

**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 July 10, 2014 at 6:00 P.M.** in the Planning Department Hearing Room, 5<sup>th</sup> Floor, The Hedley Building, in order to hear and decide on proposals for development as follows:

**Old Business**

**PC2014-022** SEQRA and Site Plan Review of a proposal to occupy a building with a retail use. Project location is 51 3<sup>rd</sup> Street, a B-4 Zone, ID 101.53-8-9. Applicant is Igor Vamos, 51 3<sup>rd</sup> Street, Troy, NY 12180.

**New Business**

**PC2014-024** SEQRA and Site Plan Review of a proposal to convert a former take out restaurant into a salon and spa. Project location is 2412 15<sup>th</sup> Street, a HCD Zone, ID101.32-2-19. Applicant is Xue Xin Lin, 2318 15<sup>th</sup> Street, Troy, NY 12180.

**PC2014025** SEQRA and Site Plan Review of a proposal to reoccupy a vacant medical facility. Project location is 300 4<sup>th</sup> Street, an R-4 Zone, ID101.77-9-18. Applicant is Mustafain Meghani, 72 Berry Ave, Staten Island NY 10312.

**Certificate of Appropriateness**

14 State Street – Addition

204 Washington Street – Window Replacements

Grimm Windows

48 3<sup>rd</sup> Street Colors

Sage Courtyard

149 4<sup>th</sup> Street

**Other Business**

OMNI DEVELOPMENT – HVCC student housing plans.

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, Executive Secretary

**Staff Report # PC2014-022**

**Applicant:** Igor Vamos

**Project Summary:**

PC2014-022 SEQRA and Site Plan Review of a proposal to occupy a building with a retail use. Project location is 51 3<sup>rd</sup> Street, a B-4 Zone, ID 101.53-8-9. Applicant is Igor Vamos, 51 3<sup>rd</sup> 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**

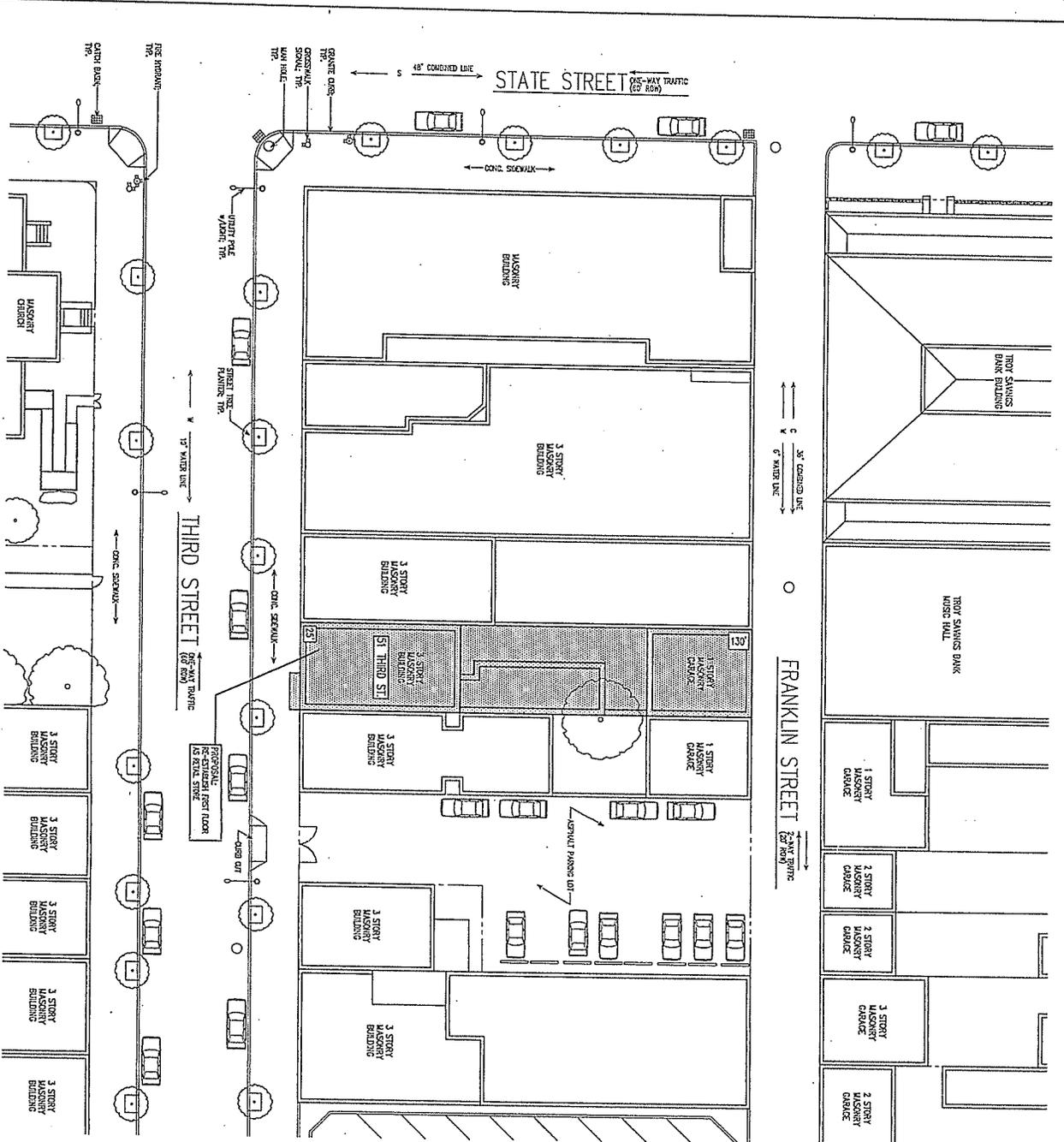
**Site Design Review:**

Applicant proposes to occupy the first floor of a multiuse building with a retail art store. No parking is proposed and none is required. Sidewalks are in good condition and street tree is present.

**Stipulations**

Any exterior renovations / signage require approval of the HRC  
Hours of operation ?

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



# GENERAL NOTES:

**Property:** 51 Third Street  
Troy, NY 12180

**Applicant:** Igor Vamos  
51 Third Street  
Troy, NY 12180

**Owner:** Same as applicant

**Tax Map #:** 101.53-8-9

**Zone:** B4-Central Commercial

**Lot Characteristics:** N-130', S-130', E-25', W-25'

**Lot Dimensions:** 3,250 SF +/- (.07 Acres)

**Setbacks:**

Side	Required	Existing
Front	N/A	0'
Rear	20'-0"	0'
Sides	N/A	0'

**Max Lot Area:** N/A    **3,250 SF**

**Min. Lot Width:** N/A    **25'**

**Max Lot Coverage %:** 80%    **77%**

**Building Type:** 3-story brick building

**Current Property Use:** Vacant

**Proposal:** Re-establish first floor as retail store

**Parking:** On-street parking

**Garbage Removal:** City of Troy

**Surface Drains:** Existing

**Signage:** None proposed

**Lighting:** Existing building mounted

**Hours of Operation:** Private

All new taps into City water and sewer lines are to be done by City personnel using approved materials supplied by the applicant. The applicant will reimburse the City for labor and equipment costs associated with the utility taps.

This plan is based on information provided by the applicant, available from maps, Reassessor County Tax Maps, and limited third party measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.

## SITE PLAN

SCALE: 1:30



<p>ROY ARCHITECTURAL PROF. ARCH. 210 RIVER ST. TROY, NY 12180 (518) 274-3050</p>	<p>DATE: 5/13/14 DRAWN BY: EC REVISIONS:</p>	<p>PROJECT: PLANNING APPLICATION FOR: <b>51 THIRD STREET</b> TROY, NY 12180</p> <p>CLIENT: IGOR VAMOS</p>	<p>TITLE: <b>SITE PLAN</b></p> <p>SCALE: 1"=30'-0"</p>
	<p>SHEET: <b>SP1</b></p> <p>NO. 143.032</p>		

**Staff Report # PC2014-025**

**Applicant:** Mustafain Meghani

**Project Summary:**

PC2014025 SEQRA and Site Plan Review of a proposal to reoccupy a vacant medical facility. Project location is 300 4<sup>th</sup> Street, an R-4 Zone, ID101.77-9-18. Applicant is Mustafain Meghani, 72 Berry Ave, Staten Island NY 10312

**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 a vacant medical office building with a doctor's office. No changes are proposed.

Signage to conform to R-4 Zone or no greater than what currently exists

New sidewalks and street trees installed in 2011.

Hours of operation 9-6 Monday - Friday

**Stipulations**

Applicant shall reconfigure driveway access to conform to pedestrian safety measures.

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

# GENERAL NOTES:

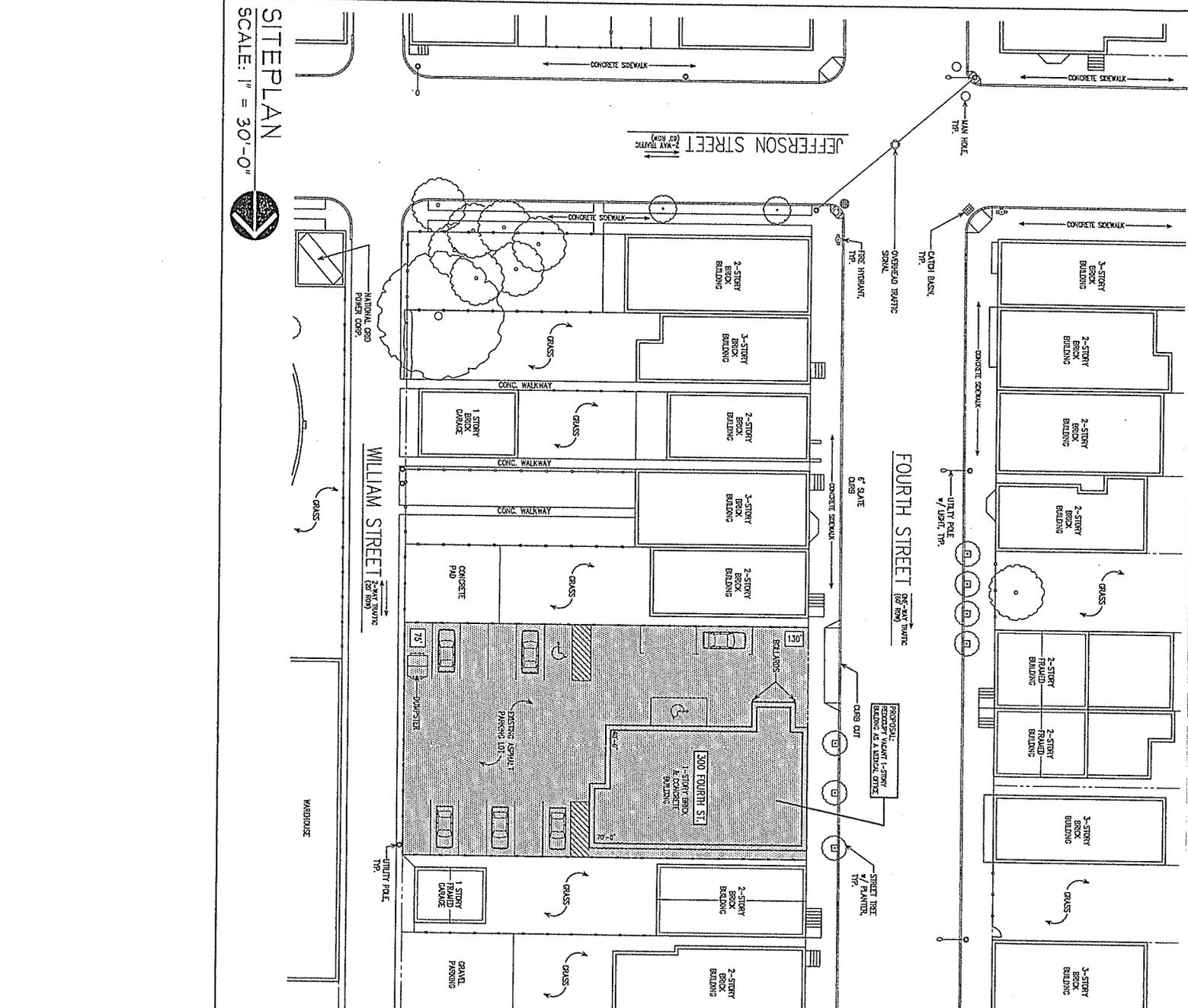
**Property :** 300 4th Street  
 Troy, NY 12180  
**Applicant :** Mustafain Meghant  
 72 Berry Avenue  
 Staten Island, NY 10312  
**Owner :** Same as applicant  
**Tax Map # :** 101.77-9-18  
**Zoned :** R-4, Urban Neighborhood Residential,  
 Med-High Density  
**Lot Characteristics:** N-130', S-130', E-75', W-75'  
**Lot Dimensions:** 9,750 SF +/- (2.22 Acres)  
**Lot Area:**

Setbacks:	Required	Existing
Front	10'-0"	0'-0"
Rear	20'-0"	60'-0" +/-
Sides	10'-0" total	27'-0" +/- total

**Min. Lot Area:** 4,000 SF  
**Min. Lot Width @ Building Line:** 40'-0"  
**Max. Lot Coverage %:** 50%  
**Building Height:** 60'-0" max. 15'-0" +/-  
**Building Type:** 1-story masonry building  
**Current Property Use:** Vacant

**Proposal :** Reoccupy vacant 1-story building as a medical office  
**Parking :** Parking provided in rear  
**Garbage Removal:** Private contractor  
**Surface Drains:** Existing  
**Snow Removal:** To be stored on site  
**Signage:** Same size as existing sign on front elevation. To conform to zoning regulations.  
**Lighting:** Existing building mounted  
**Hours of Operation:** Mon - Fri 9:00-6:00

All new tops into City water and sewer lines are to be done by City personnel using approved materials supplied by the applicant. The applicant will reimburse the City for labor and equipment costs associated with the utility tops.  
 This plan is based on information provided by the applicant, available Sanborn maps, Rensselaer County tax maps, and limited field measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.



**SITEPLAN**  
**SCALE: 1" = 30'-0"**

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

**PROJECT:** ZONING AND PLANNING APPLICATION FOR:  
**300 FOURTH STREET**  
**TROY, NY 12180**  
**CLIENT:** MUSTAFAIN MEGHAN!

**DATE:** 04/18/14  
**DRAWN BY:** EC  
**REVISIONS:**

**ROY ARCHITECTURAL**  
 710 CORTLAND ST  
 TROY, NY 12180  
 (518) 274-3050

**SHEET:** SPI  
**JOB:** 143.038

**Staff Report # PC2014-024**

**Applicant:** Xue Xin Lin

**Project Summary:**

PC2014-024 SEQRA and Site Plan Review of a proposal to convert a former take out restaurant into a salon and spa. Project location is 2412 15<sup>th</sup> Street, a HCD Zone, ID101.32-2-19. Applicant is Xue Xin Lin, 2318 15<sup>th</sup> 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 occupy a vacant take out restaurant with a salon and massage parlor. No exterior or site alterations are proposed.

The applicant will utilize the entire building (previously divided among uses) as “Millennium Foot Spa”

Applicant provides sufficient parking for the use.

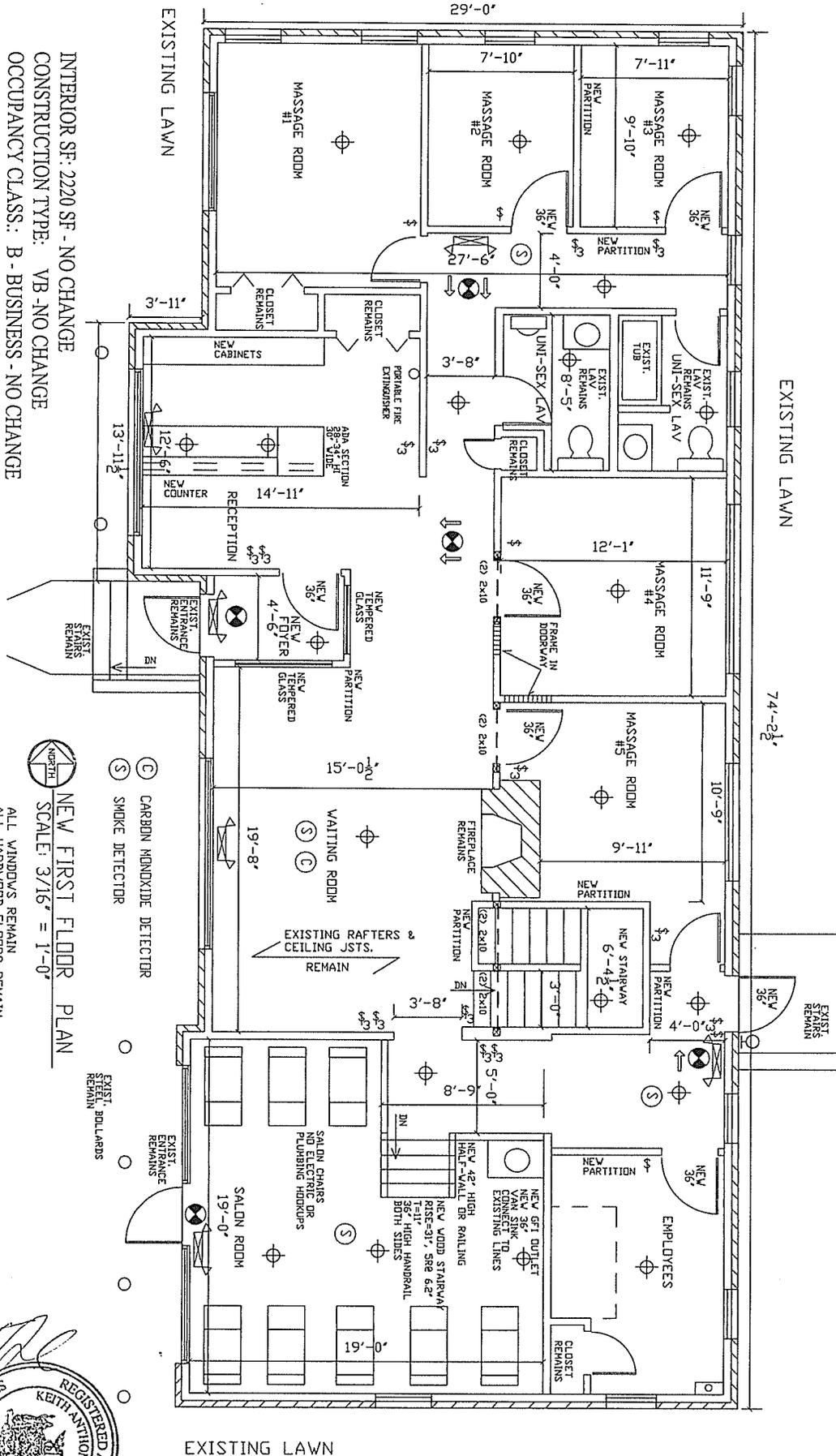
Sign to conform to HCD Zone regulations

Interior improvements to include relocation of non load bearing walls and tenant fit up.

**Stipulations**

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



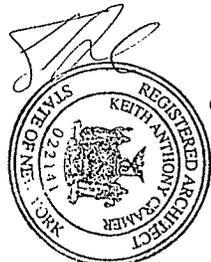


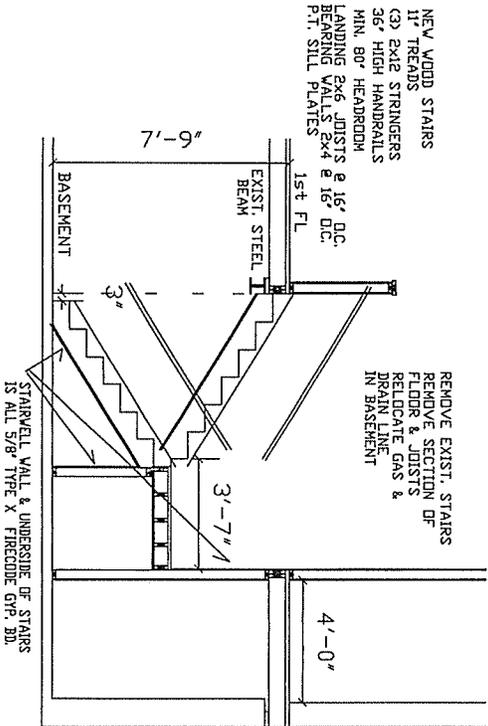
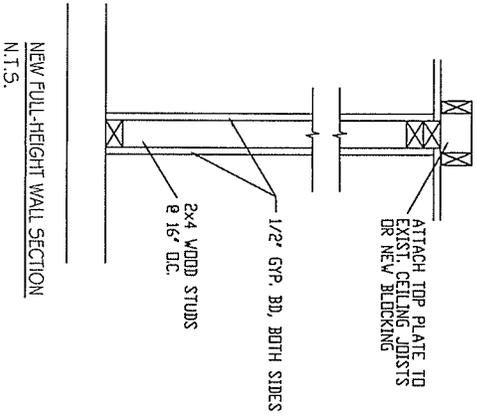
INTERIOR SF: 2220 SF - NO CHANGE  
 CONSTRUCTION TYPE: VB - NO CHANGE  
 OCCUPANCY CLASS.: B - BUSINESS - NO CHANGE  
 OCCUPANT LOAD: 18 (12 CUSTOMERS + 6 EMPLOYEES)  
 NON - SPRINKLERED

NEW FIRST FLOOR PLAN  
 SCALE: 3/16" = 1'-0"  
 ALL WINDOWS REMAIN  
 ALL HARDWOOD FLOORS REMAIN

- (C) CARBON MONOXIDE DETECTOR
- (S) SMOKE DETECTOR

RENOVATION TO:  
 2412 15th ST., TROY, NY  
 KEITH CRAMER, ARCHITECT  
 95 HURST AVE. ALBANY, NY 12208 (518) 438-8352  
 SH. NO.: 3 OF: 4 DATE: JUNE 20, 2014



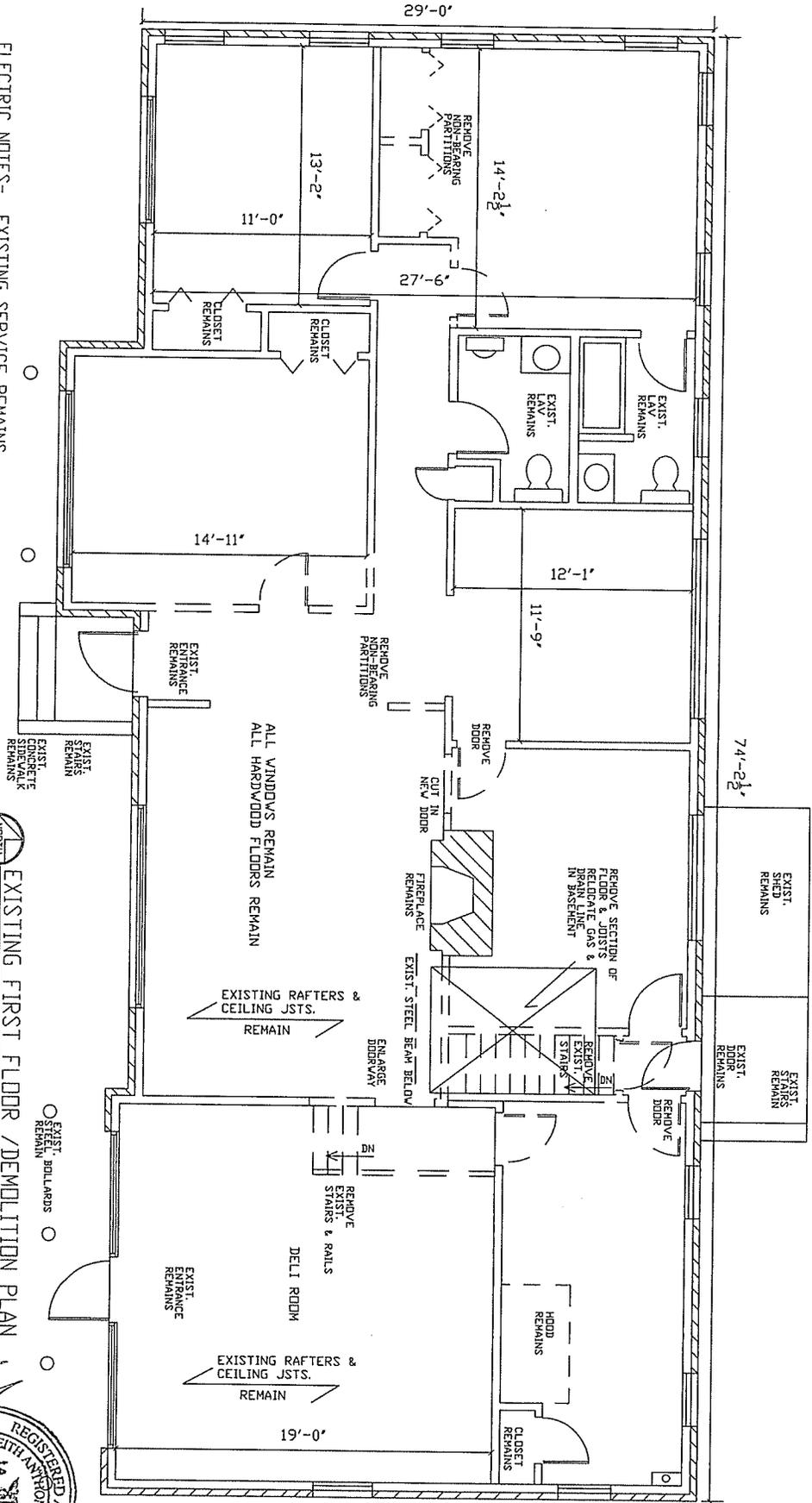


FLOOR-TO-FLOOR EXISTING IS 8'-9" +/-  
 8'-9" = 93" = 14 R @ 6.64"  
 CONTRACTOR & STAIR FABRICATOR TO  
 VERIFY FINISHED FLOOR ELEVATIONS

NEW STAIR SECTION  
 SCALE: 3/16" = 1'-0"

RENOVATION TO:  
 2412 15th ST., TROY, NY  
 KEITH CRAMER, ARCHITECT  
 95 HURST AVE. ALBANY, NY 12208 (518) 438-8952  
 SH. NO.: 4 OR: 4 DATE: JUNE 20, 2014





ELECTRIC NOTES - EXISTING SERVICE REMAINS  
 ALL EXISTING SWITCHES AND OUTLETS TO REMAIN & TO BE INSPECTED &  
 TO BE REPLACED IF REQUIRED OR IF DAMAGED  
 REMOVE ALL LIGHTS, SWITCHES AND OUTLETS THAT  
 INTERFERE WITH NEW CONSTRUCTION  
 ALL EXISTING SECURITY, EMERGENCY, & EXIT LIGHTS TO REMAIN & TO BE INSPECTED &  
 TO BE REPLACED IF REQUIRED OR IF DAMAGED

EXISTING FIRST FLOOR / DEMOLITION PLAN  
 SCALE: 3/16" = 1'-0"

RENOVATION TO:  
 2412 15th ST., TROY, NY  
 KEITH CRAMER, ARCHITECT  
 95 HURST AVE. ALBANY, NY 12208 (518) 438-8352  
 SH. NO.: 2 OP: 4 DATE: JUNE 20, 2014

