

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 October 10, 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:

Consent Agenda

PC2013-050 Review of a proposal to occupy a vacant commercial space with a retail store. Project location is 635 Second Ave, a B-2 Zone, ID 80.47-2-8. Applicant is Angela Weller, 1206 Nott Street, Schednectady NY 12308. **Moved to Full Review, Approved**

PC2013-055 Site Plan Review of a proposal to occupy the upper floors of an existing office building as residential units. Project location is 264 River Street, River Triangle Building, a B-4 Zone, ID 101.53-3-1-21. Applicant is River Triangle/ Dauchy LLC, 18 Division Street, Saratoga, NY 12866. **Approved**

PC2013-058 Site Plan Review of a proposal to reoccupy a vacant bar. Project location is 76 Congress Street, a B-4 Zone, ID101.61-6-1. Applicant is Michael Madsen, 25 Walnut Street, Troy, NY 12180. **Approved**

PC2013-060 Review of a proposal to occupy a vacant store as a catering business. Project location is 162 3rd Street, an R-4 Zone, ID 101.69-8-1. Applicant is Jackie Baldwin, 162 3rd Street, Troy, NY 12180. **Approved**

Full Review

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. **Tabled**

PC2013-056 Site Plan Review of a proposal to occupy a mixed use building as apartments. Project location is 444 River Street, an HWD Zone, ID101.38-1-1. Applicant is Vecino Group, 305 W Commercial Street, Springfield MO 65803, **Approved**

PC2013-057 Site Plan Review of a proposal to occupy a commercial building with apartments, art studios and gallery. Project location is 621-623 Rover Street, an HWD Zone, ID 90.78-6-1. Applicant is Vecino Group, 305 W Commercial Street, Springfield MO 65803. **Approved with stipulations**

PC2013-059 Site Plan Review of a proposal to occupy a vacant industrial site with a transshipping facility. Project location is foot of Madison Street, a WCD Zone, ID111.28-4-1. Applicant is RJ Valente Companies, 18 Button Road, Waterford, NY 12188. **Scolite Site Full Approval Bruno Site Preliminary Approval**

Conceptual Review

Rare Form Brewery Plans – 90 – 94 Congress Street Kevin Mullins Moved to Full and Final Review, Approved

Removed

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. **Removed referred to Zoning for interpretation**

PC2013-053 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, am R-3 Zone, ID 112.22-2-10. Applicant is Al Charland, 26 Hampton Ave, Rensselaer NY 12144. **Withdrawn for more information**

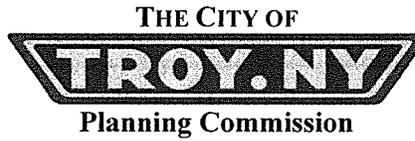
PC2013-052 Review of a proposal to occupy a vacant storefront as a take out restaurant. Project location is 332 Congress Street, a B-2 Zone, ID 101.71-7-7. Applicant is Neon Ha Jeon, 332 Congress Street, Troy, NY 12180
Removed

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

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

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

Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

October 10, 2013

Angela Weller
1206 Nott Street
Schenectady, New York 12308

At the regular meeting of the City of Troy Planning Commission on October 10, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-050 Review of a proposal to occupy a vacant commercial space with a retail store. Project location is 635 Second Ave, a B-2 Zone, ID 80.47-2-8. Applicant is Angela Weller, 1206 Nott Street, Schenectady NY 12308. **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 October 10, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Hours of Operation not to exceed 10PM daily

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

Sincerely,



Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

October 10, 2013

River Triangle/Dauchy LLC
18 Division Street
Saratoga, New York 12866

At the regular meeting of the City of Troy Planning Commission on October 10, 2013, this proposal was reviewed as part of the Planning Commission's **Consent Agenda**. The Commission declared this to be **Approved**

PC2013-055 Site Plan Review of a proposal to occupy the upper floors of an existing office building as residential units. Project location is 264 River Street, River Triangle Building, a B-4 Zone, ID 101.53-3-1-21. Applicant is River Triangle/ Dauchy LLC, 18 Division Street, Saratoga, NY 12866. **Approved**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the October 10, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Exterior Modifications / Signage to be presented to the Historic Review Commission

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.

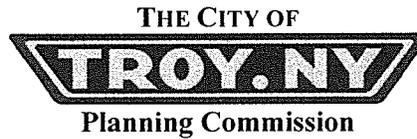
Sincerely,

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
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

October 10, 2013

Michael Madsen
25 Walnut Street
Troy, New York 12180

At the regular meeting of the City of Troy Planning Commission on October 10, 2013, this proposal was reviewed as part of the Planning Commission's **Consent Agenda**. The Commission declared this to be **Approved**

PC2013-058 Site Plan Review of a proposal to reoccupy a vacant bar. Project location is 76 Congress Street, a B-4 Zone, ID101.61-6-1. Applicant is Michael Madsen, 25 Walnut 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 October 10, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Any exterior seating to be approved by Planning Commission
3. Rear access is not to be used for smoking area.

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.

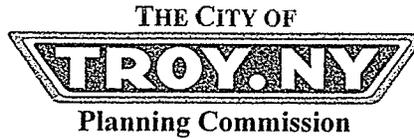
Sincerely,

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

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

October 15, 2013

Jackie Baldwin
110 8th Street
Troy NY 12180

At the regular meeting of the City of Troy Planning Commission on October 10, 2013, this proposal was reviewed as part of the Planning Commission's **Consent Review Agenda**. The Commission declared this to be **Approved**

PC2013-060 Review of a proposal to occupy a vacant store as a catering business. Project location is 162 3rd Street, an R-4 Zone, ID 101.69-8-1. Applicant is Jackie Baldwin, 162 3rd 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 October 10, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall submit Planning Commission Review fee of \$100 prior to the issuance of a work permit.

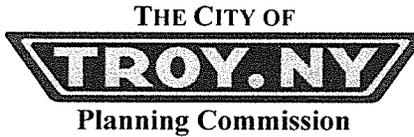
Please bring this letter with you to Code Enforcement when applying for your permit. Should you have any questions relative to this matter, please contact the Planning Department at (518) 279-7168.

Sincerely,

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

October 15, 2013

Kevin Mullins
90-94 Congress St
Troy, NY 12180

At the regular meeting of the City of Troy Planning Commission on October 10, 2013, this proposal was reviewed as part of the Planning Commission's **Conceptual Review Agenda**. The Commission declared this to be **Approved**

Rare Form Brewery Plans – 90 – 94 Congress Street Kevin Mullins Moved to Full and Final Review, 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 October 10, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.

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

Sincerely,

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
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

October 15, 2013

RJ Valente Companies
18 Button Road
Waterford, NY 12188

At the regular meeting of the City of Troy Planning Commission on October 10, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-059 Site Plan Review of a proposal to occupy a vacant industrial site with a transshipping facility. Project location is foot of Madison Street, a WCD Zone, ID111.28-4-1. Applicant is RJ Valente Companies, 18 Button Road, Waterford, NY 12188. **Scolite Site Full Approval Bruno Site Preliminary Approval**

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 October 10, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Application approval is for Scolite site only
3. Applicant shall abide by land use agreements of City of Troy.

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.

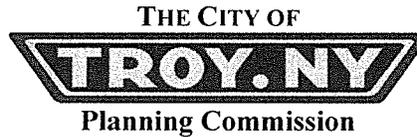
Sincerely,

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
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

October 15, 2013

Vecino Group
305 W Commercial Street
Springfield, MO 65803

At the regular meeting of the City of Troy Planning Commission on October 10, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-057 Site Plan Review of a proposal to occupy a commercial building with apartments, art studios and gallery. Project location is 621-623 Rover Street, an HWD Zone, ID 90.78-6-1. Applicant is Vecino Group, 305 W Commercial Street, Springfield MO 65803. **Approved with stipulations**

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 October 10, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall make provision for bikeway / pedestrian walkway to the rear of the property.

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.

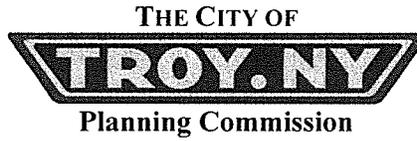
Sincerely,

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
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

October 15, 2013

Vecino Group
305 W Commercial Street
Springfield, MO 65803

At the regular meeting of the City of Troy Planning Commission on October 10, 2013, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

PC2013-056 Site Plan Review of a proposal to occupy a mixed use building as apartments. Project location is 444 River Street, an HWD Zone, ID101.38-1-1. Applicant is Vecino Group, 305 W Commercial Street, Springfield MO 65803, **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 October 10, 2013, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Exterior Modifications to be presented to the Historic Review Board

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 "Andrew Petersen".

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement