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Chair

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Planning Commission
NOTICE of PUBLIC HEARING

William Dunne
Commissioner

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Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday September 19, 2013 at 6:00 P.M.** in the 5th Floor Planning Department Hearing Room of The Hedley Building, in order to hear and decide on proposals for development as follows:

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

PC2013-048 Review of a proposal to occupy an existing commercial space with a small church. Project location is 35 Morrison Ave, an R-3 Zone, ID 111.84-6-1.12. Applicant is Mitch Connors, 55 N Main Street, Voorheesville, NY 12186.

PC2013-049 Site Plan Review of a proposal to construct solar panels on a parcel. Project location is 20 Gurley Ave, an R-1 Zone, ID 80.49-5-4. Applicant is NY Light Energy, 830 New Loudon Road, Latham NY 12110.

PC2013-051 Review of a proposal to occupy a vacant commercial building with a grocery / deli. Project location is 69 3rd Street, a B-4 Zone, ID101.35-13-3. Applicant is Soliaim Ahmad, 233 2nd Ave, Albany, NY 12209.

PC2013-052 Review of a proposal to occupy a vacant storefront as a take out restaurant. Project location is 332 Congress Street, a B-2 Zone, ID 101.71-7-7. Applicant is Neon Ha Jeon, 332 Congress Street, Troy, NY 12180

PC2013-053 Conceptual Site Plan Review of a proposal to occupy a vacant bar / restaurant as 2 apartments and an office for a used car sales lot. Project location is 209 Hill Street, an R-3 Zone, ID 112.22-2-10. Applicant is Al Charland, 26 Hampton Ave, Rensselaer NY 12144. **Referred to Zoning Board Prior to Planning**

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 6th Ave, an R-2 Zone, ID80.41-7-2. Applicant is Justin Haas, 18 Peachtree Lane, Colonie NY 12205.

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 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 120th 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 120th 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 119th 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.

Staff Report # PC2013-048

Applicant: Mitch Connors

Project Summary:

PC2013-048 Review of a proposal to occupy an existing commercial space with a small church. Project location is 35 Morrison Ave, an R-3 Zone, ID 111.84-6-1.12. Applicant is Mitch Connors, 55 N Main Street, Voorheesville, NY 12186.

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

Site Plan Review – Construction of building (2 apartments / 1 commercial space) and parking lot.
June 2004

Prior Zoning Board

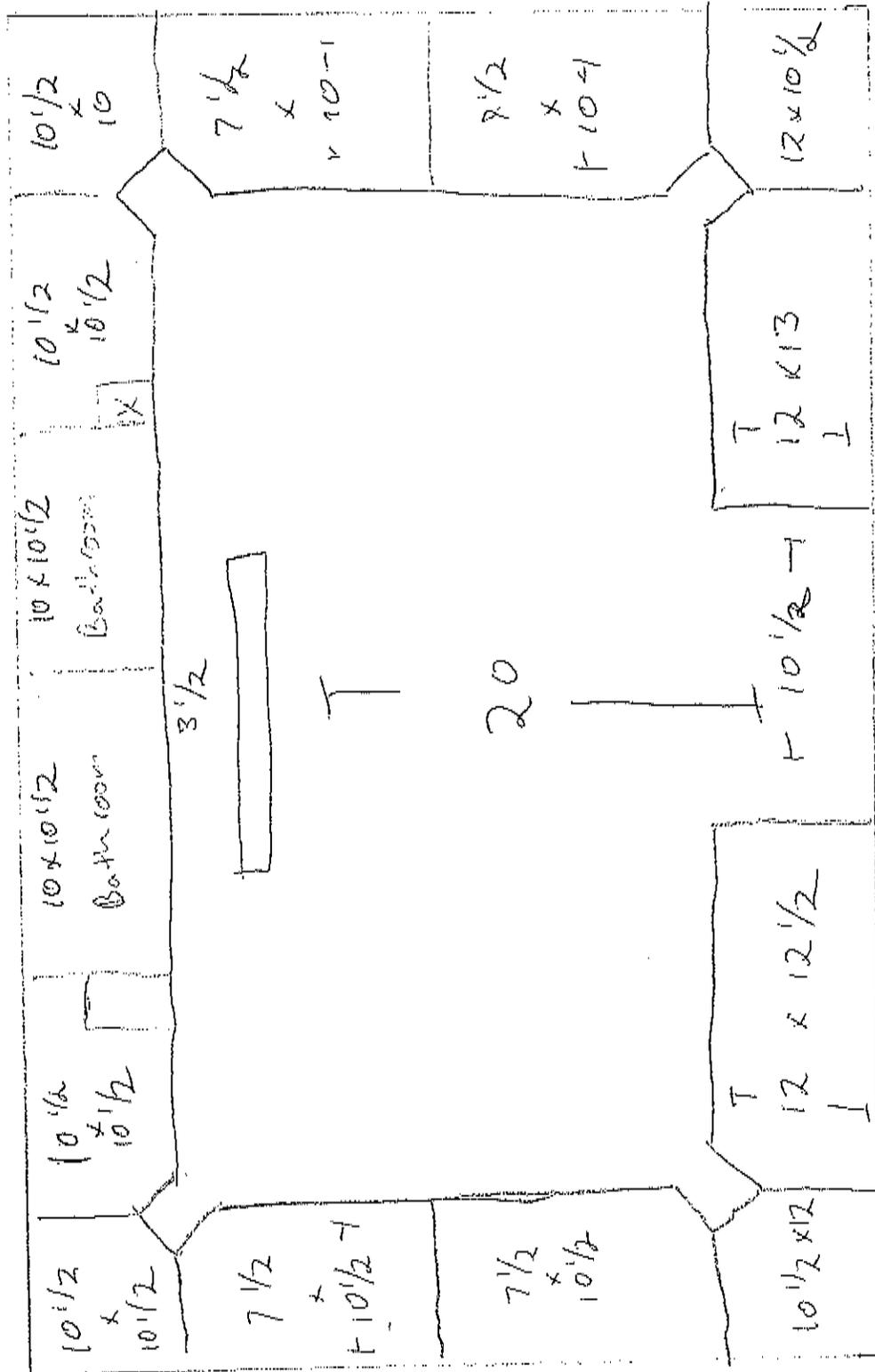
Site Design Review:

The applicant proposes to occupy the first floor commercial space of a mixed use building, most recently a tanning salon, with a small church / meeting and gathering space. Occupancy is projected at 20 persons with hours as follows; Wednesday 7-9; Sunday 6-9.
No site reconfiguration is proposed.

Stipulations

Maximum occupancy TDB by Bureau of Code Enforcement

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





SIGNAGE

MORRISON AV

CALDER ST

ST MICHAELS AV

Hydro

EXISTING
2 STORY
BUILDING
2 UNITS
1 CHURCH

92

95

96

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

3

Staff Report # PC2013-049

Applicant: New York Light Energy

Project Summary:

PC2013-049 Site Plan Review of a proposal to construct solar panels on a parcel. Project location is 20 Gurley Ave, an R-1 Zone, ID 80.49-5-4. Applicant is NY Light Energy, 830 New Loudon Road, Latham NY 12110.

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 (8) 4 panel solar panels on a vacant portion of a parcel. The area is approximately 20' from existing parking lot and below the grade of the parking lot. The height of each cluster is 8 feet. Photo elevations indicate no obstruction of existing view shed. Solar panels are to be constructed on slabs and power the property 20 Gurley Ave. New York Light Energy will own operate and maintain the facility located on this property.

Stipulations

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



Uncle Sam Bikeway

Cemetery Rd

Uncle Sam Bikeway

Cemetery Rd
Uncle Sam Bikeway

Gurley Ave

Lori Jean Pl

Antonia Cr

Lori Jean Pl

Lori Jean Pl

Lori Jean Pl

Gurley Ave

Gurley Ave

Gurley Ave

Gurley Ave

Red...

Staff Report # PC2013-051

Applicant: Soliaim Ahmad

Project Summary:

PC2013-051 Review of a proposal to occupy a vacant commercial building with a grocery / deli. Project location is 69 3rd Street, a B-4 Zone, ID101.35-13-3. Applicant is Soliaim Ahmad, 233 2nd Ave, Albany, NY 12209.

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 2013 Tattoo Parlor – No Action Taken; 2011 Thrift Shop Approved

Prior Zoning Board 2013 Tattoo Parlor – No Action Taken

Site Design Review:

Applicant proposes to occupy a vacant commercial space most recently *Thrift and Gift Boutique* with a grocery / deli, *Sher Al Sharq* serving hot / cold foods.

The front space will be used for deli / eat in seating and take out operations. The rear of the building will be general merchandise and grocery shelving.

Waste to be stored inside rear of building

Hours of Operation:

Monday – Friday 6AM-12Midnight

Saturday 9AM-12Midnight

Sunday 10AM- 4PM

Stipulations

Applicant shall scrape and paint building. Colors to be approved by Historic Review Committee

Applicant shall submit signage to Historic Review Committee for review

Applicant shall indicate location of exhaust hood and make up air ducts with photo representation.

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

32

55
57

54-5
58

STATE ST

42-48

63
69

64
82
86

50
52
54
58
60
62
64-66
68

FRANKLIN ST

71
77
79
81
83
85

3RD ST



The Sign

SEAFARL SHIP
CORONARY - homemade food
EAST-WEST CUISINE DELICACIES
HOUSE HOLD ITEMS

SHIP - SHIP - SHIP - SHIP

3rd Street

Sidewalk

Interface shop

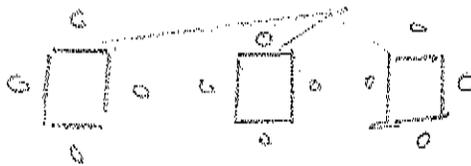
Entrance

Interface shop

Freezer

69 3rd Street
12180

Tables and chairs



3 - 6 Tables
8 - 16 Chairs

Delicacies Show Cases

Shelves

Hood and fan on top
top the hood fan

W/C

Storage

apartments

Refrigerators

Shelves

Shelves

Shelves

Storage

Storage

Rear door

Parking lot



(Business) or working hours!

Monday to Friday 6.00 AM \rightarrow 12.00 m.n (Midnight)

Saturday 9.00 AM \rightarrow 12.00 m.n (Midnight)

Sunday 10.00 AM \rightarrow 4.00 P.M

*: after some time the work hours be:

6.00 A.M \rightarrow 11.00 P.M

Staff Report # PC2013-052

Applicant: Neon Ha Jeon

Project Summary:

PC2013-052 Review of a proposal to occupy a vacant storefront as a take out restaurant. Project location is 332 Congress Street, a B-2 Zone, ID 101.71-7-7. Applicant is Neon Ha Jeon, 332 Congress 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 2012 Site Plan Approval Occupy vacant space as a Pet Grooming business

Prior Zoning Board

Site Design Review:

Applicant proposes to occupy a vacant commercial space most recently *Pet Groomers* with a Japanese sushi deli and grocery store *Tokyo Sushi Deli Express*.

Parking lot is located to the rear of the building and contains sufficient space for the combined uses within the building.

Hours of operation not to exceed 11PM daily

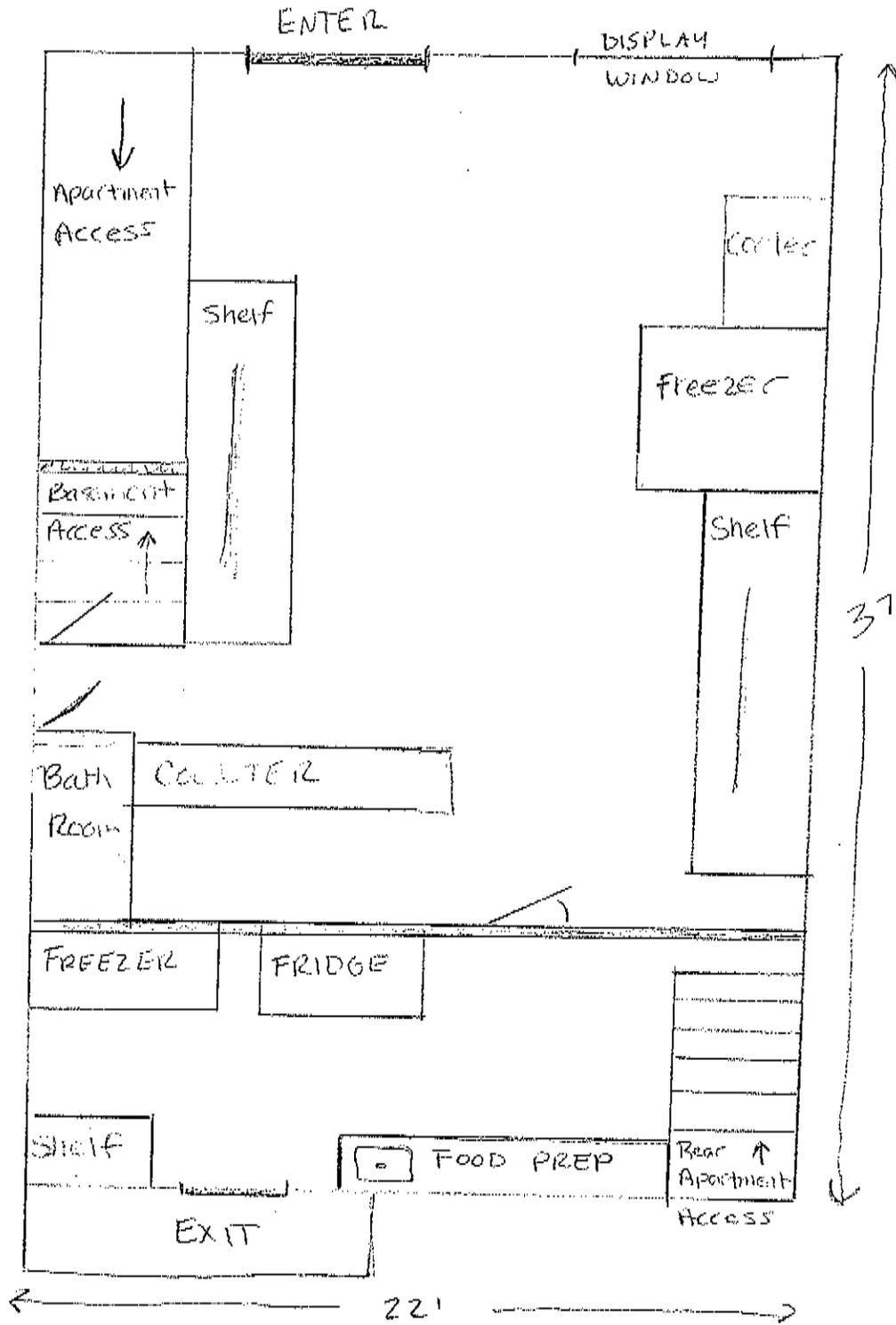
Signage to conform to B-2 Zone.

Applicant will install awnings, wall pack lighting and refuse containers to the front of the building.

Stipulations

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

CONGRESS STREET



Toyko Sushi Express

Deli | Take out Restaurant
332 Congress St
Jen, New Ark.



CYPRESS ST

14TH ST

MARSHALL ST

CONGRESS ST

13TH ST

WALNUT ST

Parking Lot 27 Spaces