roof top
- New windows and doors
- Scrape and paint
- Addition of stacked parking to the north (6 spaces minimum)
- Landscaping as directed by the Planning Commission

Interior building layout to remain the same. The applicant will utilize the existing overhead doors and dock to the south of the building. Product will move counterclockwise within the building. Signage to conform to the WMD zoning district requirements.

### **Stipulations**

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



## **Staff Report # PC2013-044**

**Applicant:** Tim Bollard

### **Project Summary:**

**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.

**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:**

Applicant proposes to convert a former restaurant into a veterinary clinic and associated office space.

The Lansingburgh Veterinary Hospital proposes to occupy the former Old Daley Inn with veterinary hospital with reception area, recovery area, 2 surgery rooms and 4 exam rooms on the first floor. An apartment exists on the ground level has its own separate ingress / egress will remain. The upper floors will be office space and employee areas as an accessory of the 1<sup>st</sup> floor. Basement will be utilized for storage.

The applicant will seal and stripe the existing parking lot to the north of 113<sup>th</sup> Street. The lot provides sufficient parking for the combined uses.

Exterior

An ADA handicap accessible entrance will be constructed along 113<sup>th</sup> Street. This entrance was part of the original structure until the 1950's the applicant will reconstruct the opening as it was.

A 300 sf addition will be added to the rear of the property. The area is currently an exterior corridor. A second story deck will be constructed as well.

Applicant will follow SHPO guidelines any window replacement that may need to occur.

### **Stipulations**

No outdoor runs, boarding to be allowed on site

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

**Kimberly Linendoll DVM.PC**  
**Lansingburgh Veterinary Hospital**

898 2nd ave  
Troy NY 12182  
**T** 518 235 1710  
**F** 518 238 2597  
[timballard@live.com](mailto:timballard@live.com)

30/7/2013



**To whom it may concern**

**This application is for the property at 499 2nd ave known locally as The Old Dailey Building. Because we were not able to purchase the property in our current location and the lease will expire soon our intent is to move Lansingburgh Veterinary Hospital to the above address. We feel it is a great match and will serve our needs for a larger and permanent home for our business.**

**The building is of great historical importance and it is our desire to restore the facade and exterior building in keeping with its history. We look forward to working with historical societies and the City of Troy to achieve this.**

**The interior of the building has many great old features that will be kept ,restored and displayed for all to see.**

**The building however must function as a modern state of the art medical facility. We will need to add a wheelchair accessible entrance on 113st ,Join the building together and build a deck and new entrance at the rear ,Open up some walls in the interior and give the building an energy efficient green rehab.**

**We are a day practice and not a boarding facility .There will be NO outside dog runs. There will be security lights at the rear of the building.**

**There will be a comprehensive security alarm and camera system inside and outside the building.**

**We are happy to work with code enforcement on any issue of the work ahead.**

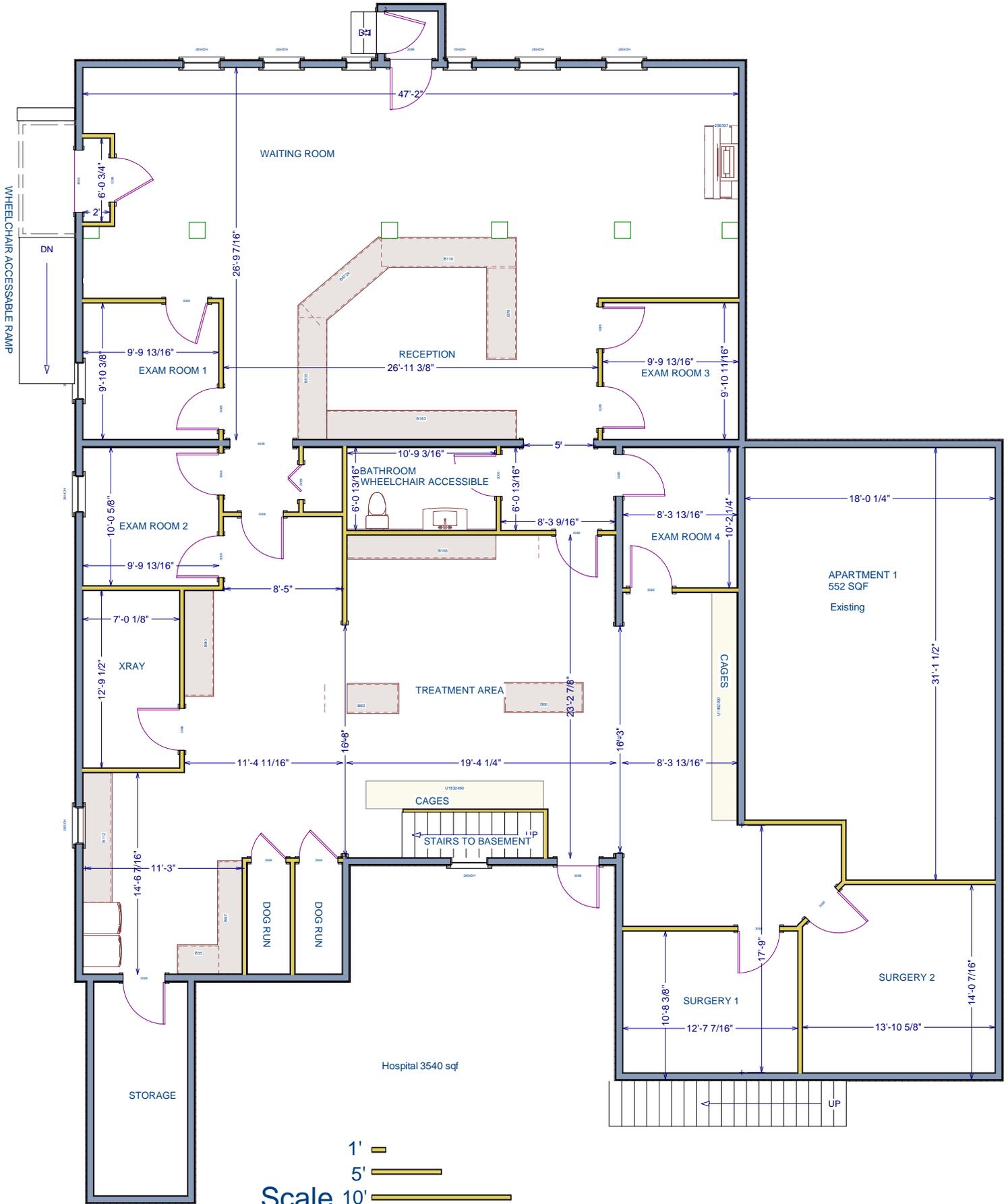
**Architectural and engineering will be provided by Dave Winkler.**

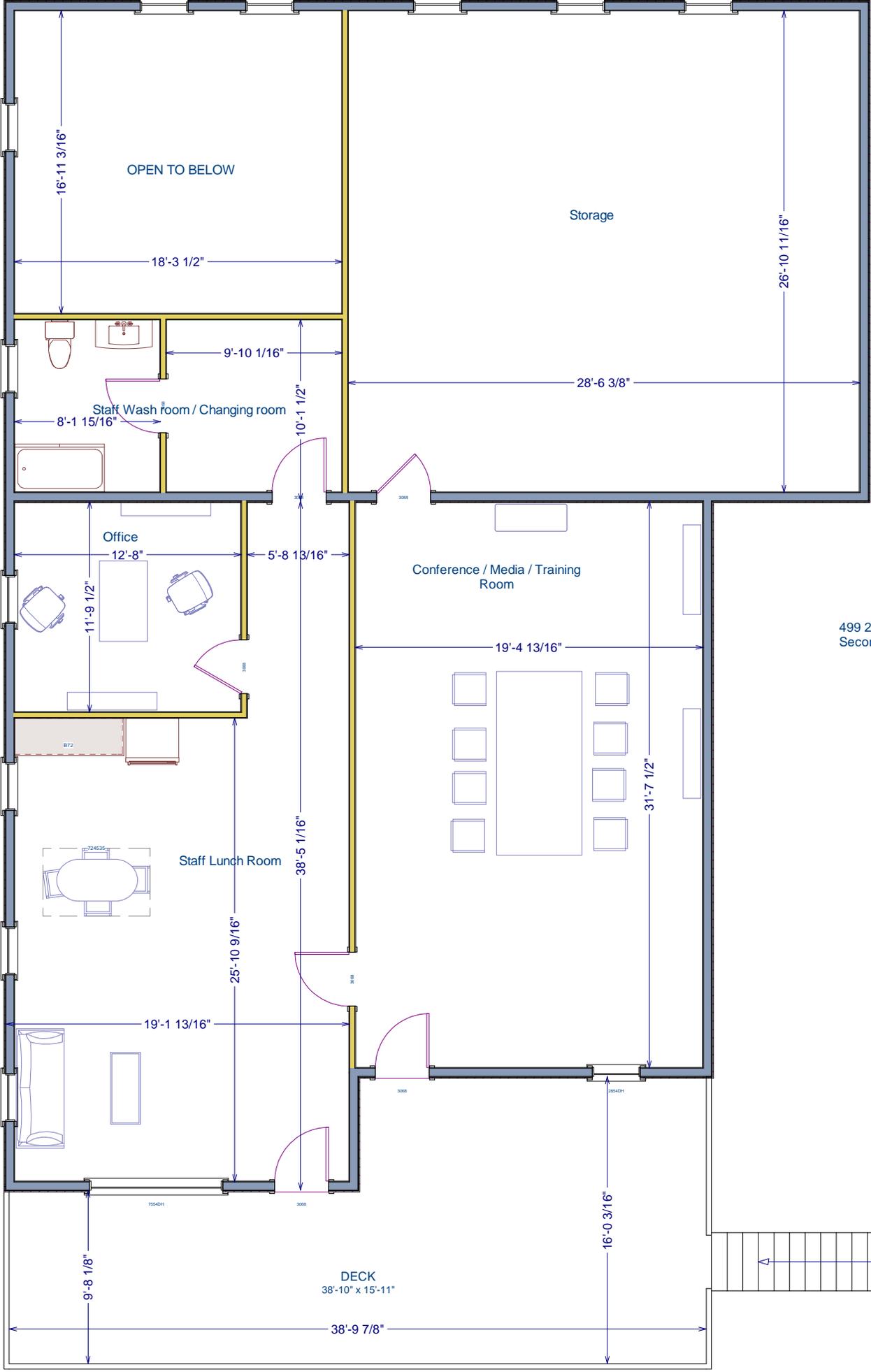
**Thank you**

**Sincerely yours**

**Tim Ballard**  
**Kimberly Linendoll DVM**







Scale

- 1' 
- 5' 
- 10' 

North ←

Second Ave

Street Lighting

Street Lighting

Sign

Street Lighting

113 th Street

Fire Hydrant

Vehicle Entrance

6 Foot High Fence

Dumpsters Behind Gates

Paved Area

House 3543 sqf

APARTMENT 1  
363 sqf

STAIRS TO GARAGE  
STAIRS TO GARAGE

OFFICE

TREATMENT AREA

SAFARI ROOM  
WHEELCHAIR ACCESSIBLE

RECEPTION

EXAM ROOM 3

EXAM ROOM 4

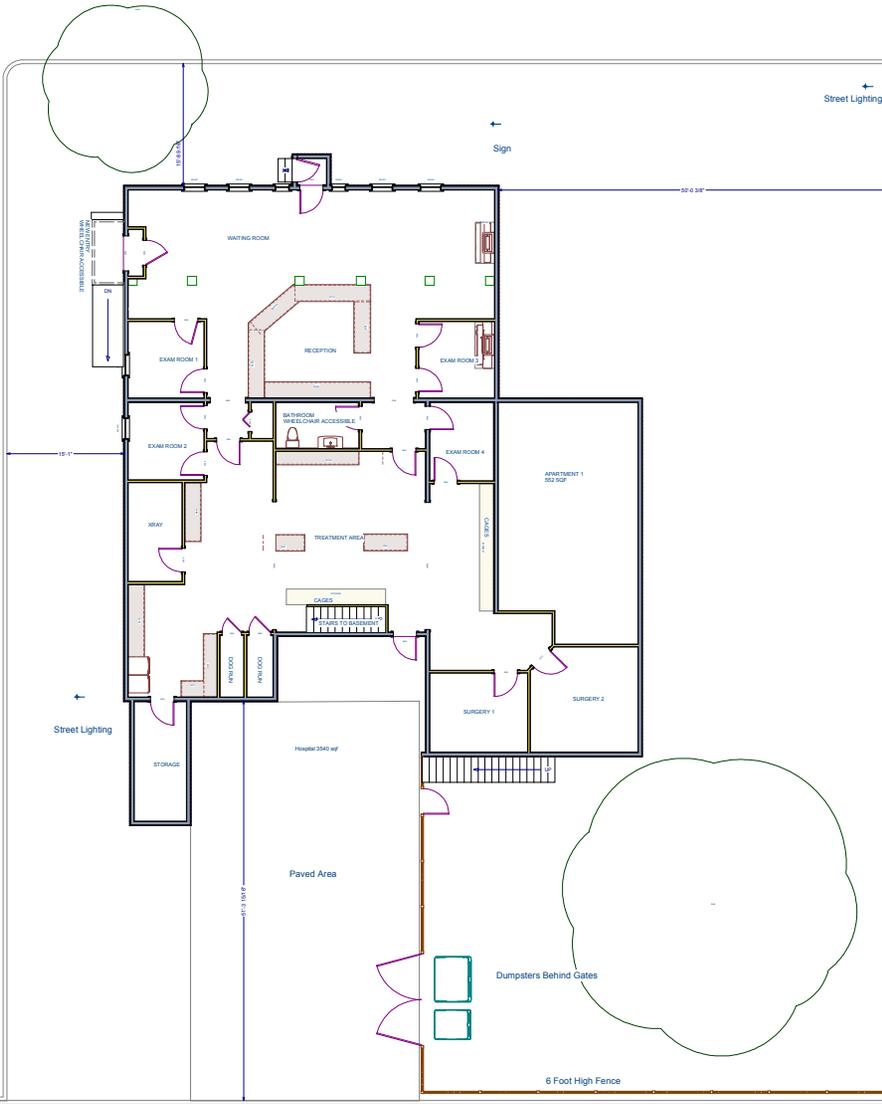
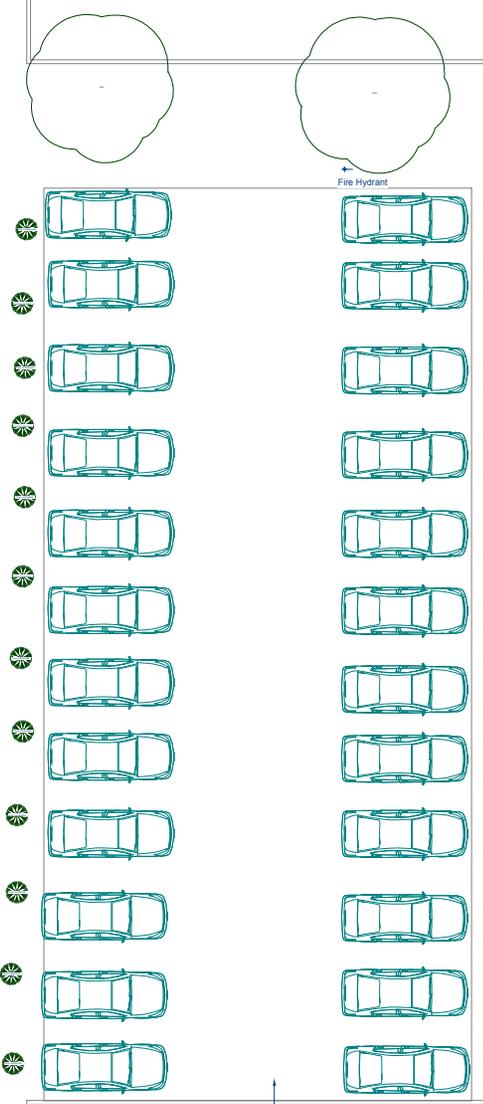
EXAM ROOM 2

EXAM ROOM 1

WAITING ROOM

STAIRS TO GARAGE

Scale  
5'  
10'  
20'







**FOR SALE**  
Call 785-9000

**OPEN**  
TRY OUR PUB  
ENJOY

**Staff Report # PC2013-045**

**Applicant:** Bonacio Construction

**Project Summary:**

**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.

**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:**

Applicant proposes to convert a commercial office building into a mixed use building. The first floor will contain 5 commercial storefronts. (The center corridor will be converted to a storefront). Upward of 28 apartments are proposed for the upper floors. The entrance to the upper floors will be relocated to south side of the building. The basement level will be renovated to accommodate additional storefronts facing Front Street.

**Stipulations**

Exterior modifications will be subject to review by the Historic Review Commission  
Accommodations for garbage to be indicated

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

# ALTERATIONS TO THE DAUCHY BUILDING

275-283 RIVER STREET TROY, NY 12180

PLANNING COMMISSION DRAWINGS

ISSUED 07/03/2013



SITE DIAGRAM



PLANNING COMMISSION DRAWINGS

USE OF ARCHITECTS DOCUMENTS:  
THESE DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT (S). THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THESE DOCUMENTS INCLUDING ANY DESIGN & CONSTRUCTION DEVELOPMENT CHANGES OR ALTERATIONS TO THESE DOCUMENTS, WITHOUT THE WRITTEN ACKNOWLEDGMENT AND AUTHORIZATION OF THE ARCHITECT

**balzer + tuck**  
architecture · pllc  
468 broadway saratoga springs ny  
p 518.580.8918 f 518.580.8824

GENERAL CONTRACTOR :

THE DAUCHY BUILDING

275-283 RIVER STREET  
TROY, NY 12180

ABBREVIATIONS

ANCHOR BOLT	OC	ON CENTER
ABOVE FINISHED FLOOR PLYWD	PSL	PARALLEL STRAND LUMBER
ALTERNATE	PT	PRESSURE PRESERVATIVE TREATED
BLOCKING	PTD	PAINTED
BEAM / BEAMS	R	RISER / RADIUS
BOTTOM OF	RCP	REFLECTED CEILING PLAN
CEILING JOISTS	REIN	REINFORCED
CENTERLINE	RO	ROUGH OPENING
CEILING	RR	ROOF RAFTERS
CLEAR	STL	STEEL
CONCRETE	STND	STAINED
CONTINUOUS	STR	STAIR
DETAIL	T	TREADS
DIAMETER	T&G	TONGUE & GROOVE
DOWN	TYP	TYPICAL
DRAWING	TJ	TRUS JOISTS (ENGINEERED FLOOR JOISTS)
DISHWASHER	T.O.	TOP OF
EACH	UNO	UNLESS NOTED OTHERWISE
ELEVATION	VG	VERTICAL GRAIN
ELECTRICAL	WD	WOOD (MBER)
ELECTRICAL PANEL	MO	MASONRY OPENING
EQUAL	NIC	NOT IN CONTRACT
EXISTING	NO	NUMBER
FURNISH BY OWNER	NOM	NOMINAL
FINISH	NTS	NOT TO SCALE
FLOOR JOISTS		
FLOOR		
FOUNDATION		
FACE OF		
FROST PROOF HOSE BIB		
FOOTING		
HOSE BIB		
HIGH POINT		
HEIGHT		
JOINT		
LAMINATED VENEER LUMBER		
MINIMUM		
MICROLAM (ENGINEERED LUMBER)		
MASONRY OPENING		
NOT IN CONTRACT		
NUMBER		
NOMINAL		
NOT TO SCALE		

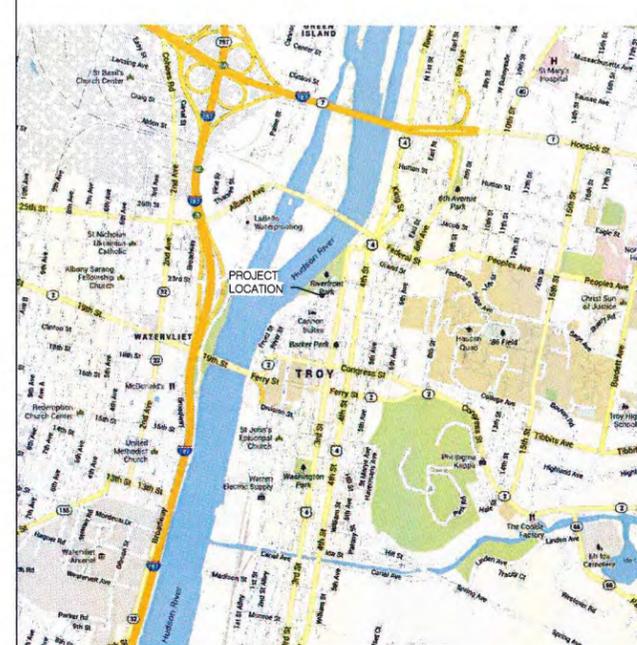
SYMBOLS LEGEND

	INTERIOR ELEVATION TAG (DRAWING # / SHEET #)
	BUILDING SECTION TAG (DRAWING # / SHEET #)
	WALL SECTION TAG (DRAWING # / SHEET #)
	DETAIL TAG (DRAWING # / SHEET #)
	ELEVATION TARGET (REFERENCE ELEVATION NGVD '29)
	DOOR TAG / KEYED TO DOOR SCHEDULE
	WINDOW TAG / KEYED TO WINDOW SCHEDULE
	SMOKE DETECTOR - HARD WIRED TO CENTRAL STATION
	CARBON MONOXIDE DETECTOR - HARD WIRED TO CENTRAL STATION
	BATHROOM EXHAUST FAN

ZONING DATA

PHYSICAL ADDRESS: 275-283 RIVER STREET, TROY, NY 12180  
TAX MAP ID:  
ZONING DISTRICT: B-4, RIVERFRONT LOCAL DISTRICT / CENTRAL TROY NATIONAL HISTORIC DISTRICT  
EXISTING OCCUPANCY: B  
PROPOSED OCCUPANCIES: A, M, B, R-2

LOCATION MAP



DRAWING LIST

Sheet Number	Sheet Name
D100 - DEMOLITION	
D101	BASEMENT DEMOLITION PLANS
D102	FIRST & SECOND FLOOR DEMOLITION PLANS
D103	THIRD & FOURTH FLOOR DEMOLITION PLANS
A100 - PLANS	
A101	BASEMENT PLANS
A102	FIRST AND SECOND FLOOR PLANS
A103	THIRD & FOURTH FLOOR PLANS
A104	FOURTH FLOOR LOFT & ROOF PLAN
A800 - RCPS	
A801	GROUND AND SECOND FLOOR REFLECTED CEILING PLANS
A802	THIRD AND FOURTH FLOOR REFLECTED CEILING PLANS
A900 - SCHEDULES	
A901	DOOR & WINDOW SCHEDULES

No.	Description	Date

Project number 1316

Drawn by BRB

Checked by MJT

Date 7/3/2013

Scale As indicated

TITLE SHEET

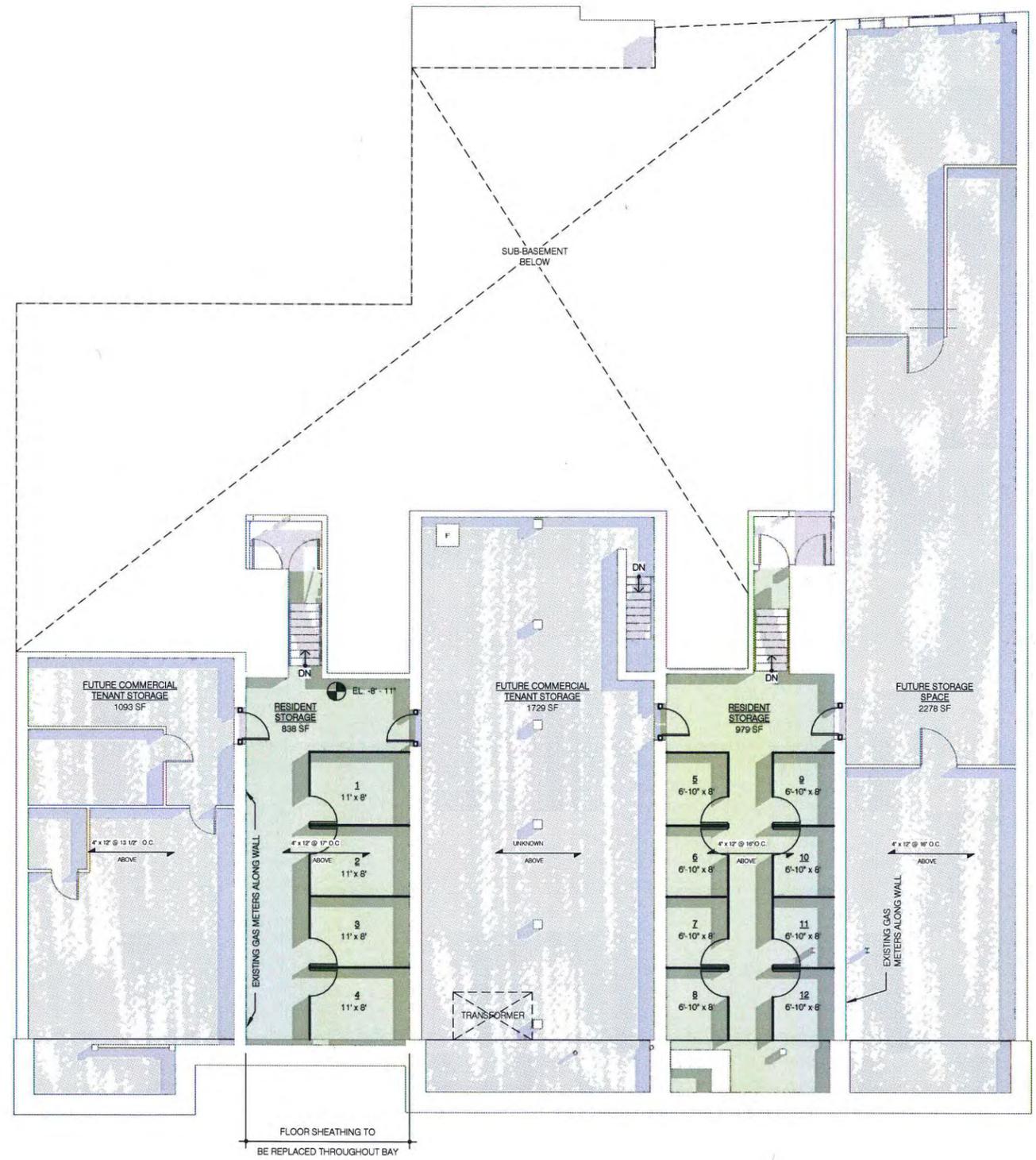
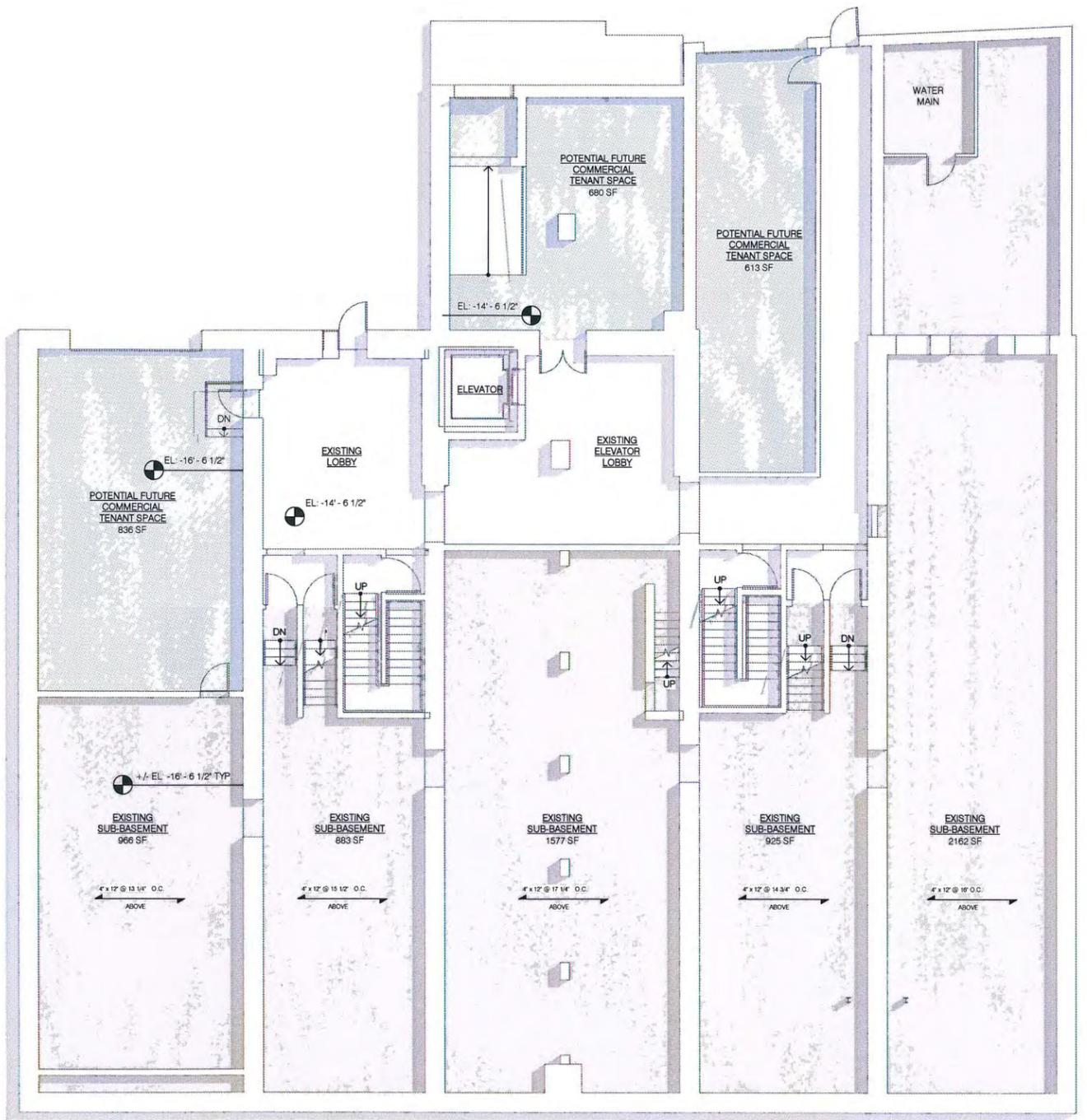
sheet title

PLANNING  
COMMISSION  
DRAWINGS

USE OF ARCHITECTS DOCUMENTS:  
THESE DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT (S). THE OWNER SHALL NOT REUSE OR PERMIT THE REUSE OF THESE DOCUMENTS INCLUDING ANY DESIGN & CONSTRUCTION DEVELOPMENT, CHANGES OR ALTERATIONS TO THESE DOCUMENTS, WITHOUT THE WRITTEN ACKNOWLEDGMENT AND AUTHORIZATION OF THE ARCHITECT

**balzer + tuck**  
architecture · pllc  
468 broadway saratoga springs ny  
p 518.580.8818 f 518.580.8824

GENERAL CONTRACTOR:



THE DAUCHY  
BUILDING

275-283 RIVER  
STREET  
TROY, NY 12180

No.	Description	Date

Project number 1316  
Drawn by BDD  
Checked by MJT  
Date 7/3/2013  
Scale 1/8" = 1'-0"

BASEMENT  
PLANS

PLANNING  
COMMISSION  
DRAWINGS

USE OF ARCHITECTS DOCUMENTS:  
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468 broadway saratoga springs ny  
p 518.580.8818 f 518.580.8824

GENERAL CONTRACTOR:

THE DAUCHY  
BUILDING

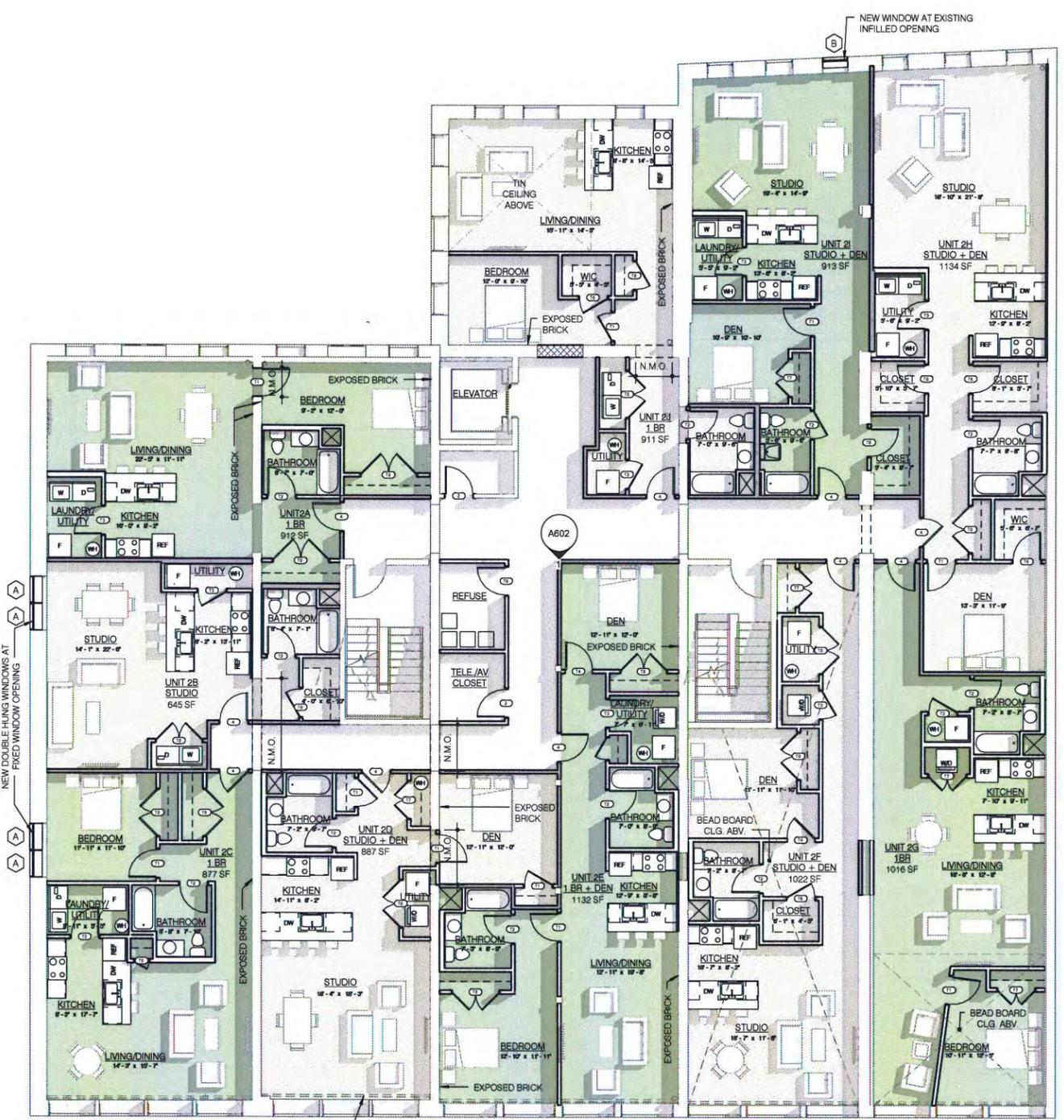
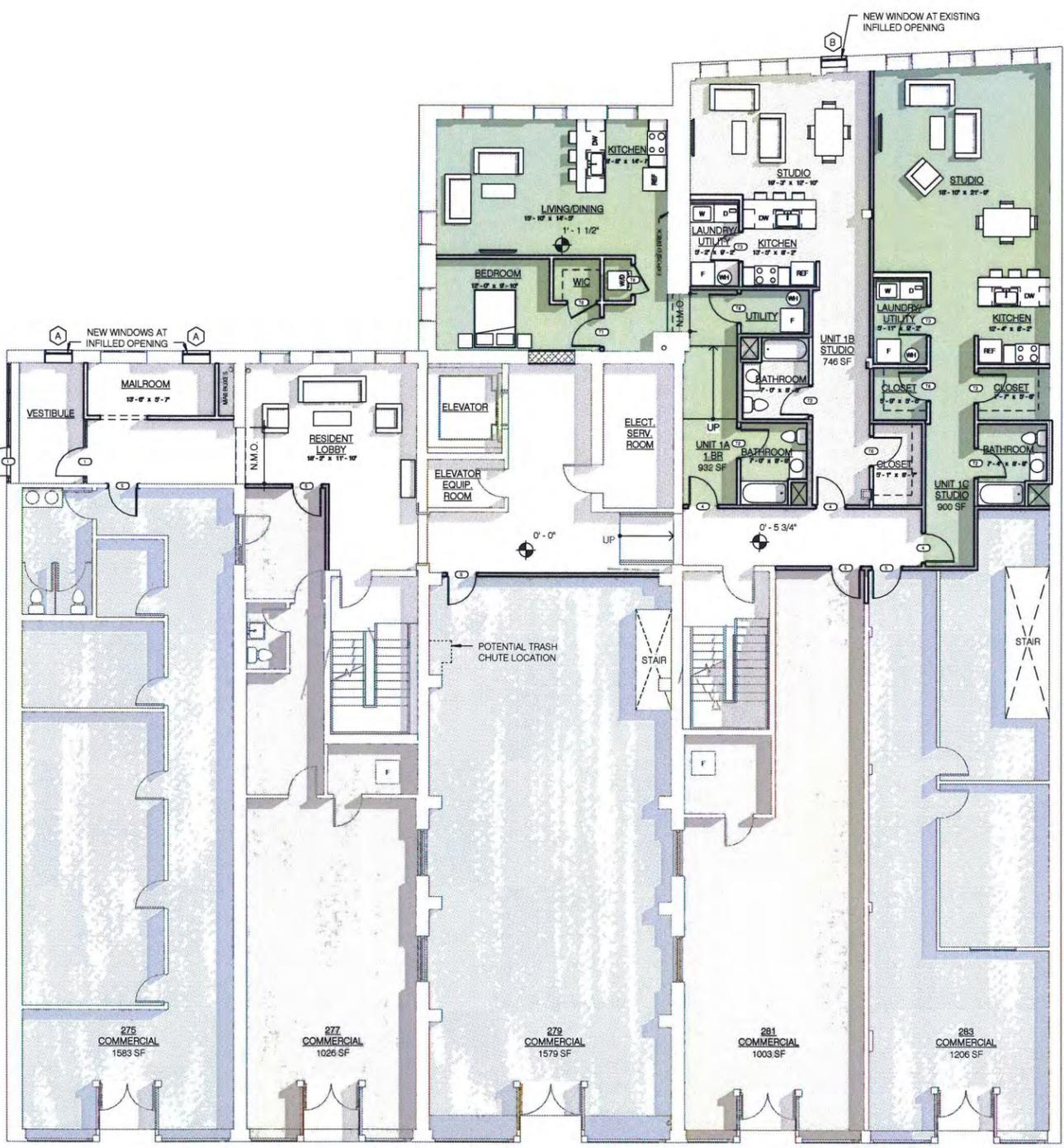
275-283 RIVER  
STREET  
TROY, NY 12180

No.	Description	Date

Project number	1315
Drawn by	BDD
Checked by	MJT
Date	7/3/2013
Scale	1/8" = 1'-0"

FIRST AND  
SECOND  
FLOOR PLANS

sheet title



NOTE:  
AVERAGE CEILING HEIGHT SECOND FLOOR 8'-10"

PLANNING  
COMMISSION  
DRAWINGS

USE OF ARCHITECTS DOCUMENTS:  
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**balzer + tuck**  
architecture · pllc  
468 broadway saratoga springs ny  
p 518.580.8818 f 518.580.8824

GENERAL CONTRACTOR :

THE DAUCHY  
BUILDING

275-283 RIVER  
STREET  
TROY, NY 12180

No.	Description	Date

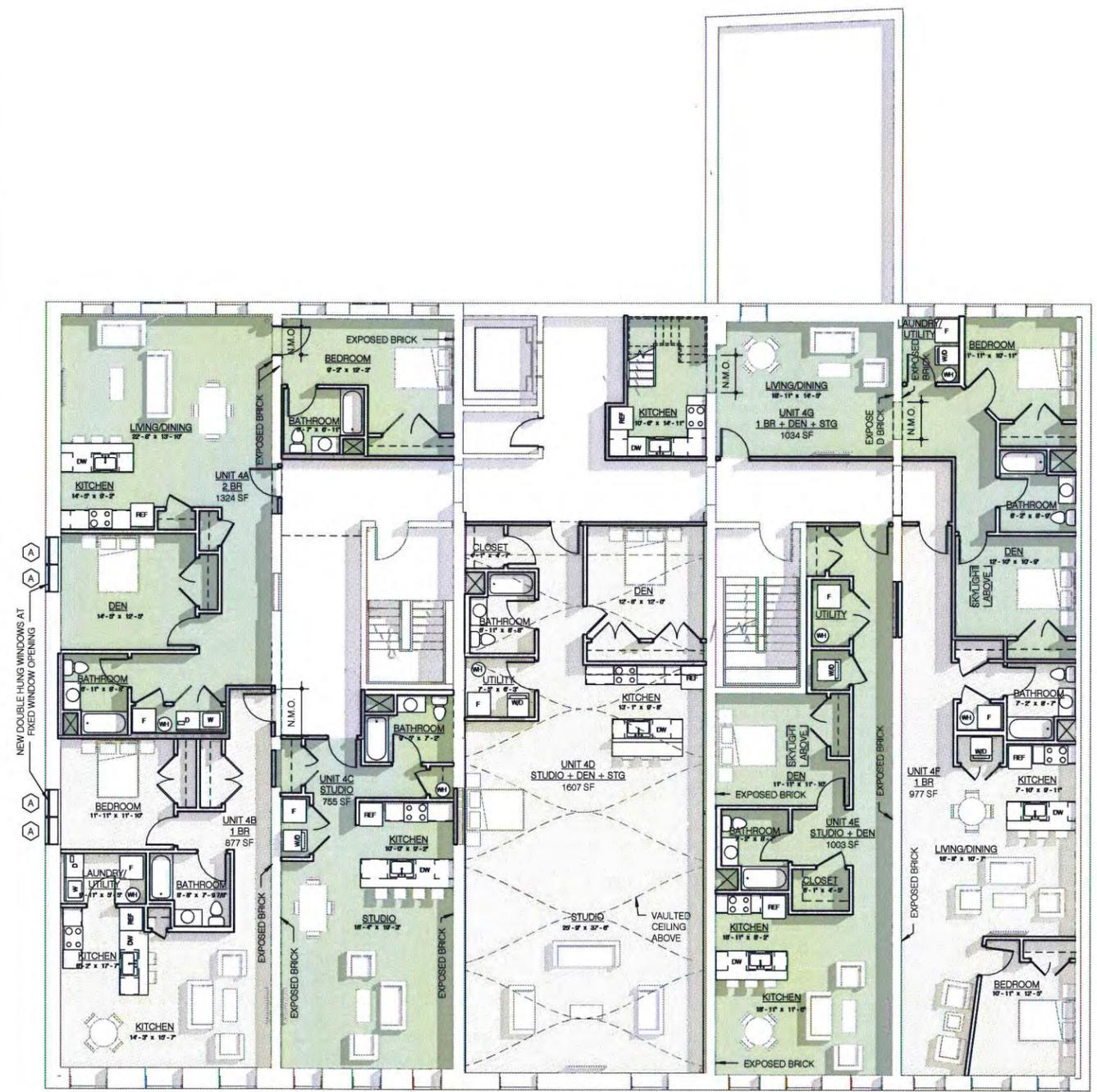
Project number	1315
Drawn by	BDD
Checked by	MJT
Date	7/3/2013
Scale	1/8" = 1'-0"

THIRD &  
FOURTH  
FLOOR PLANS

sheet title



NOTE:  
AVERAGE CEILING HEIGHT THIRD FLOOR 7'-9"



NOTE:  
AVERAGE CEILING HEIGHT THIRD FLOOR 7'-9"

**Staff Report # PC2013-046**

**Applicant:** Salah Alghathi

**Project Summary:**

**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.

**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**

Approved Use Hookah Bar September 2010

**Prior Zoning Board**

**Site Design Review:**

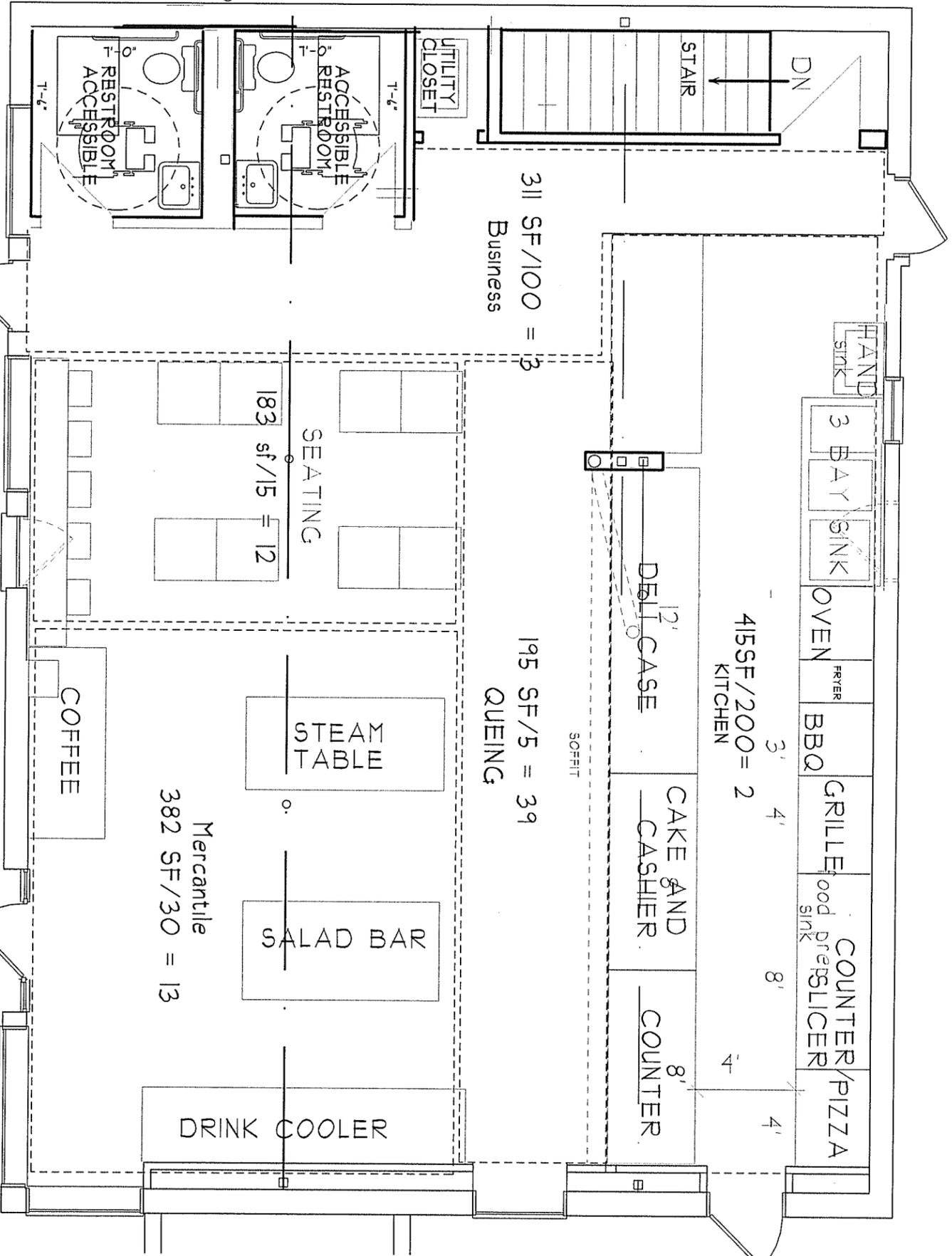
The applicant proposes to reoccupy the former *Arnett's* diner with a new deli 'Daily Restaurant'. The proposal calls for adding addition seating and floor space by removing the storefronts and non load bearing walls on the Broadway side of the building. Entrances will be on both Broadway and 5<sup>th</sup> Ave.

Exterior elevations to be reconstructed for neighborhood and historic district compatibility

**Stipulations**

Exterior elevation modifications to be reviewed by Historic District Review Committee.

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



First Floor Plan  
 scale: 3/16" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION  
 5-20-13



# GENERAL NOTES:

**Property :** 458 Broadway  
Troy, NY 12180

**Applicant :** Salah Algathi  
744 Morris Park Avenue  
Bronx, NY 10462

**Owner :** Same as applicant

**Tax Map #:** 101.53-5-9

**Zoned:** B4 - Central Commercial

**Lot Characteristics:**

Lot Dimensions: N-48', S-48', E-36', W-36'

Lot Area: 1,736 SF +/- (.04 Acres)

Setbacks:	Required	Existing
Front	0'-0"	0'-0"
Rear	20'-0" (unless interior loading space is provided)	0'-0"
Sides	0'-0"	0'-0"
Min. Lot Area:	N/A	1,736 SF
Min. Lot Width @ Building Line:	0'-0"	36'-0"
Max. Lot Coverage %	80% (unless interior loading space is provided, then 100%)	100%
Building Height:	80'-0"	15'-0" +/-

**Building Type:** 1-story wood framed building

**Current Property Use:** Vacant

**Proposal :** Convert a former restaurant into a deli with sandwiches and hot food with accessory seating.

**Parking :** Off-street parking - none required

**Garbage Removal:** Pick up at curb by city

**Surface Drains:** Existing

**Snow Removal:** To be stored on site

**Signage:** To conform to zoning regulations

**Lighting:** Building mounted LED's

**Hours of Operation:** Monday - Sunday, 6AM-11PM

All new taps into 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 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: 1:30



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

PROJECT: PLANNING APPLICATION FOR:  
458-464 BROADWAY  
TROY, NY 12180  
CLIENT: SALAH ALGATHI

DATE: 08/08/13  
DRAWN BY: EC  
REVISIONS:

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

SHEET:  
**SPI**  
JOB: 133,021

**Staff Report # PC2013-047**

**Applicant:** Nick Riggione

**Project Summary:**

**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.

**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:**

Applicant proposes to convert a former carwash into a 3 unit commercial / retail plaza. One unit is to be occupied by Inferno Pizza with indoor and outdoor dining. A second floor apartment approved and constructed in 2008 is to remain.

Building footprint and parking area is to remain the same. Parking area will be restriped for the new use.

Existing bays will be used to corridor off new retail spaces. All utilities will be placed inside current utility room at the center of the building.

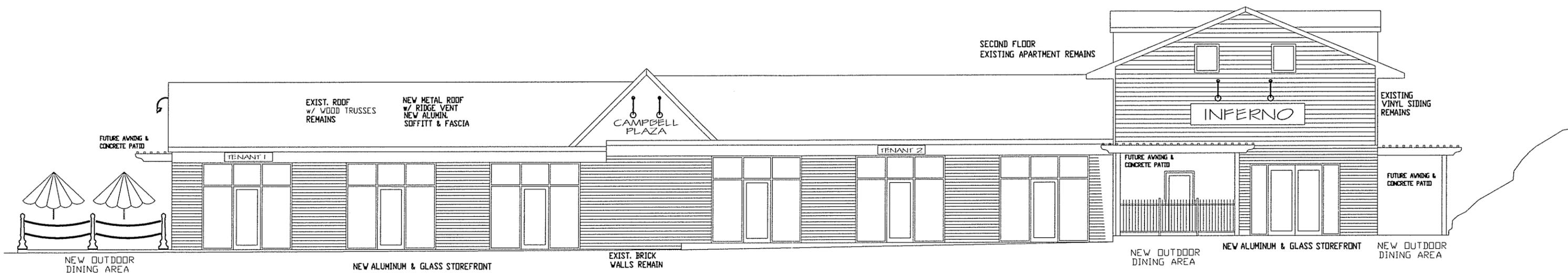
New dumpster enclosure is to be constructed around existing dumpster [pad to rear of the property.

New façade is proposed on the Campbell's Ave and Donegal Roads elevations, to consist of new storefront glass in each bay opening and the use of existing brick.

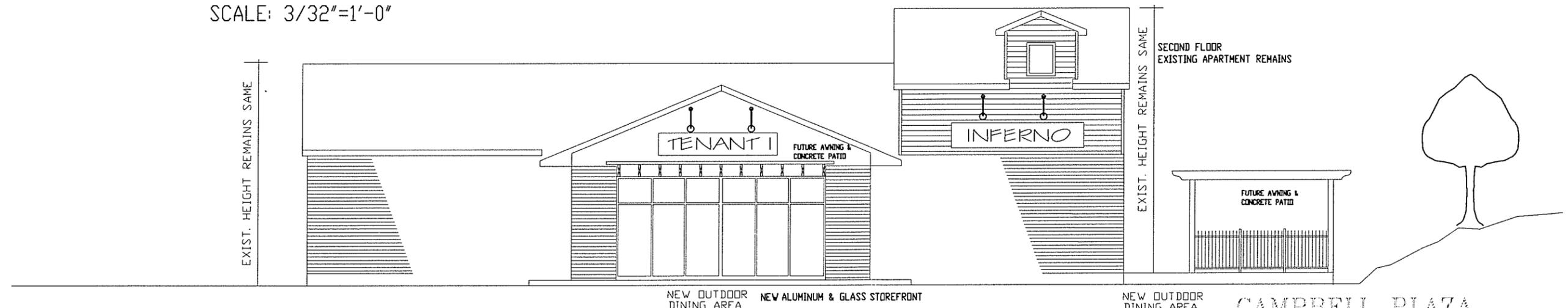
New business signage to conform to the B-5 Highway Commercial Zone.

**Stipulations**

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

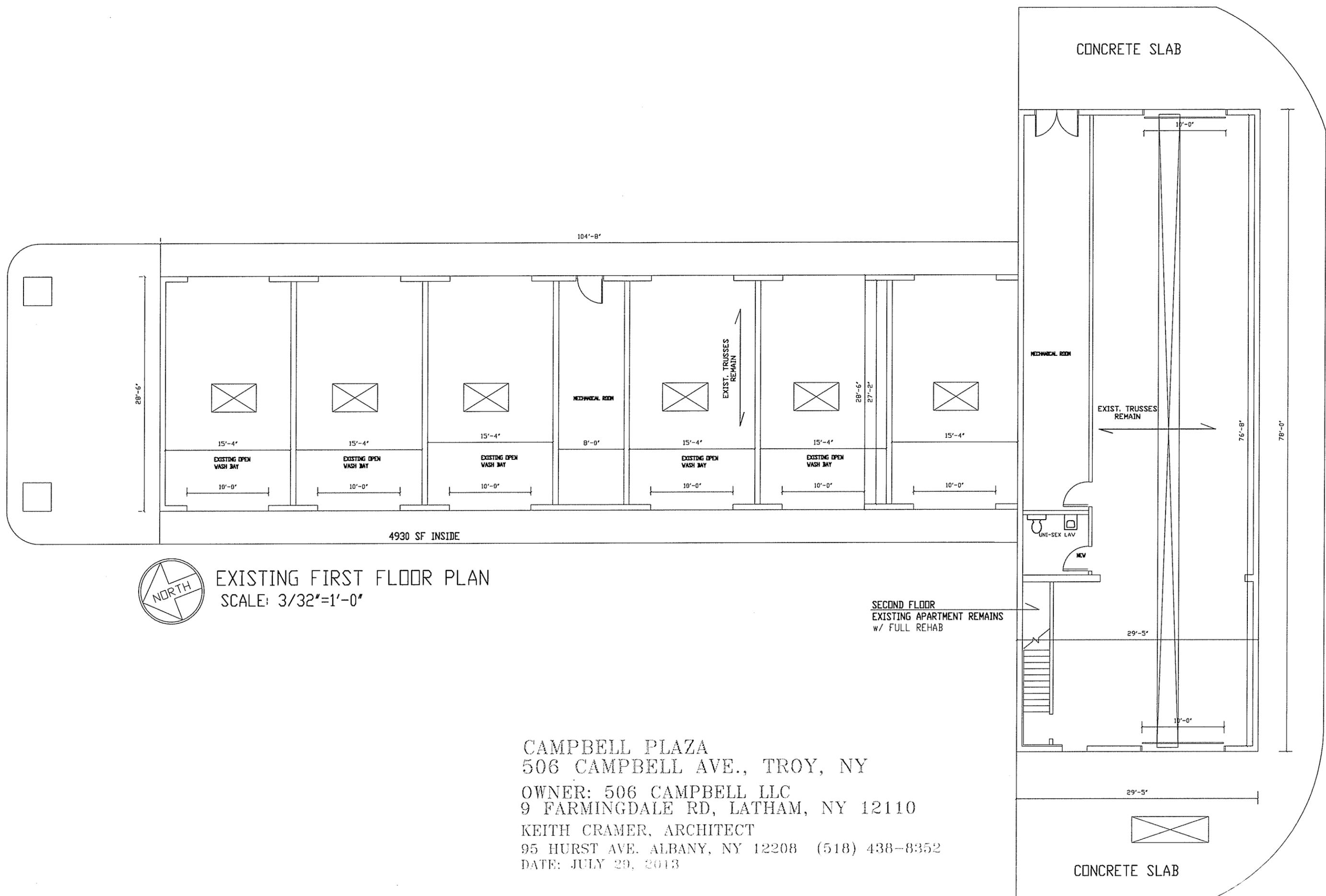


NEW WEST ELEVATION / DONEGAL AVE.  
SCALE: 3/32"=1'-0"

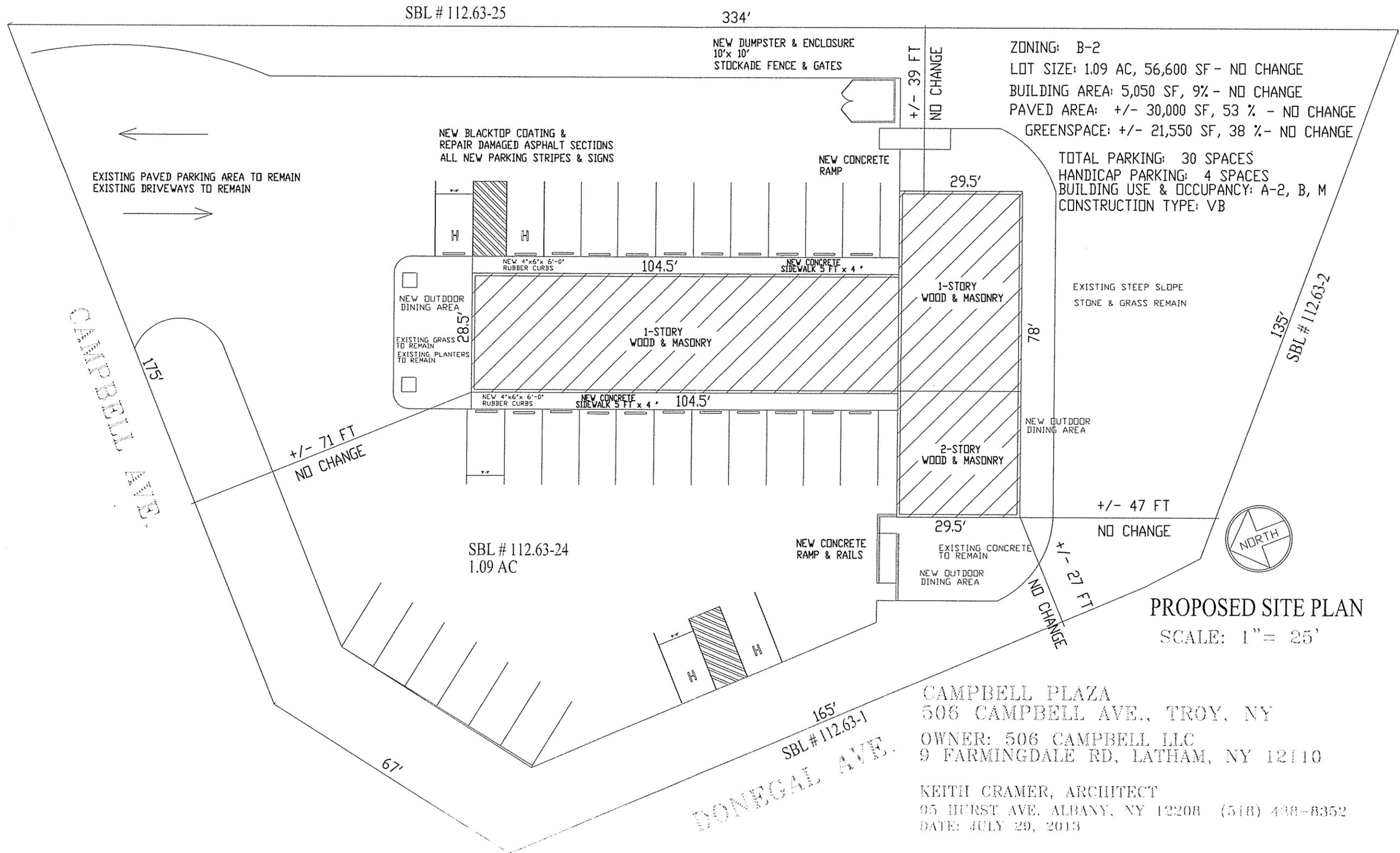


NEW NORTH ELEVATION / CAMPBELL AVE.  
SCALE: 3/32"=1'-0"

CAMPBELL PLAZA  
506 CAMPBELL AVE., TROY, NY  
OWNER: 506 CAMPBELL LLC  
9 FARMINGDALE RD, LATHAM, NY 12110  
KEITH CRAMER, ARCHITECT  
95 HURST AVE. ALBANY, NY 12208 (518) 438-8352  
DATE: JULY 29, 2013



CAMPBELL PLAZA  
 506 CAMPBELL AVE., TROY, NY  
 OWNER: 506 CAMPBELL LLC  
 9 FARMINGDALE RD, LATHAM, NY 12110  
 KEITH CRAMER, ARCHITECT  
 95 HURST AVE. ALBANY, NY 12208 (518) 438-8352  
 DATE: JULY 29, 2013



SBL # 112.63-25 334'

ZONING: B-2  
 LOT SIZE: 1.09 AC, 56,600 SF - NO CHANGE  
 BUILDING AREA: 5,050 SF, 9% - NO CHANGE  
 PAVED AREA: +/- 30,000 SF, 53% - NO CHANGE  
 GREENSPACE: +/- 21,550 SF, 38% - NO CHANGE

TOTAL PARKING: 30 SPACES  
 HANDICAP PARKING: 4 SPACES  
 BUILDING USE & OCCUPANCY: A-2, B, M  
 CONSTRUCTION TYPE: VB

EXISTING PAVED PARKING AREA TO REMAIN  
 EXISTING DRIVEWAYS TO REMAIN

NEW BLACKTOP COATING &  
 REPAIR DAMAGED ASPHALT SECTIONS  
 ALL NEW PARKING STRIPES & SIGNS

NEW DUMPSTER & ENCLOSURE  
 10' x 10'  
 STOCKADE FENCE & GATES

NEW CONCRETE RAMP

+/- 39 FT  
 NO CHANGE

EXISTING STEEP SLOPE  
 STONE & GRASS REMAIN

CAMPBELL AVE.  
 175'

+/- 71 FT  
 NO CHANGE

SBL # 112.63-24  
 1.09 AC

NEW CONCRETE RAMP & RAILS

+/- 47 FT  
 NO CHANGE



PROPOSED SITE PLAN  
 SCALE: 1" = 25'

CAMPBELL PLAZA  
 506 CAMPBELL AVE., TROY, NY  
 OWNER: 506 CAMPBELL LLC  
 9 FARMINGDALE RD, LATHAM, NY 12110

KEITH CRAMER, ARCHITECT  
 95 HURST AVE. ALBANY, NY 12208 (518) 438-8352  
 DATE: JULY 29, 2013

165'  
 SBL # 112.63-1  
 DONEGAL AVE.

67'

+/- 27 FT  
 NO CHANGE

135'  
 SBL # 112.63-2

## Keith Cramer, Architect

95 Hurst Ave., Albany, NY 12208 (518) 438-8352 cramerkeith@msn.com

July 29, 2013

Narrative for Proposed Campbell Plaza  
506 Campbell Ave., Troy, NY

Applicant/Owner: 506 Campbell LLC  
9 Farmingdale Rd., Latham NY 12210

Applicant proposes to convert the former Livolsi Car Wash into a three unit commercial & retail plaza. The Applicant will occupy one unit under their affiliated business, Inferno Pizza. This unit will be either a pizza shop or another type of restaurant and will have indoor and outdoor dining areas as well as take-out and delivery service.

The other two units have no signed tenants at this time, but will be offered as food service or retail rentals.

There is an existing legal apartment on the second floor. This will either remain an apartment, and be fully-renovated, or become office space for the first floor tenant.

There will be no change to the size of the building. The complete interior of the building will be renovated. Tenants will complete the final fit-ups per their business needs. Outdoor dining areas will be added later by the tenants. We will seek approval for these dining areas to be located in the front yards on the Campbell Ave and Donegal Ave. sides and behind the building on the Donegal Ave. side which faces a residential zone.

The front section of the building will have entrances and parking on both sides.

The size of the parking lot and driveways will not change. The lot stripping will be reconfigured to the new parking arrangement.

Existing pole signs and pole lights will remain with new graphics. Any new signs will be applied for by the tenants.

Hours of operation are unknown at this time. The Applicant's current restaurants typically operate approximately 11 am to 11 pm, seven days a week.

Keith Cramer  
Architect

Proposed Campbell Plaza 506 Campbell Ave., Troy, NY July 29, 2013



## **Staff Report # PC2013-037**

**Applicant:** Jeff Buell

### **Project Summary:**

**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.

**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**

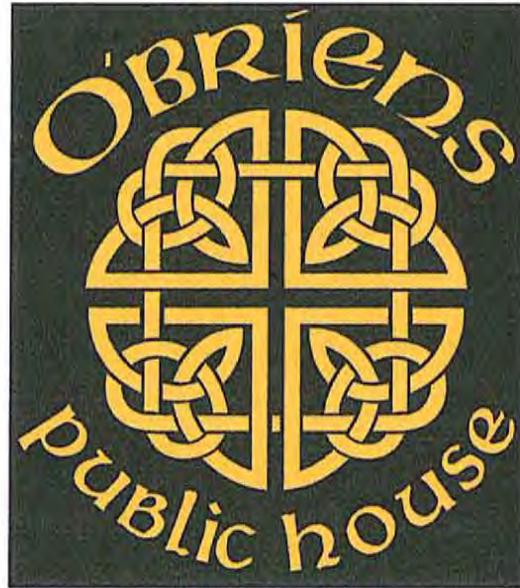
### **Site Design Review:**

Applicant proposes to reoccupy the vacant Trojan Hotel first floor with a restaurant and bar "OBrien's Public House and reopening the Trojan Taproom under the same name. The upper floor will be renovated for use as a private residence. This is the first phase of the project and will encompass the front portion of the building. The rear 'hotel' portion will be a phase 2 and presented to the commission at a later date. Applicant proposes to restore and utilize the existing signage.

### **Stipulations**

All exterior work to be reviewed by Historic District Review Committee.

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



## Presents:

Proposal for restoring of 41-43 3<sup>rd</sup> Street, Troy NY

Formerly known as The Trojan Hotel and Trojan Tap Room.



Submitted by:

Terry O'Brien

PHONE 518.285.9802

EMAIL [obrienspublichouse@gmail.com](mailto:obrienspublichouse@gmail.com)

# Executive Summary

Since 1830, the Trojan Hotel & Trojan Taproom have played an integral role in the Downtown Troy community, and though it pattered along until 2002, attempts to redevelop the historic building have not been successful. Today the building is in complete disrepair and in need of an immediate injection of some tender, love and care.

O'Briens Public House, formerly located in Lansingburgh has decided to bite off the project that so many have previously avoided. The O'Briens have purchased the Trojan hotel and are in the initial phases of a cleanup, stabilization and selected demolition.

We believe this redevelopment should take place in three phases. The first will be the main floor, which will be returned to a restaurant and bar, and will be occupied by O'Briens Public House.

The second phase will include the front half of the street front building converted into two apartments.

The third and final phase will be a transformation of the back space, formerly the hotel, into storage units.

We believe we can recreate the original tap room to be an extension of the restaurant and bar. The other half of the basement will be utilized for the kitchen and storage area.



# The Bar

Below is a walkthrough of the building in its current existence. We intend to begin work on immediately on a cleanup of the space and hope to have all approvals in place this August to begin construction on the bar and restaurant shortly thereafter.

O'Briens Public House will utilize the restaurant and bar area as the next step in their evolution. The business was established i 2011 and has been a great success in Lansingburgh. Unfortunately the building was sold, but they feel as though this is a location that will allow growth to their current customer base.



As you enter the door on the right hand side 43 3<sup>rd</sup> Street, you will walk up a set of stairs. The partition wall that is currently in this location will be removed along with the door on the left hand side to provide a more welcoming experience. The entrance to the bar we be located on the left hand side.

The majority of people entering the bar will do so on the left hand side. Those entering the establishment for dining will proceed to the right in the rehabilitated waiting room.

The Bar area will be located to the left side of the building. The dining area will be located in

the rear of the building, along with a service bar.





We are working with a structural engineer to correct a severe leak and structural issues that were caused do to the property not being maintained. We will support the wall between the basement, 1<sup>st</sup> and 2<sup>nd</sup> floor of the original building with steal beams, we will jack floors to level to tie the building all together.

The space known as the Trojan Tap room will go through rehabilitation over the winter. We intend to use this space as a private room and open to the public on special occasions.

When the restaurant is operational, we will employ 50 to 60 people.

## The Apartments

Development of the two front apartments will occur during the development of the restaurant and bar area. The apartment market in Downtown Troy is strong. The O'Briens intend to occupy one of the apartments, providing a true life/work experience in the building.

## The Storage Units

Unfortunately the structural makeup and narrow nature of the back end of the hotel are not conducive to a high quality living experience. As Downtown Troy continues to grow, one of the amenities lacking for the younger population and empty nesters that populate the residential spaces is quality storage space. In the coming months we will examine the market and fit-up costs needed to transform the space into an amenity beneficial to the entire Downtown district.

## SITE PLAN ELEMENTS LISTING

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

a. Identify the property by its street address **41-43 3<sup>rd</sup> Street**

- b. Provide today's date: 8-1-13
  - c. Identify the scale of the drawing (ex. 1"=20')
  - d. Note the zoning district: B-4, Historic District
  - e. Note the tax map number of the property: 101.53-8-5
2. Indicate the applicant's full name and address and the property owner's name and Address: Terry O'Brien, 41-43 3<sup>rd</sup> Street, Troy, NY 12180
  3. Show the boundaries of the property and provide the dimension at each change of direction of the boundary line.
  4. Draw the locations of the curb lines of all streets and alleys adjoining the property and show the following: N/A
    - a. Provide the street (curb-to-curb) widths
    - b. Provide the alley widths
    - c. Show the street and alley Right-of-way widths
    - d. Identify whether the streets are privately or publicly owned
  5. Place a labeled north arrow on the plan.
  6. Draw the locations of the buildings on adjacent properties and provide the following information:
    - a. Complete building dimensions (attached)
    - b. Descriptions of existing uses of the building and the quantity of space so used (See above)
    - c. Show the distances from the building to the nearest property line: The building has two parking lots to the north and south, an alley to the west, and 3<sup>rd</sup> Street to the east.
  7. Draw the locations of the buildings on adjacent properties and provide the following information:
    - a. Approximate dimensions of the buildings
    - b. Approximate distances to property lines- 0'
    - c. Describe uses of the buildings: Bank/Parking Lot
    - d. Identify the construction of the buildings (brick, frame, brownstone, etc.)- 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 above)
  - b. Identify the area affected by the proposal: an exterior and interior rehabilitation of 41-43 Third Street to provide 29,000 square feet of mixed use building, including restaurant, apartments, and potential storage.
  - c. Describe hours of operation and the expected number of customers: The restaurant will operate seven days a week with a focus on dinner.
9. Locate and describe any existing and all proposed driveways, curb cuts and walkways. If none existing or proposed, so state. If new curb cuts are being proposed, provide detail to describe its construction and layout. New sidewalk at front of building.
10. Provide the following information to describe landscaping on the property:
- a. Show all existing landscaping, trees and fences and identify its size and type: one current tree to remain.
  - b. Show all proposed new landscaping, trees and fences and identify it by species, size, number and spacing- n/a
11. Prepare a scaled drawing of any proposed sign(s) and provide the following information: (signage to be determined and return to Planning Commission)
- a. Overall sign dimensions
  - b. Sign colors
  - c. Method of illumination (if non, state)
  - d. Approximate messages (ex: Sam's Deli, open 24 hours)
  - e. Identify the installation height of the sign above grade
  - f. Show the sign(s) installation location(s)
  - g. Identify the type of sign proposed (ex. flush mounted, projecting, freestanding, etc.)
12. Draw existing and/or proposed off street parking areas and provide the following information: n/a
- a. Describe how the parking area will be illuminated (if it will not, so state) and include design of lamp heads and wattage- N/A
  - b. Identify the size of all parking spaces
  - c. Indicate the total number of parking spaces, both existing and proposed
  - d. Show locations of guard rails, tire stops, bollards etc.

e. Show the locations of all landscaping, screening and traffic islands

f. Indicate the slope of all driveways and the parking surface

g. Describe how storm water will be drained and removed

h. Describe how snow will be removed and where it will be piled

13. Using arrows, show traffic circulation patterns to and from the site, and the direction of traffic of all adjoining streets and alleys: **All traffic flows south on Third Street.**

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.

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

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.)

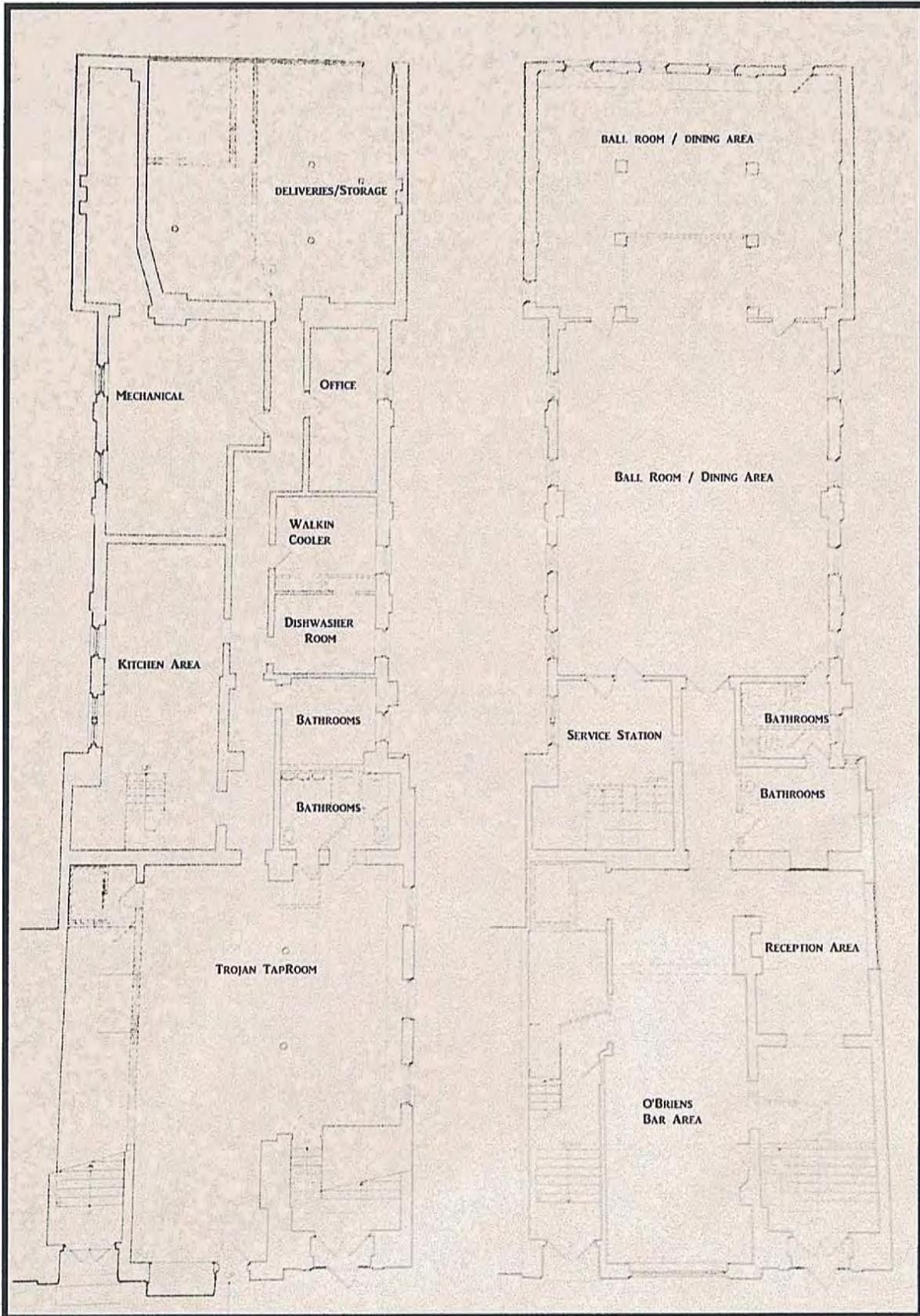
c. Identify who will collect the trash (city collection, private commercial collection, transfer to landfill by tenants or property owner, etc.)

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: **Fire hydrant on street. Building will be fully sprinklered.**

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.



**41-43 3<sup>rd</sup> Street, Troy NY**  
**Trojan Hotel and Taproom/O'Briens Public House**  
**38.5 x 132.5**