

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 June 13, 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:

PC2013-023 Final Site Plan Review of a proposal to construct 38 apartments. Project location is 548 Campbell Ave, a B-5 Zone ID 112.-4-22. Applicant is Gordon Development, 348 Broadway, Albany, NY 12207. **Approved**

PC2013-024 Site Plan Review of a proposal to occupy an existing factory building as residential units to be constructed in phases. Project location is 2 River Street, a WMD Zone, ID 100.76-9-24. Applicant is Mansions at Waters Edge LLC, 1884 Coney Island Ave, Brooklyn NY 11230. **Approved**

PC2013-025 Review of a proposal to renovate the façade of an existing restaurant. Project location is 2243 15th Street, a B-1 Zone, ID 101.39-11-7. Applicant is Edip Servencer, 2243 15th Street, Troy, NY 12180. **Preliminary Approval**

PC2013-026 Site Plan Review of a proposal to occupy a vacant storefront as a bar and restaurant. Project location is 137 4th Street, a B-4 Zone, ID 101.61-6-4. Applicant is Kevin Blodgett, 137 Church Street, Troy, NY 12180. **Approved Referred to Historic Review Commission**

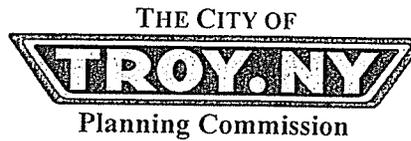
PC2013-027 Site Plan Review of a proposal to occupy a single family home as a community residential facility. Project location is 515 1st Street, an R-4 Zone, ID 111.52-6-8. Applicant is Christine Rem 515 1st Street, Troy, NY 12180. **Approved**

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Planning Department at 279-7168. Any person having interest in the above matters will be heard at said time and place.

Planning Commission of the City of Troy, New York
Andrew Petersen

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William Dunne
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June 19, 2013

Mansions at Waters Edge LLC
1884 Coney Island Ave
Brooklyn, New York 11230

At the regular meeting of the City of Troy Planning Commission on June 13, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-024 Site Plan Review of a proposal to occupy an existing factory building as residential units to be constructed in phases. Project location is 2 River Street, a WMD Zone, ID 100.76-9-24. Applicant is Mansions at Waters Edge LLC, 1884 Coney Island Ave, Brooklyn NY 11230. **Approved**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the June 13, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall install security lighting and cameras per planning staff

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

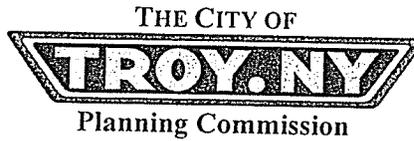
Sincerely,

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

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
Chair
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William Dunne
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Kevin Blodgett
137 Church Street
Troy, New York 12180

June 19, 2013

At the regular meeting of the City of Troy Planning Commission on June 13, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

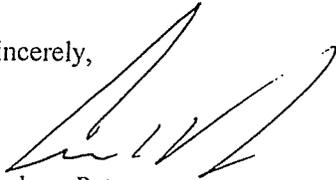
PC2013-026 Site Plan Review of a proposal to occupy a vacant storefront as a bar and restaurant. Project location is 137 4th Street, a B-4 Zone, ID 101.61-6-4. Applicant is Kevin Blodgett, 137 Church Street, Troy, NY 12180. **Approved Referred to Historic Review Commission**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the June 13, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant has been referred to Historic Review Board for Approval of façade work.
3. Prior to issuance of a work permit, Planning Commission filing fee must be received.

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

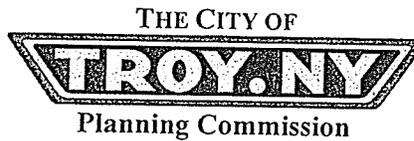
Sincerely,



Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
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William Dunne
Commissioner
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Christine Rem
515 1st Street
Troy, New York 12180

June 19, 2013

At the regular meeting of the City of Troy Planning Commission on June 13, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-027 Site Plan Review of a proposal to occupy a single family home as a community residential facility. Project location is 515 1st Street, an R-4 Zone, ID 111.52-6-8. Applicant is Christine Rem 515 1st Street, Troy, NY 12180. **Approved**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the June 13, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.

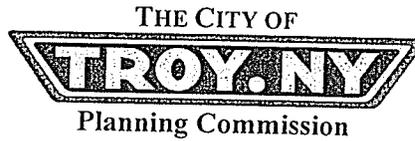
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Sincerely,

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

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William Dunne
Commissioner
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Gordon Development
348 Broadway
Albany, New York 12207

June 19, 2013

At the regular meeting of the City of Troy Planning Commission on June 13, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-023 Final Site Plan Review of a proposal to construct 38 apartments. Project location is 548 Campbell Ave, a B-5 Zone ID 112.-4-22. Applicant is Gordon Development, 348 Broadway, Albany, NY 12207. **Approved**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the June 13, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Approval is for 38 apartments in a single building.
3. Final Site Plan and Configuration to be approved by Planning Department.

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

Sincerely,

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

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement