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 February 13, 2014 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:

Old Business

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

PC2013-065 Final Site Plan Review of a proposal to demolish 2 buildings and construct a Stewarts Shop. Project location is 9 112th Street, a B-2 Zone, ID 80.63-6-10. Applicant is Stewarts Shops, PO Box 435, Saratoga, NY 12866.

New Business

PC2013-076 Site Plan Review of a proposal to occupy a vacant commercial building as storage. Project location is 27 River Street, a WMD Zone, ID 100.76-8-2. Applicant is Adams Street Properties, 27 River Street, Troy, NY 12180. **Removed**

PC2014-002 Site Plan Review of a proposal to reoccupy a restaurant and bar. Project location is 664 Second Ave, a B-2 Zone, ID 80.48-1-6. Applicant is Dean Stebbins, 901 5th Ave, Troy, NY 12182.

PC2014-003 Site Plan Review of a proposal to construct a freestanding sign and tower at Hudson Commons. Project location is 120 Hoosick Street, an HCD Zone, ID 101.31-10-3./1. Applicant is Scott Fiske, Pardi Partnership Architecture, 25 Circle Street, Suite 101, Rochester, NY 14607

PC2014-004 Demolition and Site Plan Review of a proposal to demolish a portion of a building and construct a rear addition. Project location is 331 First Street, an R-4 Zone, ID 111.36-1-5. Applicant is Sidney Fleisher, 384 Second Street, Troy, NY 12180.

PC2014-005 Historic District Review of a proposal to reconstruct the façade of an existing bar. Project location is 104 3rd Street, a B-4 Zone, ID 101.61-6-20. Applicant is David Gardell, 104 3rd Street, Troy, NY 12180.

PC2014-007 Review of a proposal to occupy a storefront with a restaurant / assembly space. Project location is 159 River Street, a B-4 Zone, ID 100.60-3-10. Applicant is Mathew Wistuk, 1200 19th Street, Watervliet, NY 12189.

PC2014-008 Historic District Review of a proposal to add an awning and signage to a proposed café. Project location is 254 Broadway (Keenan Building) a B-4 Zone, ID 101.53-3-2.2. Applicant is Kevin Borowski, 24 Front St, Ballston Spa, NY 12020.

Conceptual

PC2014-006 Review of a proposal to convert a first floor office into a residential unit. Project location is 196 1st Street. Applicant is Peter Farinacci.

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 # PC2013-053

Applicant: Al Charland

Project Summary:

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

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

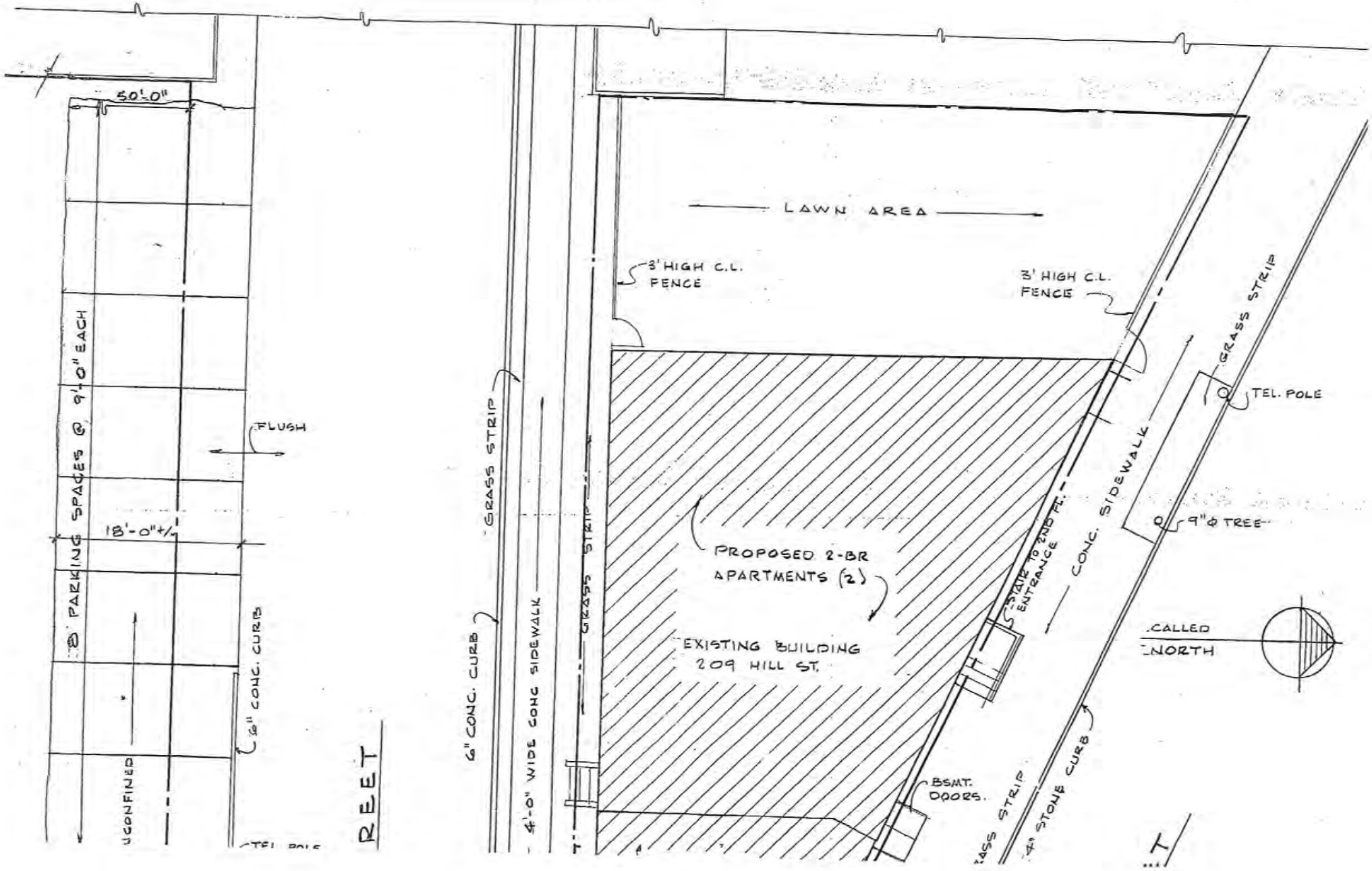
Prior Zoning Board Zoning Board October 2013 Use Variance **Approved** to operate *Used Car Sales Lot*

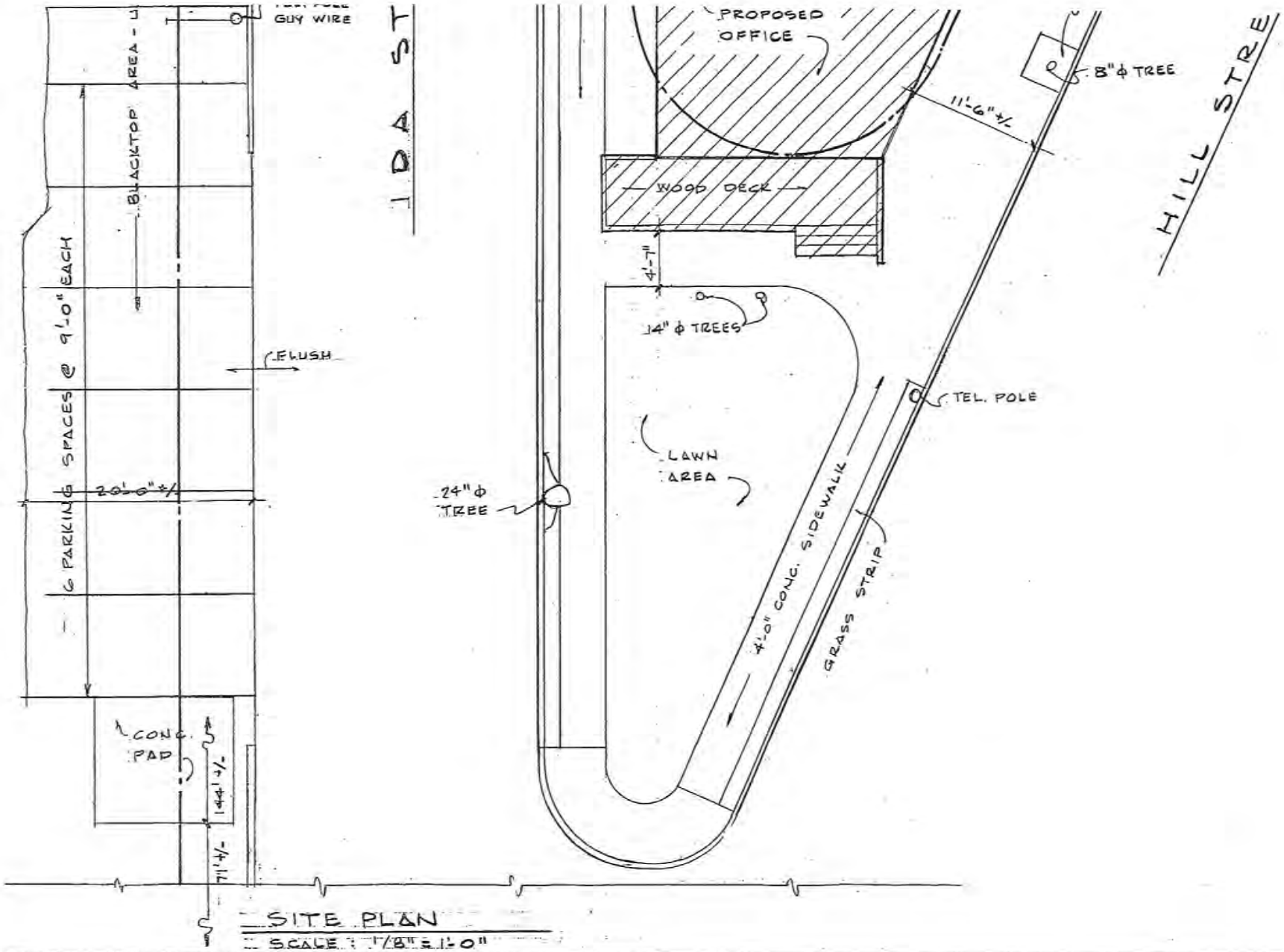
Site Design Review:

Applicant proposes to convert an existing bar into 2 apartments and an office space for a used car lot. Applicant will utilize the 14 car parking lot on the opposite side of Ida Street to sell approximately 4-5 cars. Other parking to be used for the 3 residential units and customer parking. Signage to conform to the R-4 Zone.
Should the application be approved there will be a total of 3 apartments and 1 office on site.
Stipulations

Limit number of cars on site to _____

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


50'-0"
8 PARKING SPACES @ 9'-0" EACH
18'-0"+/-
FLUSH
6" CONC. CURB
UNCONFINED
TEL. POLE
REET
GRASS STRIP
6" CONC. CURB
4'-0" WIDE CONC SIDEWALK
GRASS STRIP
LAWN AREA
3' HIGH C.L. FENCE
3' HIGH C.L. FENCE
PROPOSED 2-BR APARTMENTS (2)
EXISTING BUILDING 209 HILL ST.
STEPS TO 2ND FL. ENTRANCE
BSMT. DOORS.
CONC. SIDEWALK
GRASS STRIP
TEL. POLE
9"Ø TREE
4" STONE CURB
CALLED NORTH



SITE PLAN

SCALE: 1/8" = 1'-0"

Staff Report # PC2013-065

Applicant: Stewarts Shops

Project Summary:

PC2013-065 Site Plan Review of a proposal to demolish 2 buildings and construct a Stewarts Shop. Project location is 9 112th Street, a B-2 Zone, ID 80.63-6-10. Applicant is Stewarts Shops, PO Box 435, Saratoga, NY 12866.

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 NONE

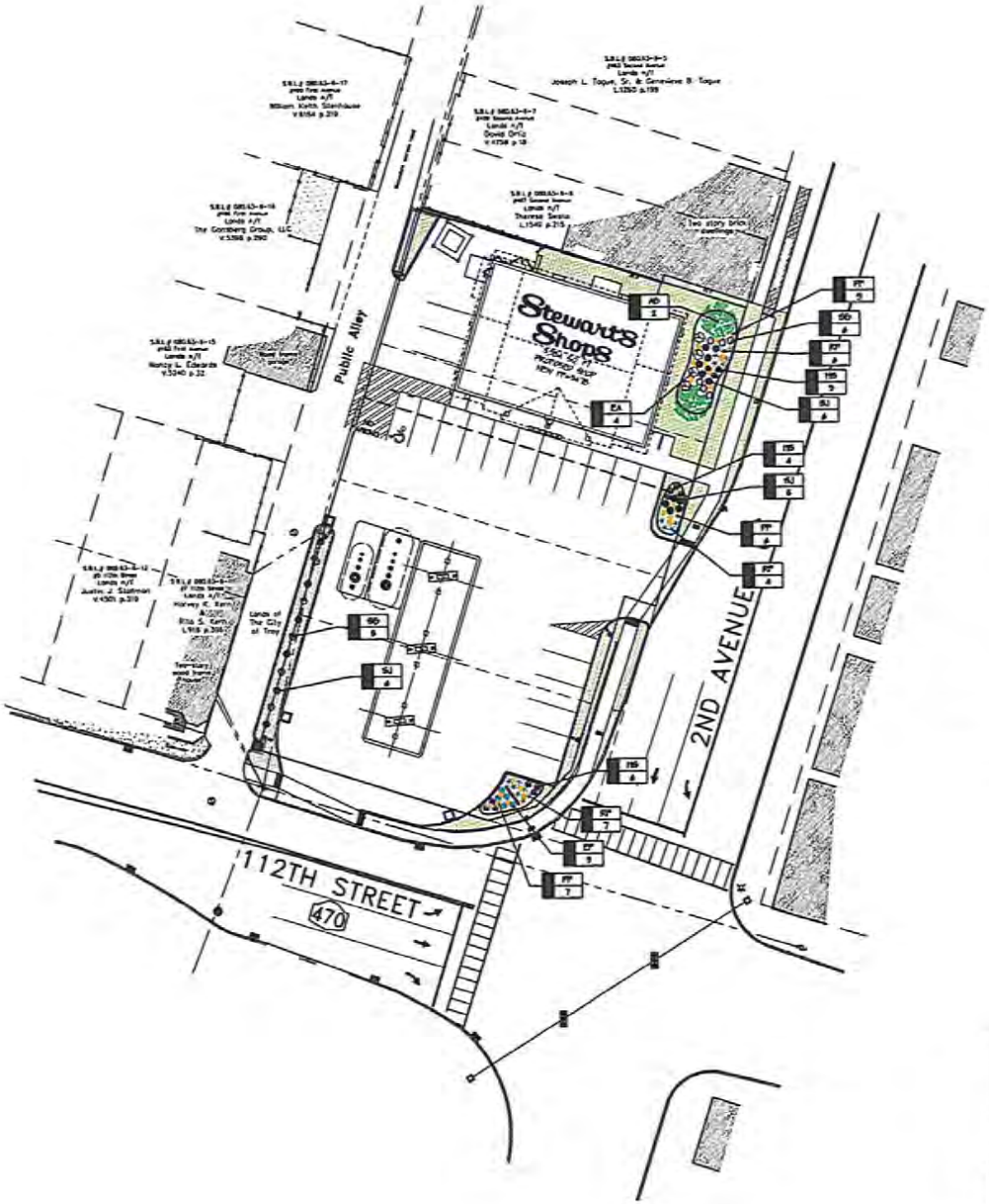
Prior Zoning Board NOT REQUIRED

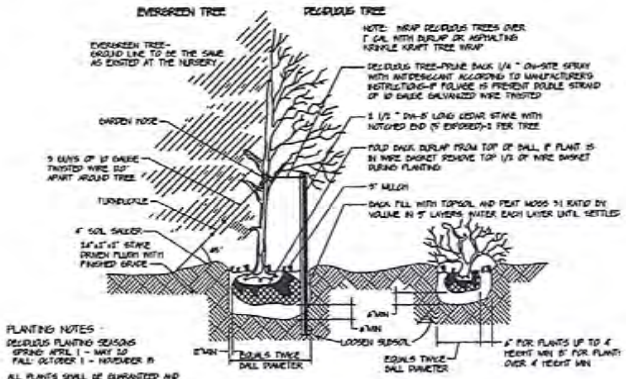
Site Design Review:

- Applicant proposes to construct a new Stewarts Shop at the site of an existing Stewarts Shop. The overall site plan calls for the acquisition of the parcel located to the north of the existing Stewarts (both the house and vacant lot). The existing home is to be removed. The new structure will be constructed on this portion of the lot while the existing structure remains. Once construction completes the existing Stewarts will be demolished and gas pumps relocated to this area. Throughout the phases of construction the site will remain in full operation.
- The existing structure 845 Second Ave will be removed. The applicant will do a pre and post survey of the adjacent structure. This visual / structural survey will be detailed by the City Engineers. The structure will be removed in accordance with a demolition plan to be prepared by the City Engineer. After construction of the new store the existing store will be removed.
- Applicant proposes a single egress ingress point on 112th Street and a single egress/ingress on 2nd Ave. Access from the alley is also proposed.
- Applicant will install a dumpster and enclosure to the northern rear of the property at the alley. A stockade vinyl fence and landscape buffer approximately 10 feet in width will be constructed to the side of the building where it abuts the residential 487 2nd Ave.
- Applicant will construct a monument style sign using the nearby CVS and Mr. Subb as examples for scale and location. A decorative fence is also proposed as a pedestrian safety measure creating a physical buffer between pedestrian right of ways and parking lot.
- Applicant will install street trees where required by the 112th Street, Lansingburgh Village Study.
- Applicant will adequately light the parking area and rear alley to address neighbors concerns.
- Applicant has provided a landscape plan and proposes a variety of species at the front of the building as a natural buffer to the residential use located at 487 2nd Ave.

Stipulation
Dumpster pickup limited from 7AM – 7PM

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





PLANTING NOTES

DELIDUOUS PLANTING SEASONS
SPRING: APRIL 1 - MAY 30
FALL: OCTOBER 1 - NOVEMBER 15

ALL PLANTS SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 1 YEAR AFTER BEING PROPERLY PLANTED.

REPLACEMENT PLANTS SHALL BE PLANTED IN CONFORMANCE WITH THE SAME SPECIFICATIONS AS THE ORIGINAL PLANTS.

WEED MAT TO BE USED IN ALL PLANTING BEDS

1 / S-7 PLANTING DETAIL
SCALE: NONE
CROSS REFERENCE: NONE

PLANT LIST

	KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
TREES						
	AD	ACER BUERGERIANUM	TRIDENT MAPLE	1	2 1/2" CAL.	AS SHOWN
SHRUBS	BG	SPIRAEA BUMALDA	BUMALDA SPIREA	8	18"-24"	AS SHOWN
	SJ	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	13	18"-24"	AS SHOWN
	DA	DIANTHUS ALPINUS COMPACTUS	DWARF DUTCH COMPACTA	4	12"-18"	AS SHOWN
PERENNIALS	HS	HEMEROCALLIS STELLA DE ORO	DAYLILY - STELLA DE ORO	19	1 GAL.	AS SHOWN
	RF	RUDBECKIA FULGIDA	BLACK-EYED SUSAN	21	1 GAL.	AS SHOWN
	LP	LUPINUS PURPUREA RUSSY GEM	LUPINE - PURPLE	4	1 GAL.	AS SHOWN
	PF	PENNISETUM FIRELT	GRASS - FIRELT FOUNTAIN	13	1 GAL.	AS SHOWN

ALL PLANTING BEDS TO BE BERMED UP AND MULCHED WITH BLACK MULCH

112TH STREET - 112 - #191

9 112TH STREEET - TROY, NY 12182

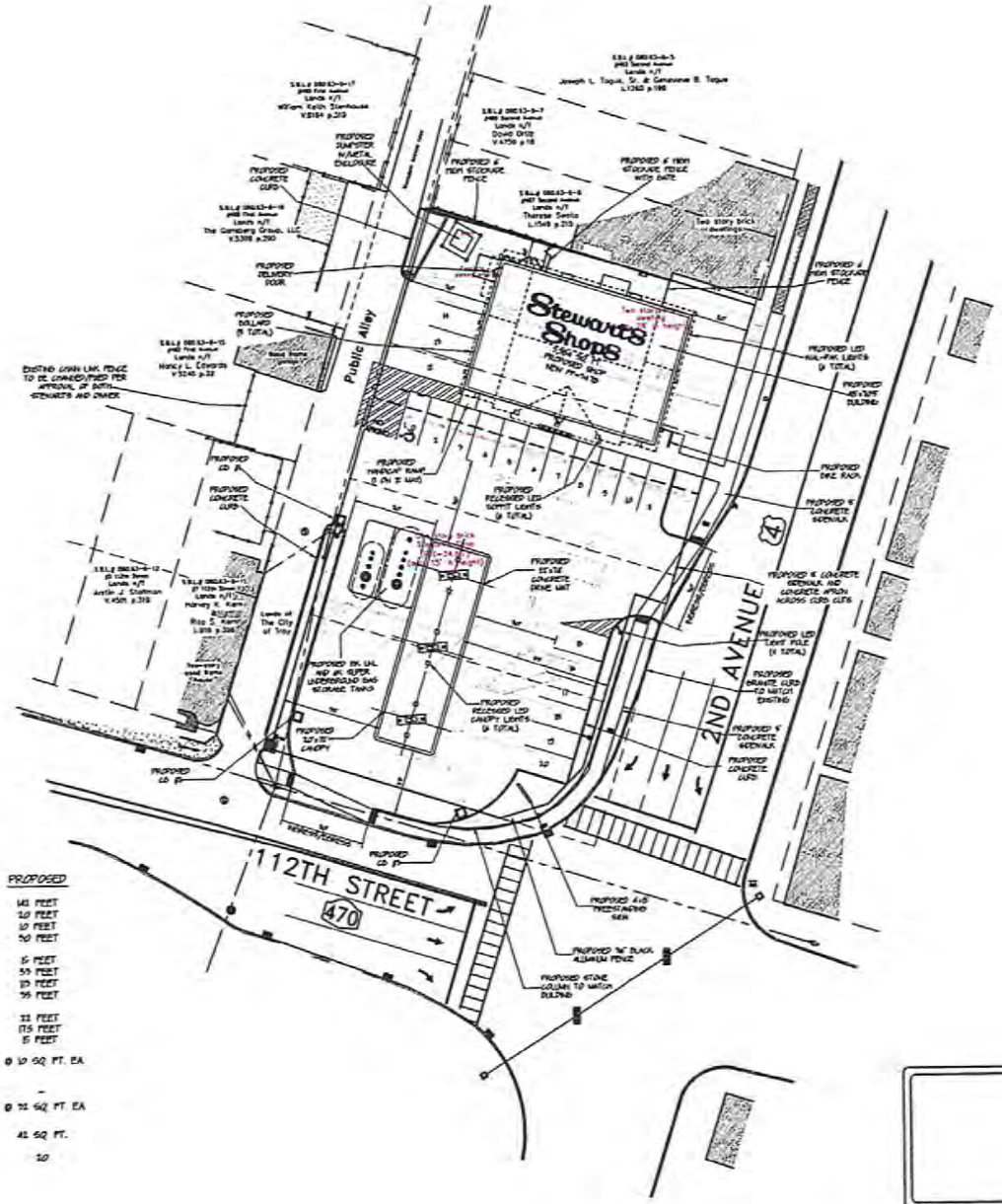
DATE	REVISIONS

Stewart's
P.O. BOX 435
SARATOGA SPRINGS, NY 12866
TEL. (518)581-5200 FAX (518)581-5215

DRAWN BY: MA
SCALE: 1" = 30'
DATE: 12/11/19

DRAWING NO: S-7

TITLE: PROPOSED LANDSCAPE PLAN



PROPOSED

- STORM WATER CATCH BASIN
- LIGHT POLE
- SANITARY CLEANOUT
- STORMWATER FLOW DIRECTION
- PAVEMENT GRADE BREAK
- DRAINAGE LINE
- 1" TYPE "K" WATER LATERAL
- 4"PVC SEWER LATERAL
- UTELEPHONE UNDERGROUND TELEPHONE AND ELECTRIC CONDUIT
- 100 ELEVATION CONTOUR
- UE UNDERGROUND ELECTRIC
- G UNDERGROUND GAS LINE
- IR IRRIGATION SLEEVE

CITY OF TROY
RENSSELAER CO., NY.
ZONE: WMD

	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK (SOUTH)	10 FEET	41 FEET	41 FEET
FRONT SETBACK (EAST)	10 FEET	56 FEET	10 FEET
SIDE SETBACK (NORTH)	10 FEET	16 FEET	10 FEET
REAR SETBACK (WEST)	10 FEET	5 FEET	50 FEET
CANOPY FRONT SETBACK (SOUTH)	10 FEET	1 FOOT	15 FEET
CANOPY FRONT SETBACK (EAST)	10 FEET	55 FEET	55 FEET
CANOPY SIDE SETBACK (NORTH)	10 FEET	105 FEET	10 FEET
CANOPY REAR SETBACK (WEST)	10 FEET	55 FEET	55 FEET
BUILDING HEIGHT	30 FEET	22 FEET	22 FEET
CANOPY HEIGHT	30 FEET	15.5 FEET	15.5 FEET
FREE-STANDING SIGN HEIGHT	-	-	15 FEET
BUILDING SIGN	-	1 @ 10 SQ. FT. EA 1 @ 32 SQ. FT. EA	1 @ 10 SQ. FT. EA
CANOPY SIGN	-	2 @ 10 SQ. FT. EA	-
FREE-STANDING SIGN	-	-	1 @ 32 SQ. FT. EA
TOTAL SIGNAGE	-	52 SQ. FT.	42 SQ. FT.
PARKING (9'x18')	55/1,000 (11 SPACES)	8	20

EXISTING
SITE USEAGE DATA

TOTAL SITE	32,744 SQ. FT.	100%
GREENSPACE	9,884 SQ. FT.	30%
BUILDING	4,270 SQ. FT.	13%
CONCRETE	3,271 SQ. FT.	10%
PAVEMENT	15,314 SQ. FT.	46%

PROPOSED
SITE USEAGE DATA

TOTAL SITE	32,744 SQ. FT.	100%
GREENSPACE	3,959 SQ. FT.	12%
BUILDING	5,304 SQ. FT.	16%
CONCRETE	2,846 SQ. FT.	9%
PAVEMENT	15,640 SQ. FT.	48%

112TH STREET – 112 – 470

9 112TH STREEET – TROY, NY 12182

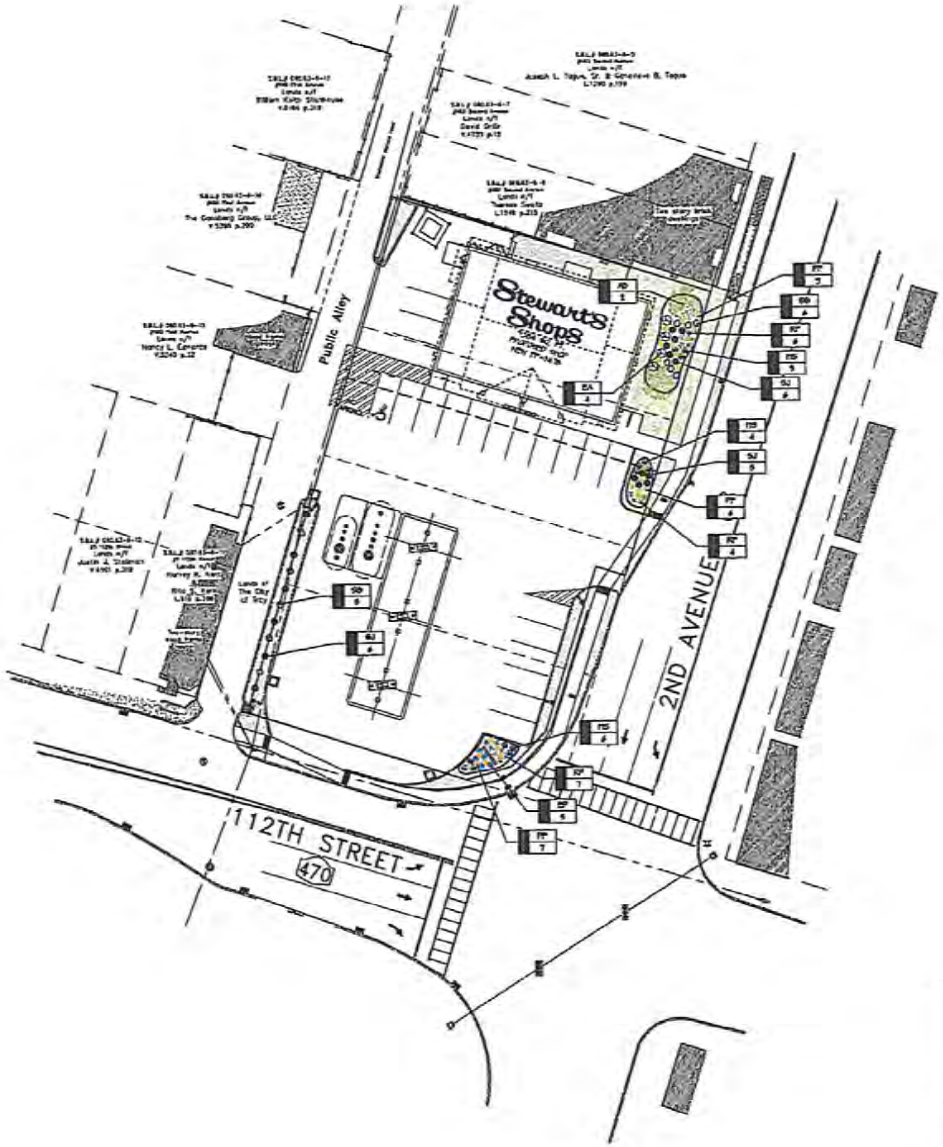
DATE	REVISIONS
8/31/17	[illegible]
9/19/17	[illegible]
1/24/18	[illegible]
2/14/18	[illegible]
5/29/19	[illegible]

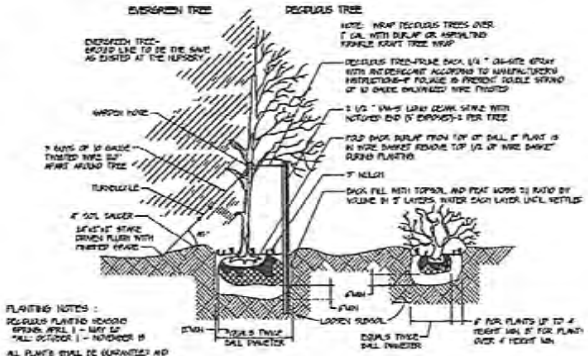
Stewarts
P.O. BOX 455
SARATOGA SPRINGS, NY 12866
TEL. (518)581-5400 FAX (518)581-5401

DRAWN BY: MA
SCALE: 1" = 20'
DATE: 10/15/19
DRAWING NO. S-1

OWNER: LA Building, LLC
PO Box 12
Middle Grove, NY 12850

TITLE: PROPOSED SITE PLAN





PLANTING NOTES :

DECIDUOUS PLANTING SEASONS
SPRING: APRIL 1 - MAY 20
FALL: OCTOBER 1 - NOVEMBER 15

ALL PLANTS SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF 1 YEAR AFTER BEING PROPERLY PLANTED.

REPLACEMENT PLANTS SHALL BE PLANTED IN CONFORMANCE WITH THE SAME SPECIFICATIONS AS THE ORIGINAL PLANTS

NEED MAT TO BE USED IN ALL PLANTING BEDS

1 / S-7 PLANTING DETAIL
SCALE: NONE
GROSS REFERENCE: NONE

PLANT LIST

	ABRV	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING
TREES						
	AB	ACER BURBERARIUM	TRIDENT MAPLE	3	3 1/2" CAL.	AS SHOWN
SHRUBS						
	BB	SPIRAEA BOLDWOOD	BOLDWOOD SPIREA	6	24"-30"	AS SHOWN
	BJ	SPIRAEA JAPONICA	LITTLE PRINCESS SPIREA	17	24"-30"	AS SHOWN
	BA	BUSHALIS ALATUS COMPACTUS	BURNING BUSH COMPACTA	4	24"-30"	AS SHOWN
PERENNIALS						
	HS	HEMEROCALLIS STELLA DE ORO	DAILLY - STELLA DE ORO	15	2 GAL.	AS SHOWN
	AT	RUDYCOPIA FULGIDA	BLACK-EYED SUSAN	17	2 GAL.	AS SHOWN
	AF	ECHINACEA PURPUREA RUBY STAR	CONEFLOWER - PURPLE	1	6 GAL.	AS SHOWN
	PP	PENNISETUM PIOLET	BRASS - PIOLET PENNISETUM	13	1 GAL.	AS SHOWN

ALL PLANTING BEDS TO BE BERMED UP AND MULCHED WITH BLACK MULCH

112TH STREET - 112 - #131

9 112TH STREEET - TROY, NY 12182

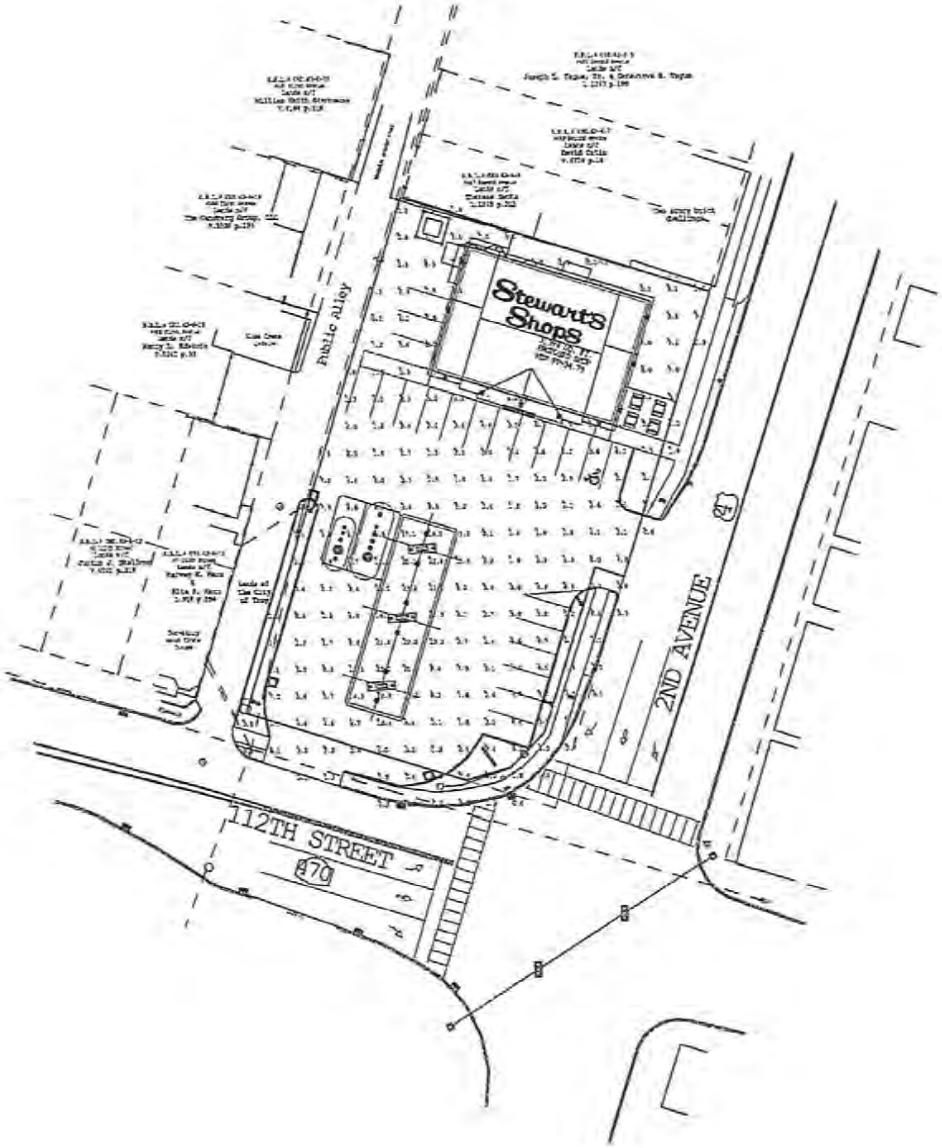
DATE	REVISIONS

Stewart's
P.O. BOX 405
SARATOGA SPRINGS, NY 12866
TEL. 800-800-5247 FAX 800-800-8425

DRAWN BY: NA
SCALE: 1" = 20'
DATE: 12/8/19

DRAWING NO: S-7

TITLE: PROPOSED LANDSCAPE PLAN



Luminaire Schedule						
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[illegible]	6	[illegible]	SINGLE	N.A.	1.000	[illegible]
[illegible]	5	[illegible]	SINGLE	N.A.	1.000	[illegible]

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Illuminance	Fc	5.00	24.3	0.5	N.A.	N.A.

112TH STREET - 112 - #131

9 112TH STREEET - TROY, NY 12182

DATE	REVISIONS

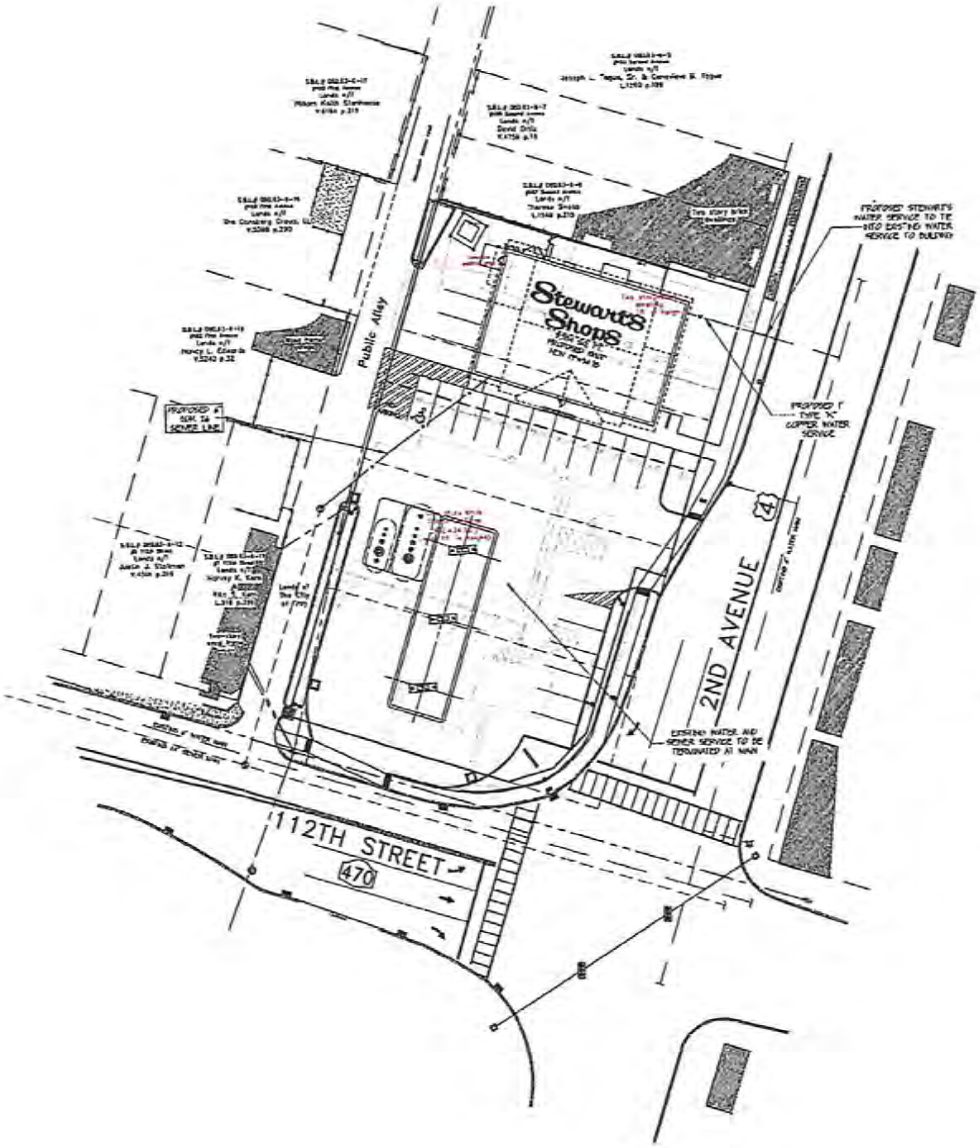
Stewart's

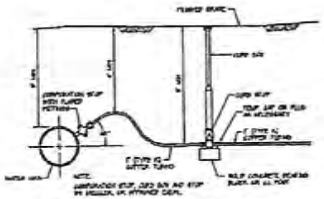
P.O. BOX 419
SARATOGA SPRINGS, NY 12866

DRAWN BY: [illegible]
SCALE: 1" = 20'
DATE: 2/3/09

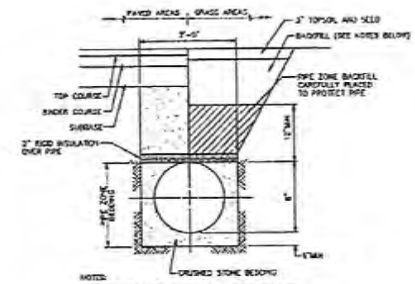
DRAWING NO. S-5

TITLE: PROPOSED PHOTOMETRIC PLAN



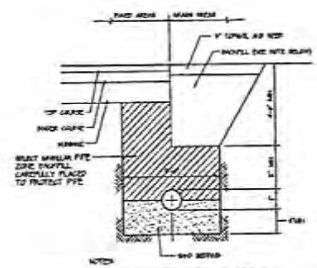


1 COPPER WATER SERVICE PIPE
SCALE: NONE
DRAWN REFERENCE NONE



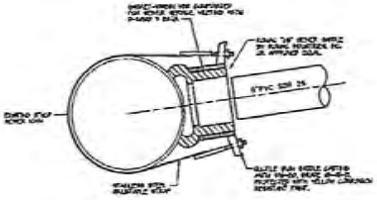
NOTES:
1. ALL CULVERT BACKFILL SHALL CONFORM TO SECTION 250 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS. COMPACT 6" LIFTS MAX.
2. ALL EXCAVATION AND TRENCHING SHALL MEET OSHA REQUIREMENTS AND ALL STATE AND LOCAL SAFETY REGULATIONS SEE GENERAL NOTES, THIS DRAWING.

2 PVC SEWER LATERAL TRENCH AND BEDDING DETAIL
SCALE: NONE
DRAWN REFERENCE NONE



NOTES:
1. ALL CULVERT BACKFILL SHALL CONFORM TO SECTION 250 OF THE N.Y.S.D.O.T. STANDARD SPECIFICATIONS. COMPACT 6" LIFTS MAX.
2. ALL EXCAVATION AND TRENCHING SHALL MEET OSHA REQUIREMENTS AND ALL STATE AND LOCAL SAFETY REGULATIONS, SEE GENERAL NOTES, THIS DRAWING.

3 COPPER WATER LATERAL TRENCH AND BEDDING DETAIL
SCALE: NONE
DRAWN REFERENCE NONE



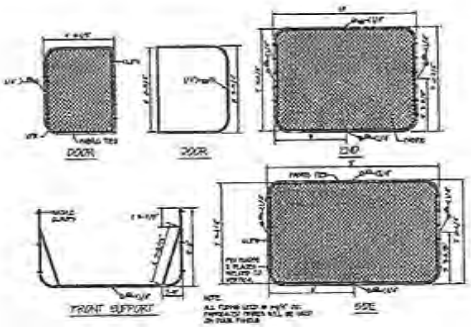
4 SEWER SADDLE DETAIL
SCALE: NONE
DRAWN REFERENCE NONE

	112TH STREET – 112 – #131
	9 112TH STREEET – TROY, NY 12182
DATE	REVISIONS

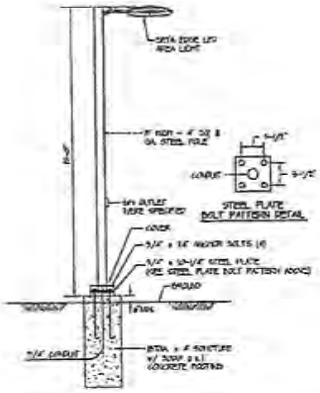
Stewart's
P.O. BOX 435
SARATOGA SPRINGS, NY 12866
TEL. 800-[illegible] FAX 800-[illegible]

DRAWN BY: [illegible]
SCALE: 1" = 20'
DATE: [illegible]
DRAWING NO. S-5

TITLE: PROPOSED UTILITY PLAN



1 DUMPSTER FENCE DETAIL
SCALE: NONE
GRAPHIC REFERENCE: NONE



5 LIGHT POLE DETAIL
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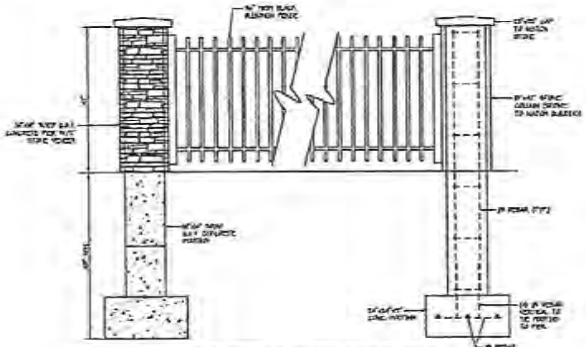
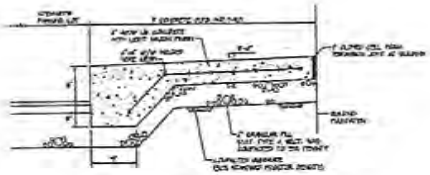
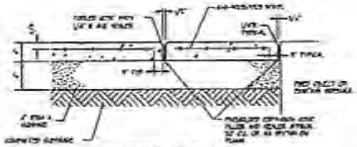
GRAPHIC REFERENCE: NONE

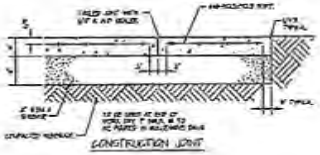


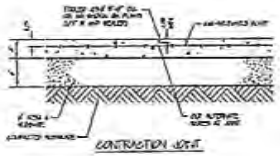
6 FENCE & STONE COLUMN DETAIL
SCALE: NONE
GRAPHIC REFERENCE: NONE

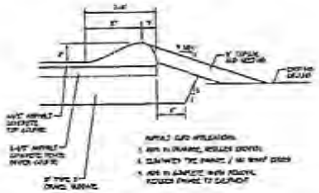


3 CURB AND SIDEWALK DETAIL
SCALE: NONE
GRAPHIC REFERENCE: NONE

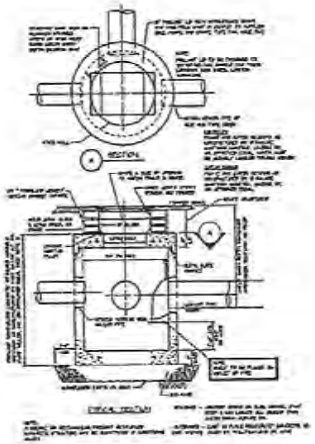




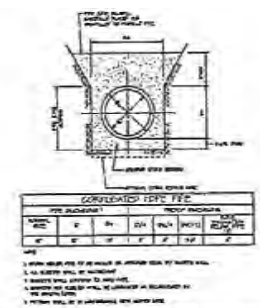




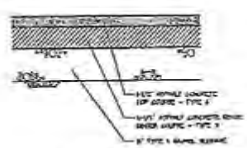
9 ASPHALT CURB DETAIL
SCALE: NONE
GRAPHIC REFERENCE: NONE



4 PRECAST CONCRETE DRAINAGE CATCH BASIN
SCALE: NONE
GRAPHIC REFERENCE: NONE



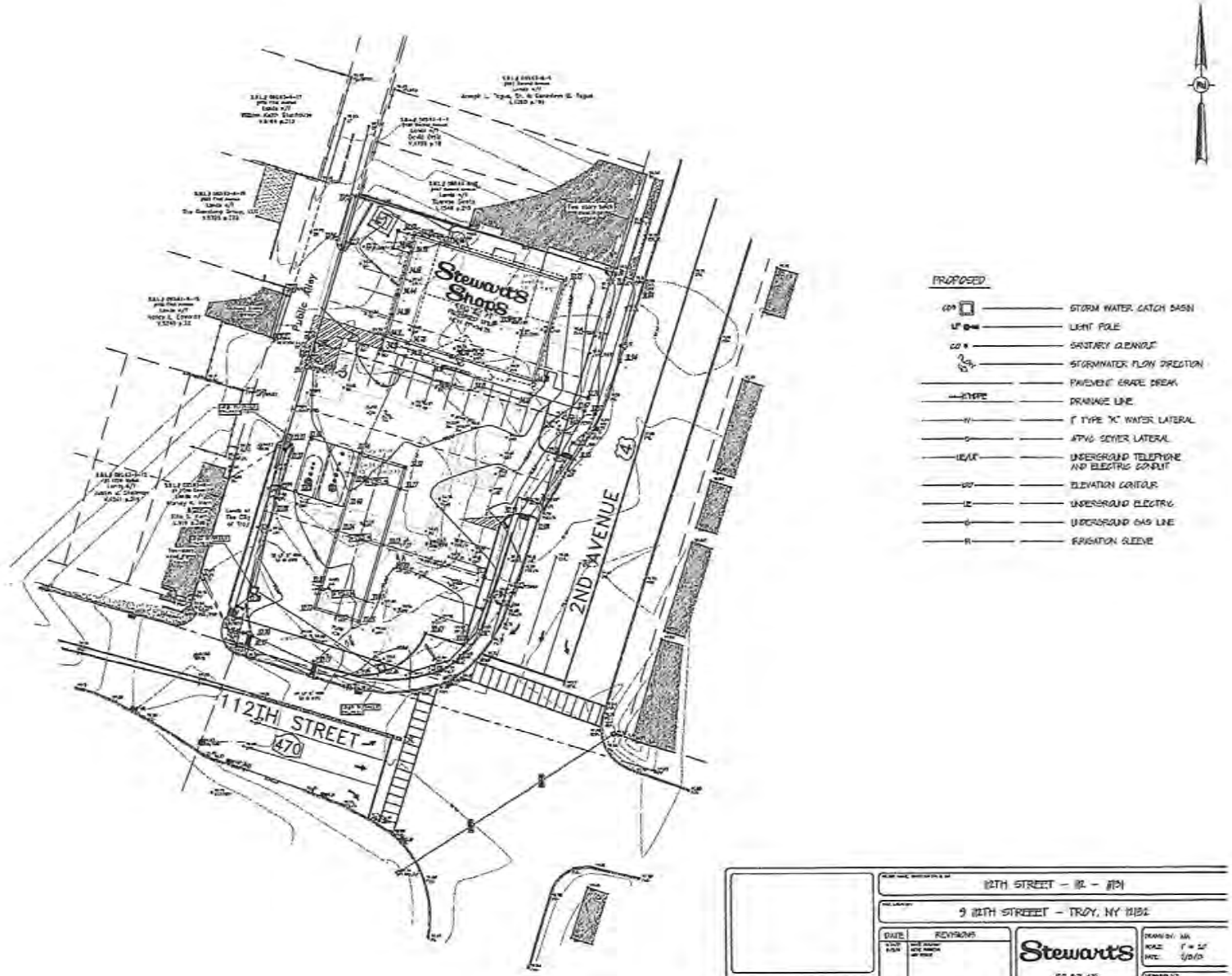
1 STORM SEWER CORRUGATED HDPE PIPE BEDDING
SCALE: NONE
GRAPHIC REFERENCE: NONE



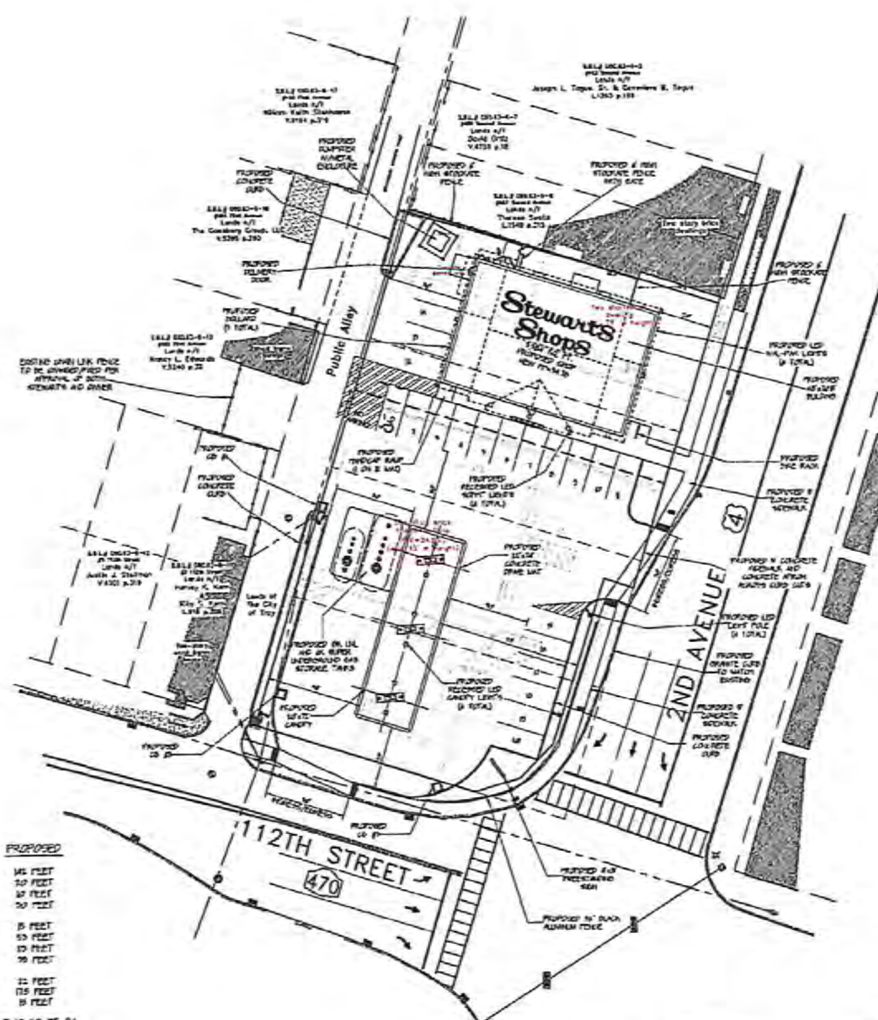
4 PARKING LOT PAVEMENT SCHEDULE
SCALE: NONE
GRAPHIC REFERENCE: NONE

5 CONCRETE SIDEWALK DETAIL
SCALE: NONE
GRAPHIC REFERENCE: NONE

	112TH STREET - 112 - #31
	9 112TH STREEET - TROY, NY 12182
DATE	REVISIONS
	Stewart's
	PROPOSED SITE DETAILS
	S-4



Stewart's Shops
Public Alley
2ND AVENUE
112TH STREET
470
PROPOSED
STORM WATER CATCH BASIN
LIGHT POLE
SANITARY CLEANOUT
STORMWATER FLOW DIRECTION
PAVEMENT GRADE BREAK
DRAINAGE LINE
1" TYPE "K" WATER LATERAL
4"PVC SEWER LATERAL
UNDERGROUND TELEPHONE AND ELECTRIC CONDUIT
ELEVATION CONTOUR
UNDERGROUND ELECTRIC
UNDERGROUND GAS LINE
IRRIGATION SLEEVE
112TH STREET – 112 – #131
9 112TH STREET – TROY, NY 12182
DATE
REVISIONS
Stewart's
SARATOGA SPRINGS, NY 12866
S-3
PROPOSED GRADING PLAN



PROPOSED

- STORM WATER CATCH BASIN
- LIGHT POLE
- SANITARY CLEANOUT
- STORMWATER FLOW DIRECTION
- PAVEMENT GRADE BREAK
- DRAINAGE LINE
- 1" TYPE "K" WATER LATERAL
- 4"PVC SEWER LATERAL
- UNDERGROUND TELEPHONE AND ELECTRIC CONDUIT
- ELEVATION CONTOUR
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS LINE
- IRRIGATION SLEEVE

CITY OF TROY
RENSSELAER CO., N.Y.
ZONE: WND

	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK (SOUTH)	30 FEET	82 FEET	145 FEET
FRONT SETBACK (EAST)	20 FEET	36 FEET	20 FEET
SIDE SETBACK (NORTH)	10 FEET	16 FEET	17 FEET
REAR SETBACK (WEST)	20 FEET	9 FEET	50 FEET
CANOPY FRONT SETBACK (SOUTH)	20 FEET	1 FOOT	15 FEET
CANOPY FRONT SETBACK (EAST)	20 FEET	55 FEET	53 FEET
CANOPY SIDE SETBACK (NORTH)	10 FEET	125 FEET	10 FEET
CANOPY REAR SETBACK (WEST)	20 FEET	75 FEET	78 FEET
BUILDING HEIGHT	30 FEET	22 FEET	21 FEET
CANOPY HEIGHT	30 FEET	115 FEET	115 FEET
FREE-STANDING SIGN HEIGHT	-	-	8 FEET
BUILDING SIGN	-	1 @ 17 SQ. FT. EA 1 @ 21 SQ. FT. EA	1 @ 10 SQ. FT. EA
CANOPY SIGN	-	2 @ 17 SQ. FT. EA	-
FREE-STANDING SIGN	-	-	1 @ 16 SQ. FT. EA
TOTAL SIGNAGE	-	51 SQ. FT.	42 SQ. FT.
PARKING (9x19)	35/1000 (8 SPACES)	8	10

EXISTING
SITE USEAGE DATA

TOTAL SITE	22,744 SQ. FT.	100%
GREENSPACE	5,866 SQ. FT.	25%
BUILDING	3,377 SQ. FT.	15%
CONCRETE	3,078 SQ. FT.	14%
PAVEMENT	6,554 SQ. FT.	95%

PROPOSED
SITE USEAGE DATA

TOTAL SITE	22,744 SQ. FT.	100%
GREENSPACE	2,555 SQ. FT.	11%
BUILDING	3,584 SQ. FT.	16%
CONCRETE	2,846 SQ. FT.	13%
PAVEMENT	13,560 SQ. FT.	59%

112TH STREET - 112 - #211

9 112TH STREEET - TROY, NY 12182

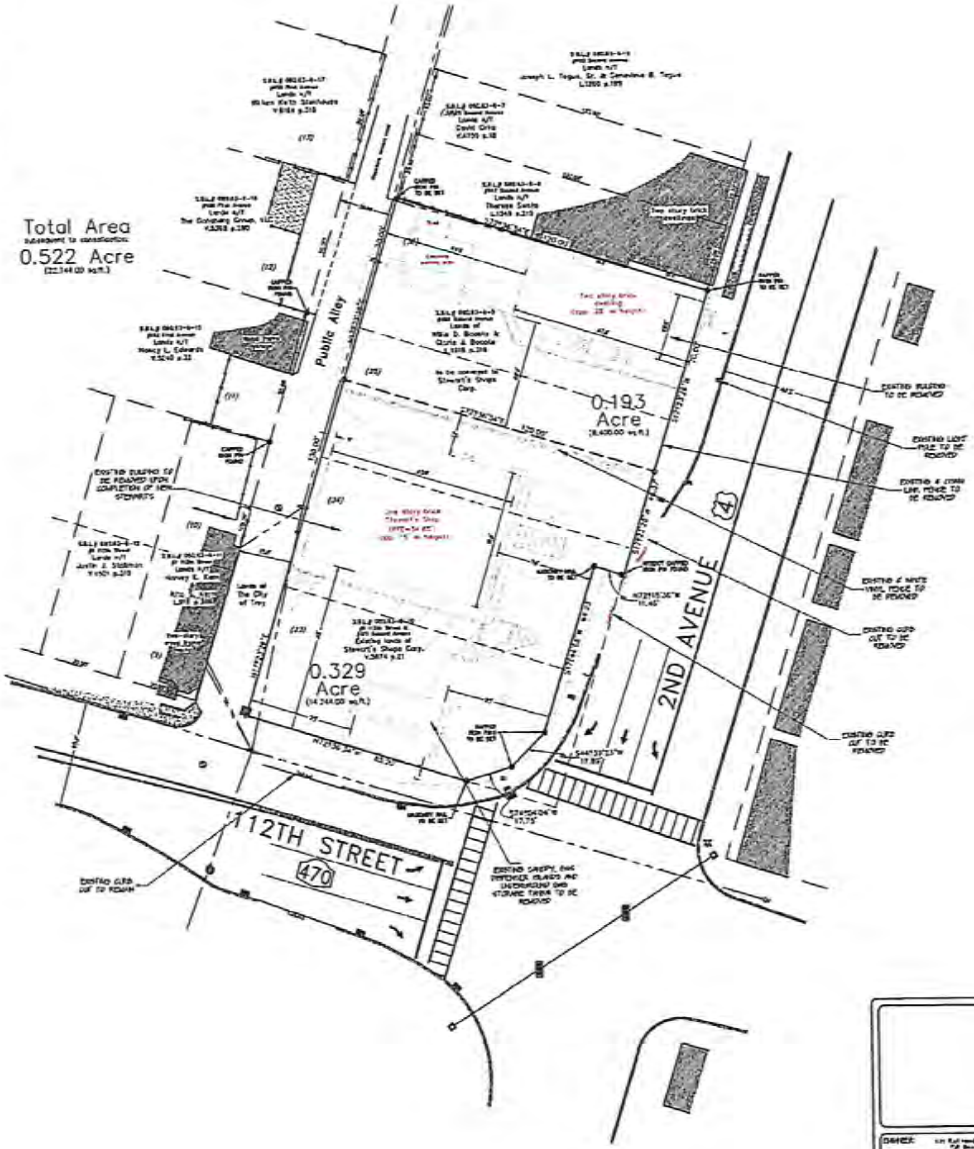
DATE	REVISIONS

Stewart's
P.O. BOX 435
SARATOGA SPRINGS, NY 12866

DRAWING NO.: S-2

TITLE: PROPOSED SITE PLAN

SITE LOCATION MAP



- Iron pin
- Masonry nail
- Unmonumented property corner
- Chain-link fence
- Stockade fence
- Guard rail
- Sewer manhole
- Catch basin
- Curb inlet
- Overhead utilities
- Guy wire
- Traffic signal control panel
- Fire hydrant
- Water valve
- Water shutoff
- Lightpole
- Signpost

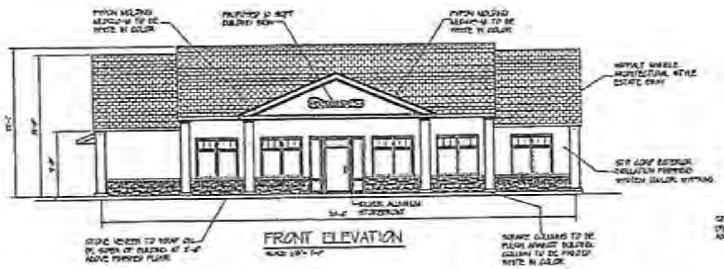
Notes:

1. Deed Reference: Mobil Oil Corporation to Duke Brothers, Inc., dated June 25, 1993 and recorded in the Rensselaer County Clerk's Office on October 7, 1993 in Liber 1369 of Deeds at page 67.
2. Deed Reference: Joseph D. Monopoli and Catherine A. Monopoli to Willie D. Bocete and Gloria J. Bocete, dated January 13, 2005 and recorded in the Rensselaer County Clerk's Office in Liber 1818 of Deeds at page 319.
3. Deed Reference: Stewart's Shops Corp., by virtue of a name change from Stewart's Ice Cream Company, Inc. as the sole stockholder of Duke Brothers, Inc., to Stewart's Shops Corp., dated December 31, 2003 and recorded in the Rensselaer County Clerk's Office in Volume 5674 of Deeds at page 21.
4. Lot numbers in parentheses refer to map of the First Division of the Village of Lansingburgh (now the 16th Ward of the City of Troy) made by Joseph Blandford, Surveyor in 1771. Stewart's deed grants title to Lots 33 and 34, as well as the southerly 30 feet of Lot 35.
5. Property lines around reconstructed intersection were established by NYSDOT Notice of Appropriation dated June 22, 1995 and recorded in the Rensselaer County Clerk's Office in Liber 1781 of Deeds at page 174, reference is made thereto to Map no. 4, Parcel no. 4 for City of Troy, 112th Street, dated October 28, 1993 approved on May 2, 1995 and recorded in the Rensselaer County Clerk's Office in Envelope #1512A.
6. This survey was prepared without benefit of a full abstract of title and is therefore subject to any and all rights-of-way and/or easements of record, particularly for underground utilities, which were not marked on the surface on the date of the field survey.
7. Elevations shown hereon conform to NAVD 1988, as determined by trigonometric leveling to NGS benchmark AB0(rev4) (PID# WZ2910) located on the east face of the brick wall on the W.T. Larkin building at the west (Cohoes) end of the 112th Street bridge over the Hudson River.

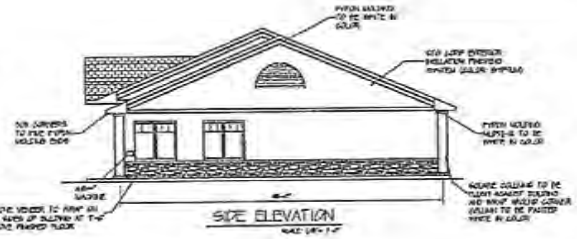
	112TH STREET – 112 – #131
	9 112TH STREEET – TROY, NY 12182
DATE	REVISIONS
	Stewart's P.O. BOX 435 SARATOGA SPRINGS, NY 12866 TEL. 518/581-5201 FAX 518/581-5203
	DRAWN BY: NA SCALE: 1" = 20' DATE: 12/15/10
	DRAWING NO. S-1
	TITLE: EXISTING SITE PLAN

PROPOSED STEWART'S SHOP
9 112TH STREET
TROY, NY 12182

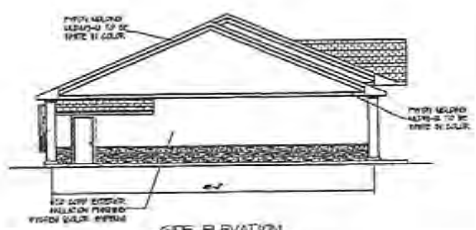
SHEET NO.	DRAWING NAME	DESCRIPTION
1	T-1	TITLE SHEET
2	S-1	EXISTING SITE PLAN
3	S-2	PROPOSED SITE PLAN
4	S-3	PROPOSED GRADING PLAN
5	S-4	PROPOSED SITE DETAILS
6	S-5	PROPOSED UTILITY PLAN
7	S-6	PROPOSED PHOTOMETRIC PLAN
8	S-7	PROPOSED LANDSCAPE PLAN



FRONT ELEVATION

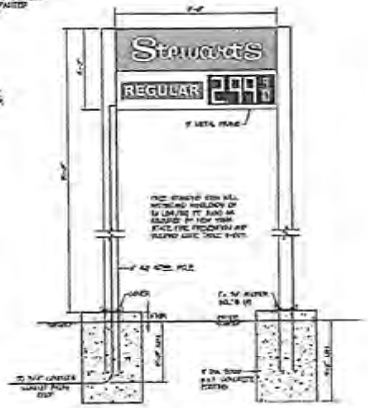


SIDE ELEVATION

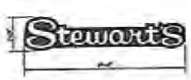


SIDE ELEVATION

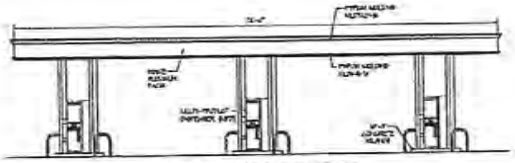
REAR ELEVATION



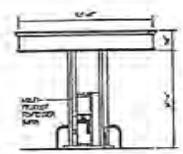
PROPOSED LED FREESTANDING SIGN



PROPOSED SIGN



CANOPY FRONT ELEVATION



CANOPY SIDE ELEVATION

112TH STREET – 112 – #131

9 112TH STREEET – TROY, NY 12182

DATE	REVISIONS

Stewart's

P.O. BOX 478
SARATOGA SPRINGS, NY 12866

DRAWN BY: WA
SCALE: 1/8" = 1'-0"
DATE: 12/15/19

DRAWING NO. T-1

TITLE: TITLE SHEET

Staff Report # PC2013-076

Applicant: Adams Street Properties

Project Summary:

PC2013-076 Site Plan Review of a proposal to occupy a vacant commercial building as storage. Project location is 27 River Street, a WMD Zone, ID 100.76-8-2. Applicant is Adams Street Properties, 27 River 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 None required

Site Design Review:

Applicant proposes to reoccupy a vacant storage / manufacturing / shipping facility (Levonians) with storage for heavy equipment for various businesses under the same ownership / management

Stipulations

Applicant will be required to recertify sprinkler system
Applicant shall verify contents of the building with Troy Fire Department.

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

Removed

Staff Report # PC2014-002

Applicant: Dean Stebbins

Project Summary:

PC2014-002 Site Plan Review of a proposal to reoccupy a restaurant and bar. Project location is 664 Second Ave, a B-2 Zone, ID 80.48-1-6. Applicant is Dean Stebbins, 901 5th Ave, Troy, NY 12182.

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 Use Variance to allow for SRO apartments on the second floor

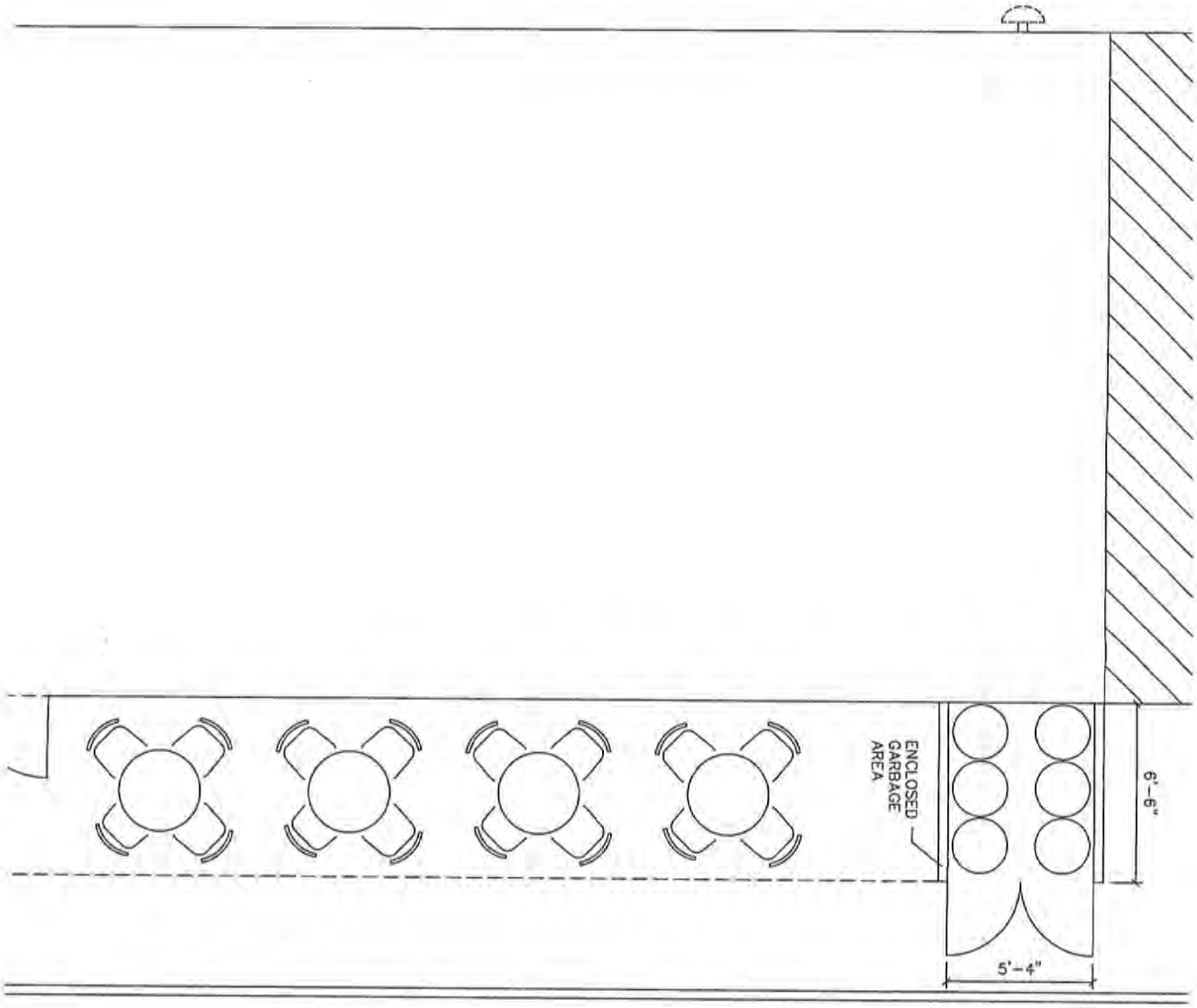
Site Design Review:

Applicant proposes to reoccupy a vacant bar as a bar and restaurant. The construction of a commercial kitchen and complete rehab of the first floor is proposed. The upper floor will consist of 1 two (2) bedroom (owner occupied) apartment and a 6 bedroom SRO unit. Applicant has adequate parking in adjacent lot.
The applicant proposes exterior dining on the south side of the building and will retain proper ADA compliant walkway in CROW.

Stipulations

Hours not to exceed 2 AM

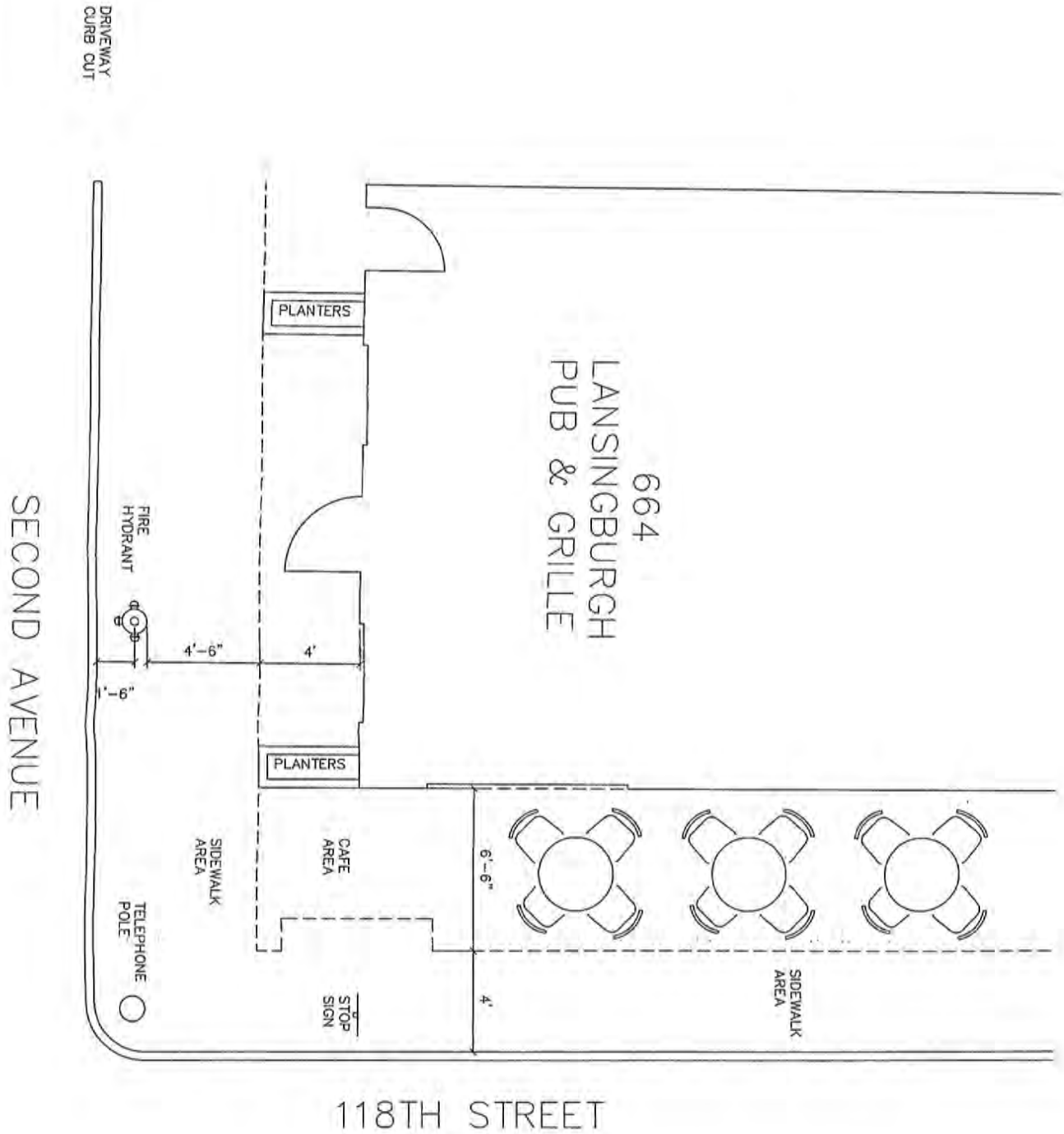
All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY OBSERVATION.

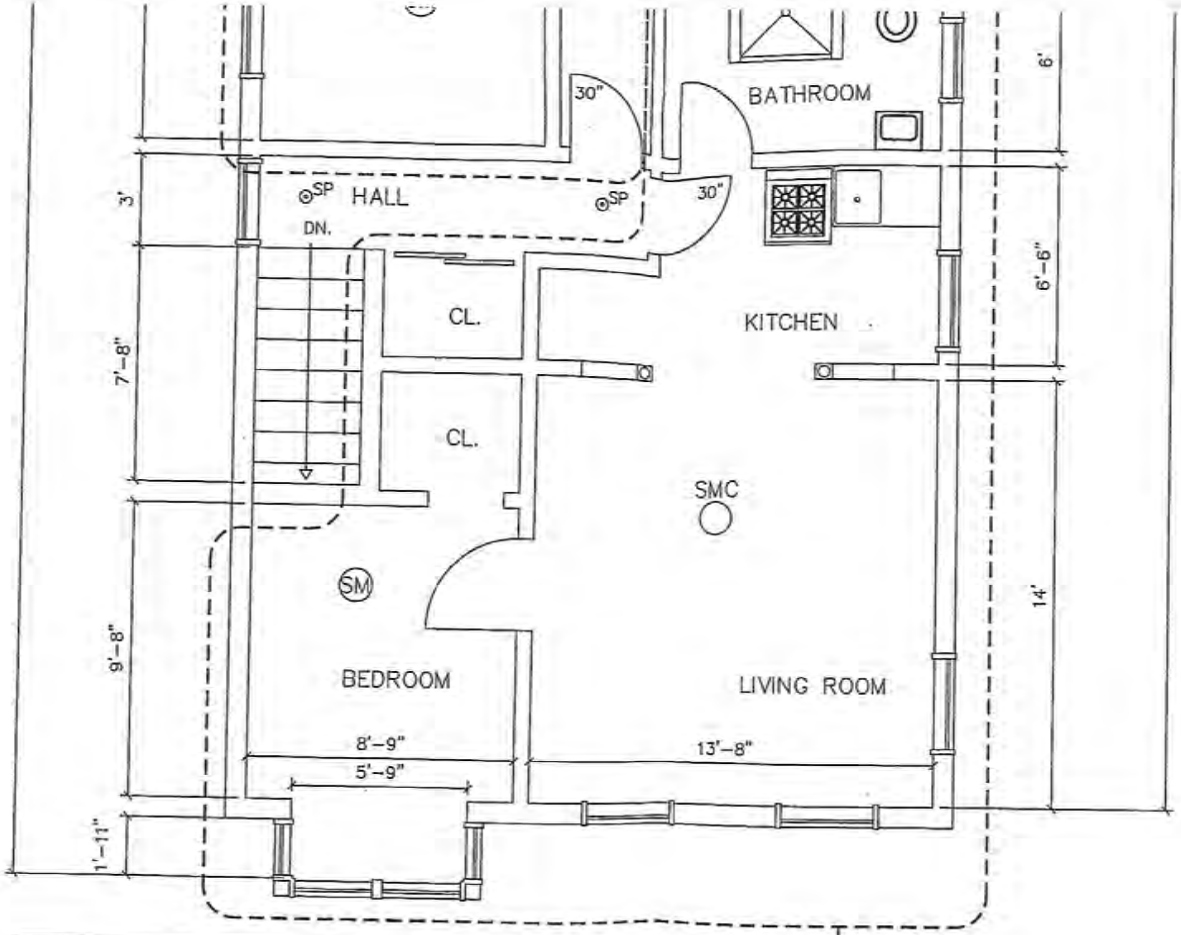
CAPITAL ARCHITECTURE
86 REMSEN STREET
COHOES, NEW YORK 12047
874-1320 OFFICE, 874-1321 FAX, 253 1442 CELL
capitalarchitecture@yahoo.com

JNDER THE 1990 ARCHITECTURAL WORKS COPYRIGHT
NY REVISIONS THEREOF



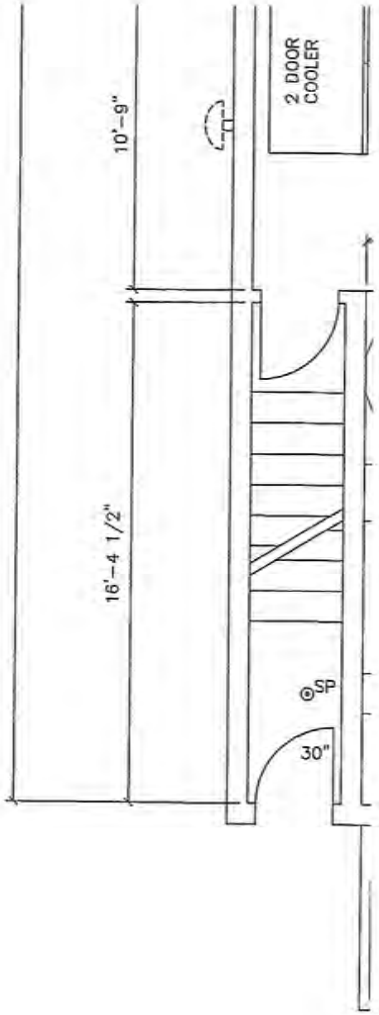
SCALE: AS NOTED	REVISIONS:	LANSINGBURGH PUB & GR
DATE: 07 DEC 13	1 ADD MOP SINK, GREASE TRAP & PLUMBING DETAILS	664 2ND AVE TROY, NY
DRAWN: AJD	2 ADD FLOOR DRAIN, GREASE TRAP IN FLOOR	
SHEET #: A5		SITE PLAN

COPYRIGHT PROTECTED: THIS WORK IS PROTECTED PROTECTION ACT AND



NOTE:
INTERCONNECTED SMOKE AND CARBON DETECTORS

2 SECOND FLOOR PLAN
1/4"=1'-0"



1 FIRST FL
1/4"=1'-0"

22'-11"
EXISTING SINGLE ROOM OCCUPANCY
13'-0 1/4"
9'-4 3/4"
KITCHEN
SMC
SP
BEDROOM
SM
BEDROOM
SM
BEDROOM
SM
WALL TYPE 'A'
UP
TO ROOF
CL.
30"
BEDROOM
SM
SP
BATHROOM
CL.
SMC
CL.
CL.
SM
9'-6 1/2"
7'-1 1/2"
2'-6"
9'-5"
6"
9'-6 1/2"
10'
6'-5 9/16"
2'-6"
9'-9 1
2 FRY GRILL
6' HOOD & ANSUL SYSTEM
2 DOOR FREEZER
SP
KITC
3 BAY
M
EXST. W.
SP
3'-
20'-1"
8'-2 3/8"
3'

331 FIRST STREET
SOUTH FACE

Staff Report # PC2014-005

Applicant: David Gardell

Project Summary:

PC2014-005 Historic District Review of a proposal to reconstruct the façade of an existing bar. Project location is 104 3rd Street, a B-4 Zone, ID 101.61-6-20. Applicant is David Gardell, 104 3rd 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

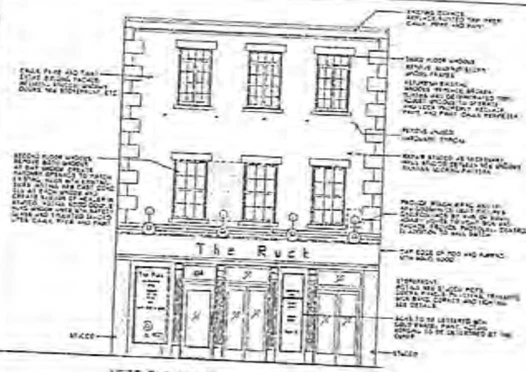
Prior Zoning Board

Site Design Review:

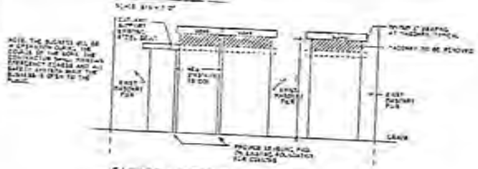
Applicant proposes to renovate the façade of an existing bar. The façade will receive a stucco treatment and period style windows. New stucco piers, panels, doors, transoms, and sign band, cornice and lighting is proposed for the "storefront". Preliminary approval has been granted by the Historic Review Committee.

Stipulations

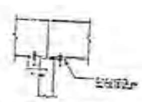
All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



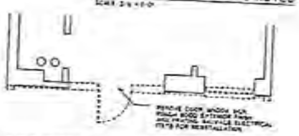
WEST ELEVATION



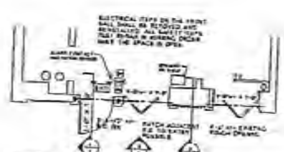
FACADE 1st STRUCTURAL NOTES



COL. TO BEAM CONNECTION



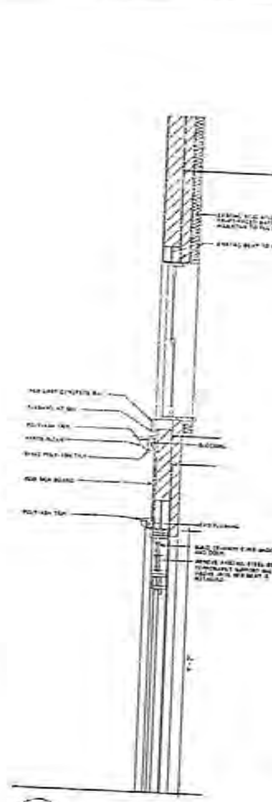
FIRST FLOOR PLAN - REMOVALS



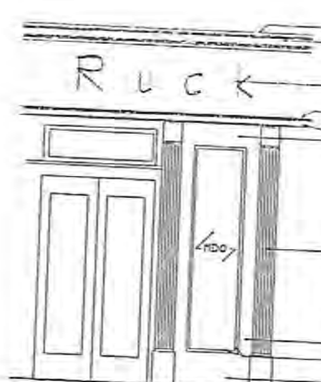
FIRST FLOOR PLAN

SECOND FLOOR PLAN - REMOVALS

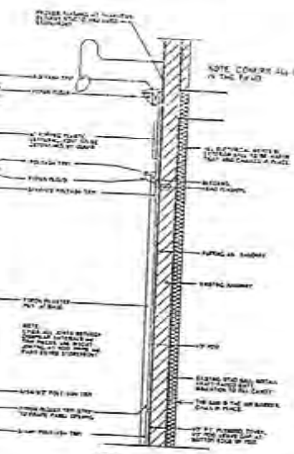
SECOND FLOOR PLAN



1 / 1 WALL SECTION AT DOOR
SCALE: 1/2" = 1'-0"



2 / 1 FRONT ELEVATION
SCALE: 1/2" = 1'-0"



3 / 1 WALL SECTION AT PANEL
SCALE: 1/2" = 1'-0"

STRUCTURAL NOTES

GENERAL

1. All dimensions to, of, and in existing building shall be verified in field by Contractor.
2. Do not reduce size nor increase spacing of structural elements.
3. Details shown are typical; similar details apply to similar conditions unless otherwise indicated.
4. These Drawings do not include necessary components for construction safety.
5. Erect building until all structural elements needed for stability are installed. These elements are as follows: masonry walls, floor deck, bearing members, shear walls.
6. Designed per the Building Code of New York State, latest edition.
7. The locations of existing underground utilities are not shown. Contractor shall determine exact location of existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve underground utilities.

STRUCTURAL STEEL

1. Structural Steel
a. General Standard: AISC Specification for the Design, Fabrication, and Erection of Structural Steel for Buildings latest edition.
b. Welding Standard: AWS - Structural Welding Code - Steel latest edition.
c. Steel: ASTM A 36 or A 992 for W-shapes.
Pipe Columns: ASTM A 53, Grade B.
Structural Tubing: ASTM A 500, Grade B.
2. Connection design by fabricator will be subject to review by Engineer. Use minimum of two 3/4-inch diameter A 307 bolts.
3. Minimum capacity of beam connections: For connections not detailed, provide connection capacity of at least one-half the allowable uniform load (W/2) derived from the Uniform Load Constants in the AISC Manual for the given member and specifications. Concentrated loads near supports must be added.
4. Do not make holes through structural steel members, except as shown and detailed on Structural Drawings.
5. Cast below-slab concrete column bases and anchor bolts until, except, bent before concreting.
6. All steel beams bearing on masonry walls shall have a minimum of 4" of bearing. Provide beams with bearing plates and wall anchors unless otherwise noted.

GENERAL NOTES

All work called for or implied as part of this contract shall conform to the requirements of the "Building, Residential, Existing Building, Fire, Plumbing, Energy Conservation Construction, Mechanical and Fuel Gas Codes of New York State."

TAP SCOPE OF WORK & PROJECT DESCRIPTION

TAP has been retained to prepare the application for a building permit for the following work:

Renovation of facade

These documents do not include information regarding finish materials and quality and are not sufficient in themselves for bidding purposes.

TAP has not been retained for bidding or construction inspection services. TAP will neither monitor nor be responsible for the construction phase of this project, nor for any work outside the project scope defined above.

TAP does not provide professional services in evaluating or removing environmental hazards including but not limited to PCB's, lead, radon, and asbestos.

HAZARDOUS MATERIALS

Testing for radon, asbestos, or lead was not included in the preparation of these drawings. That no abatement work is called for as part of these drawings does not imply that none is required.

EPA's Lead-Based paint Renovation, Repair, and Painting Program

If you will be getting paid to do work that disturbs painted surfaces in a pre-1978 child-occupied facility, the EPA lead program requires you to distribute the lead pamphlet, and you will need to comply with training, certification, and work practice requirements when conducting the work.

DRAWING ALTERATIONS

The following is an excerpt from the New York Education Law Article 145 Section 7209 and applies to the drawing:

It is a violation of this law for any person unless he is acting under the direct supervision of a licensed architect, or a licensed professional engineer to alter an item in any way. If an item bearing the seal of an architect or engineer is altered, the altering architect or engineer shall affix his seal and the notation "ALTERED BY" followed by his signature and date of such alteration and a specific description of the alteration.

ACCURACY:

Dimensions noted are the most accurate as are obtainable from existing conditions and product specifications. All work is to be planned out in advance and all dimensions are to be field verified before scheduling the work and ordering materials; the contractor assumes responsibility for same.

Do not assume that existing work is plumb, level, and/or true. The juncture of new and old work is to be planned accordingly, in advance, to the satisfaction of the owner.

Any discrepancies in the scheduled work, field conditions, and/or related Code requirements called for are to be called to the attention of the Architect. All unacceptable work resulting from discrepancies is to be corrected at no additional cost.

HISTORIC DISTRICT

Local Historic District: This building is a noncontributing building located in a National Register Historic District approval of the work has been obtained from the Local Historic Review Board.

FIRE RESISTANCE

Fireblocking:

Where new framing is installed fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and form an effective fire barrier between stories, and between a top story and the roof space.

1. In concealed spaces of stud wall and partitions, including furred spaces, at the ceiling and floor levels. Concealed horizontal furred spaces shall also be fireblocked at intervals not exceeding 10 feet. Batts or blankets of mineral or glass fiber shall be allowed as fireblocking in walls constructed using parallel rows of studs or staggered studs.

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings.

3. At openings around vents, pipes and ducts at ceilings and floor level, to resist the free passage of flame and products of combustion.

4. Fireblocking shall be installed within concealed spaces of exterior wall finish and other exterior architectural elements (such as cornices and soffits) of combustible construction at maximum intervals of 20'. (See exceptions section 717.2.6)

Fireblocking materials:
Fireblocking shall consist of 2-inch nominal lumber, 1/2" gypsum board, etc as per the Building Code. Batts or blankets of mineral wool or glass fiber installed in such a manner as to be securely retained in place shall be permitted as an acceptable fire block.

HANDICAPPED ACCESSIBILITY

The first floor of this building is required to be handicapped accessible. All doors, hardware, signage, controls, operating mechanisms, etc. shall be installed in compliance with ANSI A117.1 2003.

ENERGY CONSERVATION CONSTRUCTION CODE

Alterations or renovations to an existing building, building system or portion thereof shall conform to the provisions of the Energy Code as they relate to new construction without requiring the unaltered portion(s) of the existing building or building system to comply with the Energy code. Alterations or renovations shall not create an unsafe or hazardous condition or overload existing building systems.

Exceptions. The following need not comply with the provisions of this code, provided the energy use of the building is not increased:

1. Storm windows installed over existing fenestration.

2. Glass only replacements in an existing sash and frame, provided the U-factor and the solar heat gain coefficient (SHGC) will be equal to or lower than before the glass replacement.

3. Alterations, renovations or repairs to roof/ceiling, wall or floor cavities which are insulated to full depth with insulation having a nominal value of R-3.0/inch.

4. Alterations, renovations or repairs to walls and floors, where the existing structure is without framing cavities and no new framing cavities are created.

5. Reroofing where neither the sheathing nor the insulation is exposed. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.

6. Replacement of existing doors that separate conditioned space from the exterior shall not require the installation of a vestibule or revolving door, provided, however, that an existing vestibule that separates a conditioned space from the exterior shall not be removed.

Item	Required	Notes
Fenestration	U -0.35	Framing materials other than metal, with or without metal reinforcing or cladding
Fenestration	U -0.80	Entrance door
SHGC-all frame types	.40	PF less than 0.25 (No shading devices)
Air leakage of window and door assemblies	0.3 cfm/sf	Windows and sliding doors
Air leakage of window and door assemblies	0.5 cfm/sf	Swinging doors

To the extent possible a continuous air barrier shall be installed, sealing all seams, openings, and penetrations of the building and shall be sealed with caulking materials or closed with gasketing systems compatible with the construction materials and location. Joints and seams shall be sealed in the same manner or taped or covered with a moisture vapor-permeable wrapping material. Sealing materials spanning joints between construction materials shall allow for expansion and contraction of the construction materials. Such air barrier shall have all the following characteristics:

1. Continuous throughout the envelope with all joints and seams sealed and with sealed connections between all transitions in planes and changes in materials and at all penetrations.

2. Joined and sealed in a flexible manner to the air barrier component of adjacent assemblies, allowing for the relative movement of these assemblies and components.

3. Installed in accordance with the manufacturer's instructions and in such a manner as to achieve the performance requirements.

4. Penetrations of the continuous air barrier shall be made in a way such that the integrity of the continuous air barrier is maintained.

ELECTRICAL

All work shall be done in accordance with the 2008 edition of the National Electric Code (NFPA 70).

Exterior lighting shall have automatic switching tied to timer or photocell. All time switches shall be capable of retaining programming for a period of at least 10 hours.

Verify existing service and electric panels to be reused are adequate for imposed loads.

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

TITLE: PLANS, ELEVATION, SECTION, GENERAL & STRUCTURAL NOTES

PROJECT: FACADE RENOVATION at
104 THIRD STREET
TROY, NY

CLIENT: DAVE GARDELL

DATE: 10/8/15
DRAWN BY: ef
REVISIONS:

TAP, INC.
210 RIVER ST.
TROY, NY 12180
(518) 274-3050

SHEET:
A1

JOB: 093,006.05

Staff Report # PC2014-007

Applicant: Mathew Wistuk

Project Summary:

PC2014-007 Review of a proposal to occupy a storefront with a restaurant / assembly space. Project location is 159 River Street, a B-4 Zone, ID 100.60-3-10. Applicant is Mathew Wistuk, 1200 19th Street, Watervliet, NY 12189.

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 Site Plan Review approved January 2013

Prior Zoning Board

USE VARIANCE granted JAN 2013

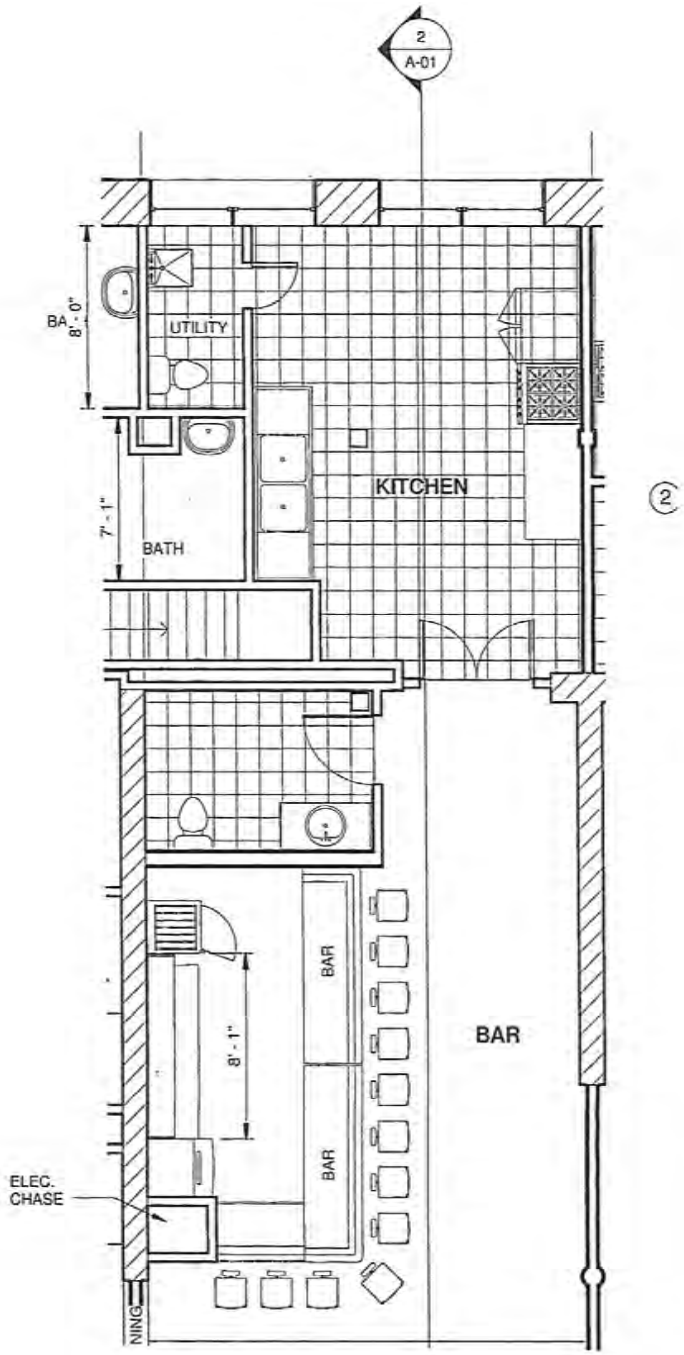
Site Design Review:

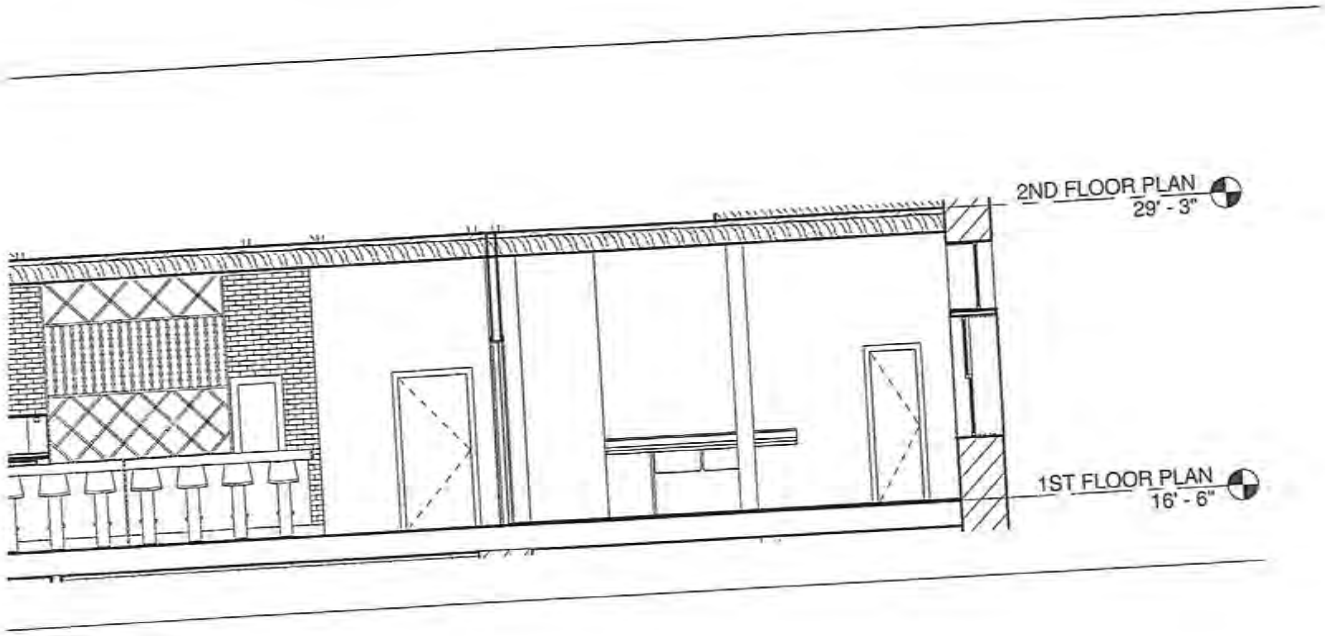
The applicant proposes to occupy the ground floor space of a multi use building located at 159-161 River Street as a *pop-up restaurant* and assembly space, approximately 1600 sf.
Pop up restaurant is a venue used by an outside chef to partially prepare and showcase new menu items or ventures. The space will utilize a standard kitchen at first. Anticipated expansion would include utilizing the storefront to the north and construction of a commercial kitchen.
Upper levels of the structure are currently residential use.
Garbage to be stored indoors to be removed by private hauler.
Signage to conform to Historic District Standards
Hours of operation not to exceed 2AM

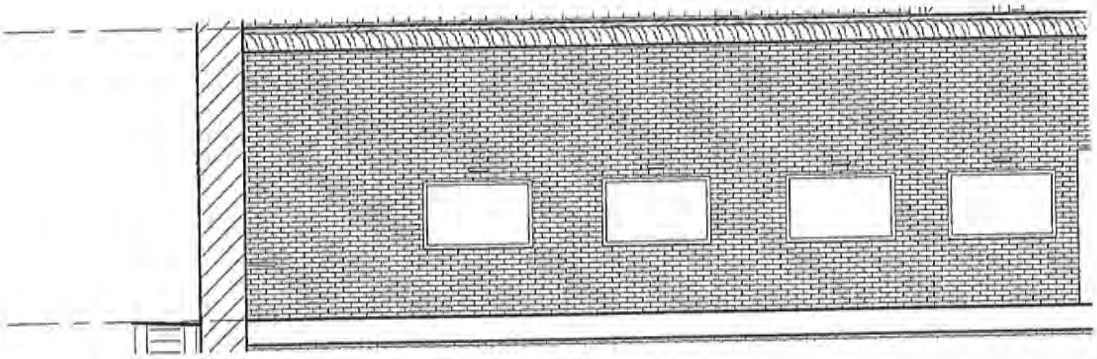
Stipulations

All proposed signage shall be reviewed by Planning Commission

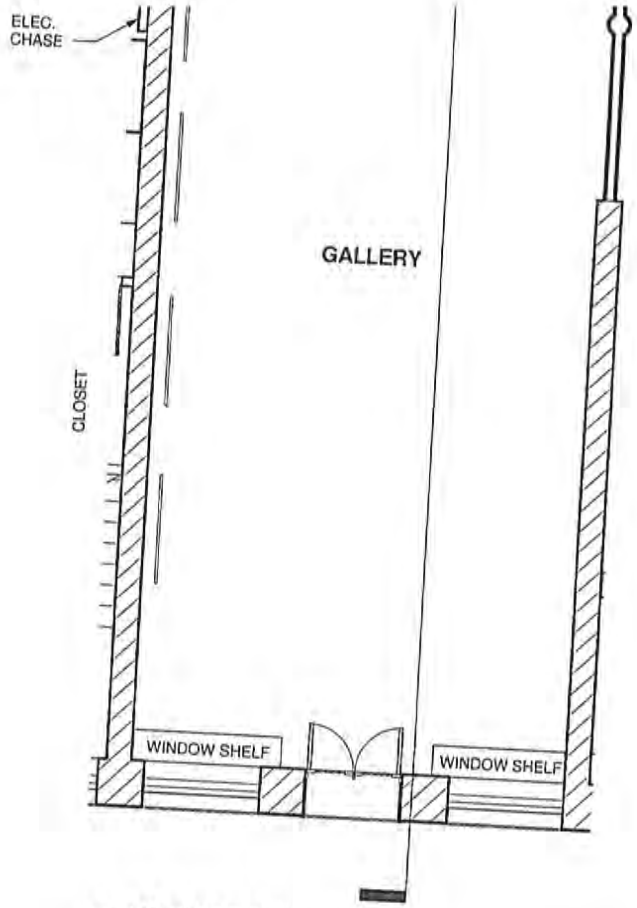
All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.


2
A-01
BA
8' - 0"
UTILITY
KITCHEN
7' - 1"
BATH
2
BAR
BAR
BAR
8' - 1"
ELEC.
CHASE
NING

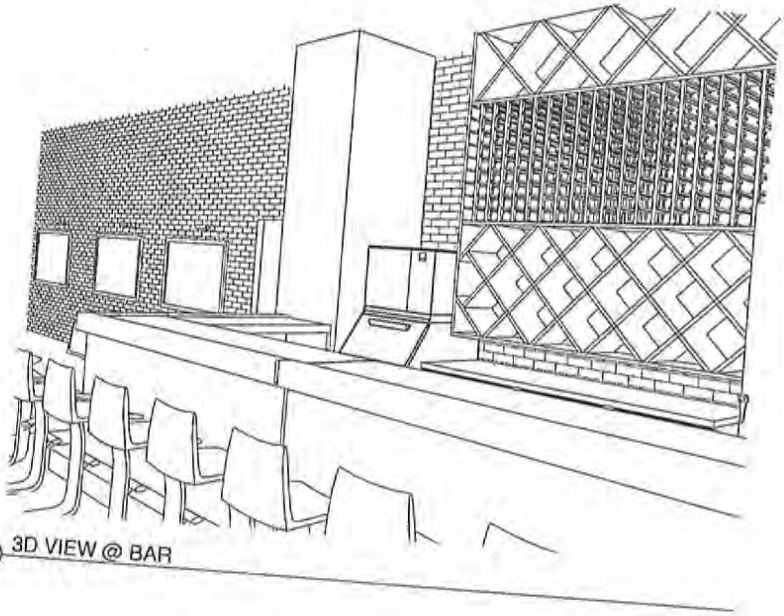

2ND FLOOR PLAN
29' - 3"
1ST FLOOR PLAN
16' - 6"



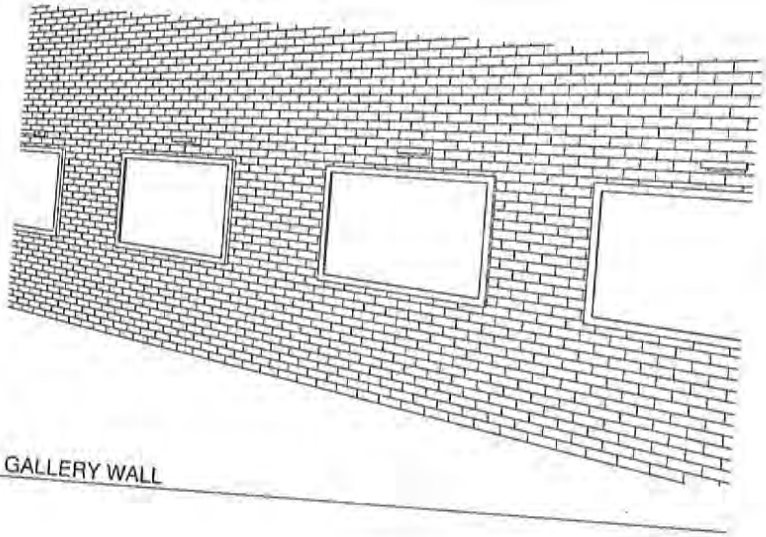
GALLERY/BAR SECTION
3/16" = 1'-0"



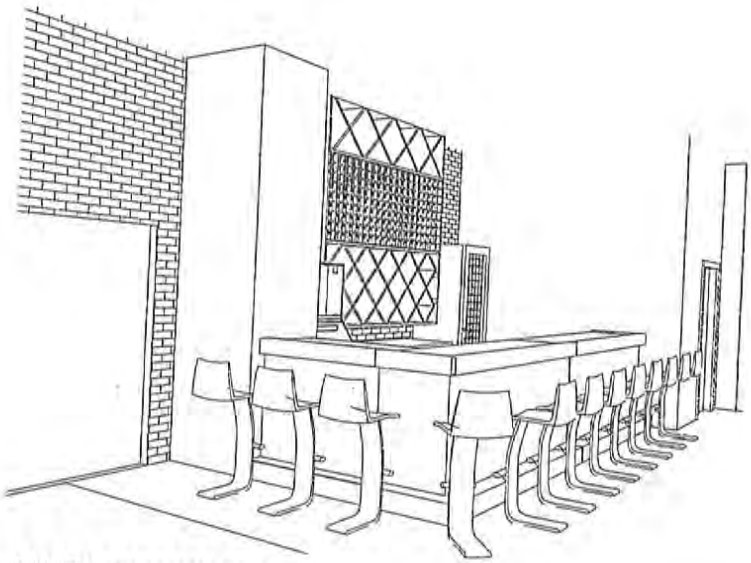
1 1ST FLOOR PLAN
3/16" = 1'-0"



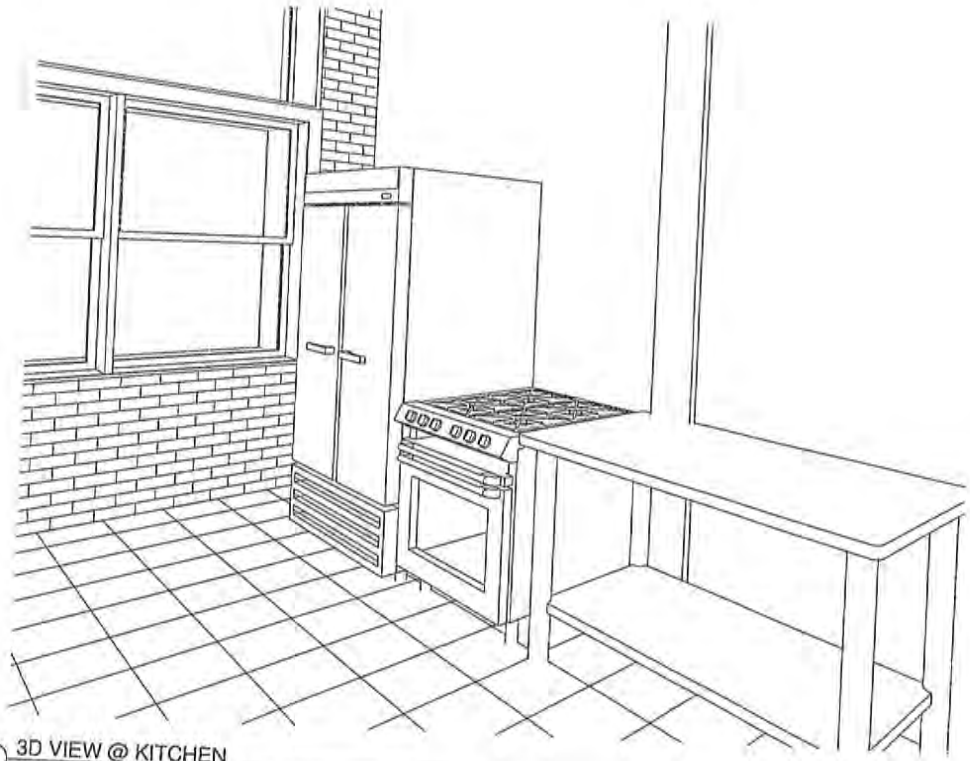
3 3D VIEW @ BAR



5 GALLERY WALL



4 3D VIEW FROM GALLERY



6 3D VIEW @ KITCHEN

Staff Report # PC2014-008

Applicant: Kevin Borowski

Project Summary:

PC2014-006 Historic District Review of a proposal to add an awning and signage to a proposed café. Project location is 254 Broadway (Keenan Building) a B-4 Zone, ID 101.53-3-2.2. Applicant is Kevin Borowski, 24 Front St, Ballston Spa, NY 12020.

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

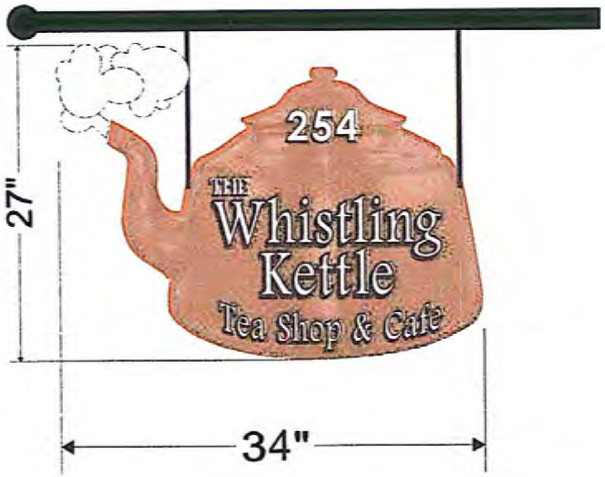
Prior Zoning Board

Site Design Review:

Applicant proposes to reoccupy the vacant *Broadway Brew* as the *Whistling Kettle Tea Shop*. The commission is tasked with review of the signage package.
Applicant proposes to construct a wood hanging sign. The HRC has reviewed this portion of the application and agree it is appropriate signage for the district.
In addition the applicant will install window lettering on both storefront windows and an awning extending 3 feet from the building and approximately 14 feet wide. All colors are within the historic pallet.

Stipulations

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

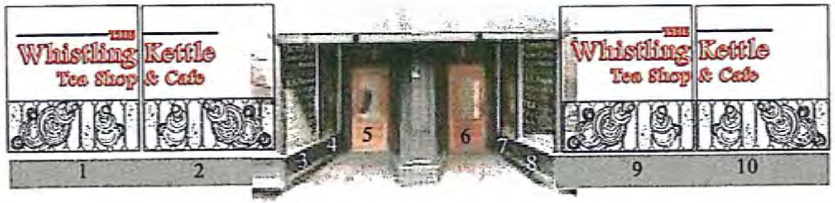


HDU (high density urethane) dimensional sign with raised text. Aluminum hanger bars to be glued and mechanically fastened to HDU, and attached to existing wall bracket with non corrosive fasteners. Paint to be acrylic urethane enamel, colors as shown (copper metallic,cream and dark brown). Sign is double faced and maintains a minimum of 87" clearance. Area = 6.4 sq ft per side.

DESIGN PROPERTY OF SARATOGA SIGN PRO'S, INC.
UNAUTHORIZED REPRODUCTION OR USE IS STRICTLY PROHIBITED. © 2014

Client: The Whistling Kettle
Location: 245 Broadway, Troy
Drawing Date: 1/22/14

Saratoga Sign Pro's Inc.
595 Grand Avenue Saratoga Springs, NY 12866
518-584-1111



Afternoon Tea
Scones Cakes
Crepes*Paninis*
DELICIOUS
MMMmmm
Soups & Salads
HEALTHY
TEA Ice Tea
Fine Coffee
Sweet Savory
Loose Tea
TAKE TO GO

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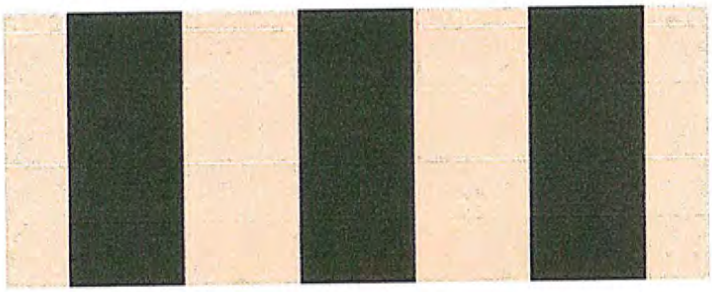
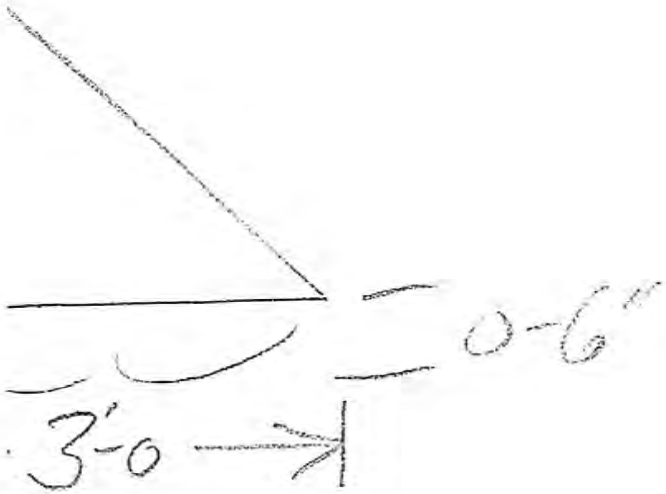
UNAUTHORIZED REPRODUCTION OR USE IS STRICTLY PROHIBITED. © 2014

Client: The Whistling Kettle
Location: 245 Broadway, Troy
Drawing Date: 1/16/14

Saratoga Sign Pro's Inc.
595 Grand Avenue Saratoga Springs, NY 12866
518-584-1111



fabric



13'-11"

Staff Report # PC2014-006

Applicant: Peter Farinacci

Project Summary:

PC2014-006 Review of a proposal to convert a first floor office into a residential unit. Project location is 196 1st Street. Applicant is Peter Farinacci.

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 occupy the first floor office space as an apartment. The space already has a kitchen shower and bedrooms. No renovations to the exterior are proposed. Space was converted from residence to office space in 2006. Historic District approval was also granted.

Stipulations

Applicant will submit plans for the rear building for both site plan review and historic district review.
The applicant shall retain storefront appearance. Any exterior work will require Planning Commission Review.

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

196 1st Street Troy, NY 12180

Applicant: Philip & Elke Farinacci

Current Use of First Floor: Office

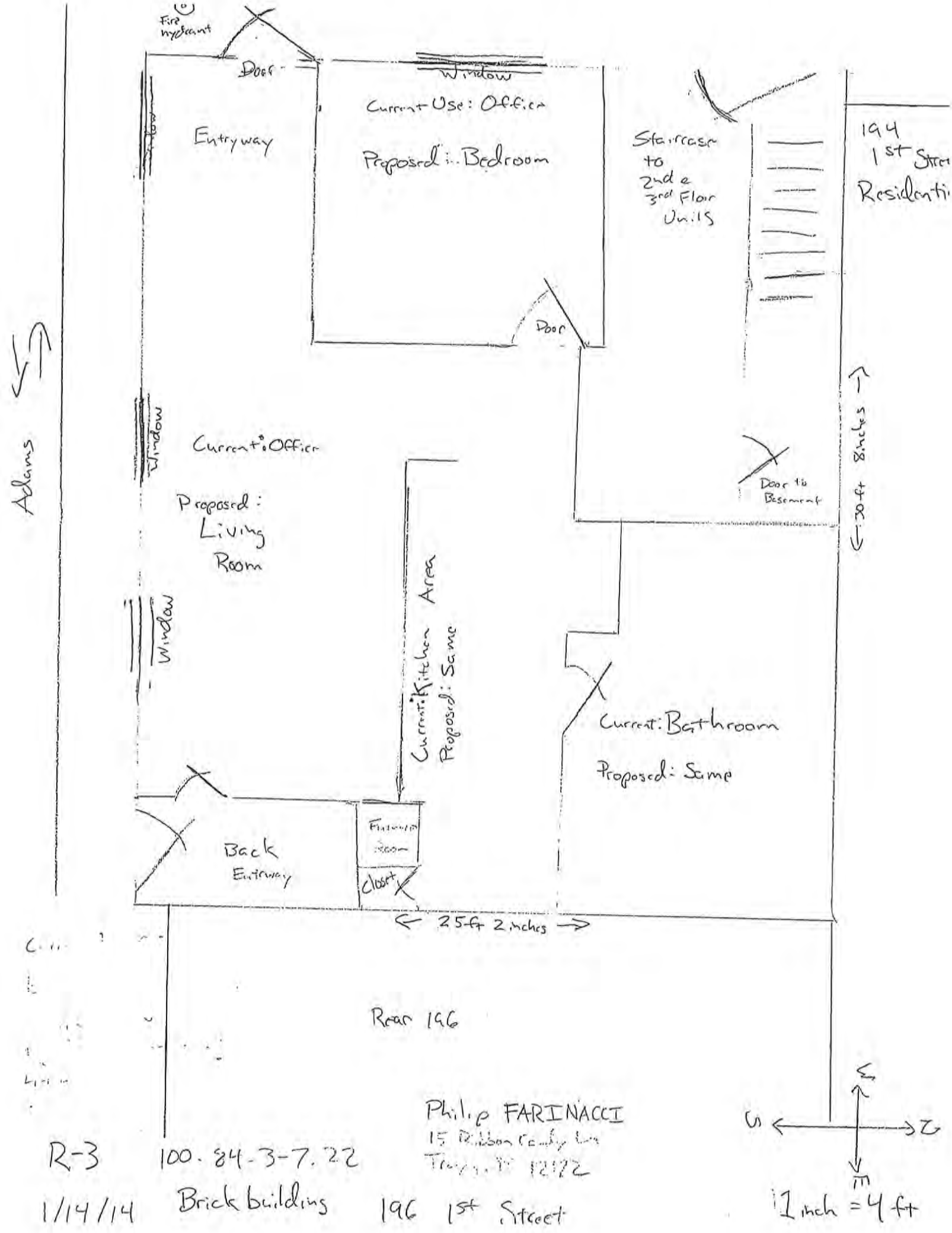
Building has updated sprinkler system throughout.

On east side of the unit is 196 1st Street Rear.

Adjacent Buildings:

Adjacent property to east is 44 Adams, a residential building.

Adjacent to north is 194 1st Street, a residential building.

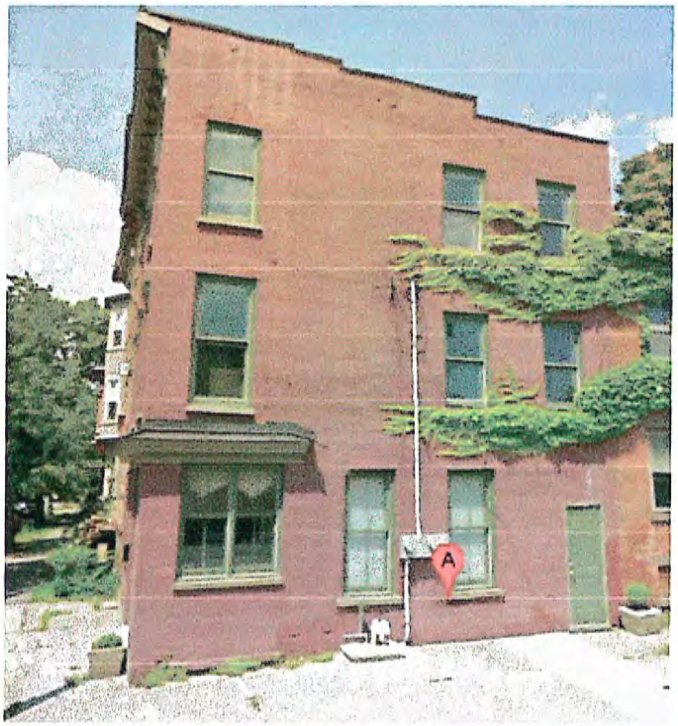


Philip FARINACCI
15 Ribbon Candy Ln
Troy, NY 12172

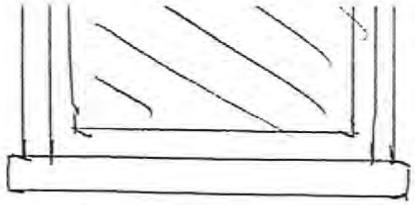
R-3 100.84-3-7.22

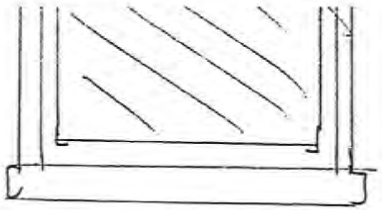
1/14/14 Brick building 196 1st Street

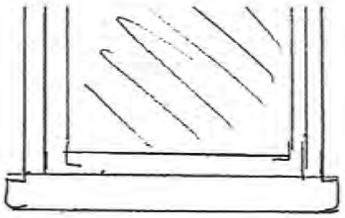
First Street View



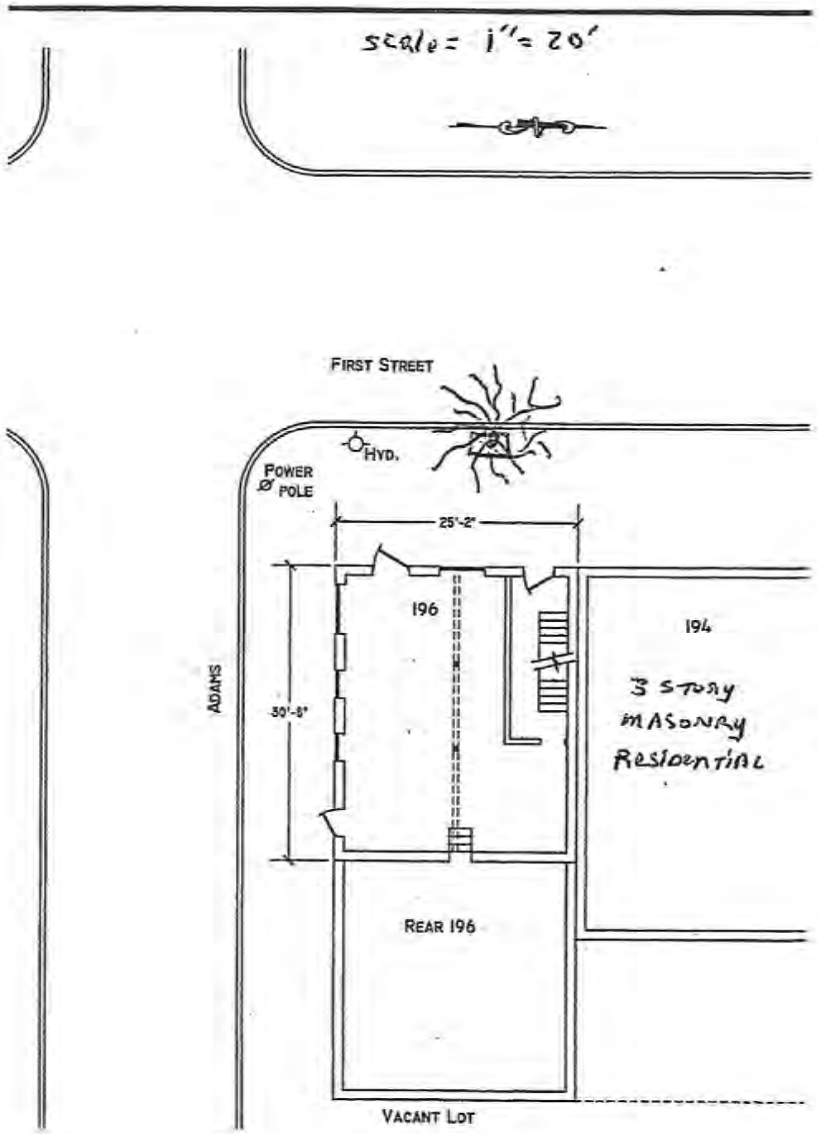
Adams Street View







* Door styles for illustration - actual Doors Dependent on approval of arch. salvage "finds". Generally as described elsewhere



PROPERTY: 196 First St.
Troy, New York

APPLICANT: James W. Downs
512 Ford Road
Melrose, New York 12121

OWNER: Same

ZONING: R-4

TAX MAP #: 100.84-3-7.22

LOT SIZE: 25' X 52'

BUILDING SIZE: 25' X 52' 2-3 storeys

PROPOSAL: Change in use from four residential rental units plus corner store to same residential usage plus professional office. Interior and exterior renovations needed since building has deteriorated to an empty, gutted shell.

SNOW REMOVAL: Sidewalk clearing by owner.

TRASH REMOVAL: Residential by municipal haulers, office by private company. Residential cans in first floor vestibule area, office in break room area.

PARKING: Approximately 75' on street, no possibility of off street upgrade.

HOURS/TYPE OF OPERATION: Proposed tenant for office is self-employed independent Job Developer working 60-75% in the field, with approximately two days per week in office, serves one to two clients at a time, between 8:00 AM and 4:30 PM weekdays. She has no employees.

SIGNAGE: No signs on exterior of building. No lighted signs. Name painted on inside of door glass only.

LIGHTING: No added exterior lighting. Streetlight is on corner.

DRAINAGE, GREEN SPACE, LOADING: N/A.