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 9, 2014 at 6:00 P.M.** in the Planning Department Hearing Room, 5th Floor, The Hedley Building, in order to hear and decide on proposals for development as follows:

Agenda

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

PC2014-032 Site Plan Review of a proposal to construct 67 apartments in an existing building located at 599 River Street, a HCD Zone, ID 101.22-1-4. Applicant is Dave Sadowsky for Community Builders, 97 Maxon Road, Petersburg NY 12138.

PC2014-034 Site Plan Review of a proposal to reoccupy a vacant bar. Project location is 70-76 Congress, Street, a B-4 Zone, ID 101.61-6-1. Applicant is William Phillips, 76 Congress Street, Troy, NY 12180.

Certificate of Appropriateness

70-76 Congress Street – Façade Renovation

510 Grand Street - Colors

1941 5th Ave – Colors

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 # PC2013-036

Applicant: Justin Haas

Project Summary:

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

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action Approved storage units on Site May 2013 Tabled subdivision to construct 3 homes

Prior Zoning Board

Site Design Review:

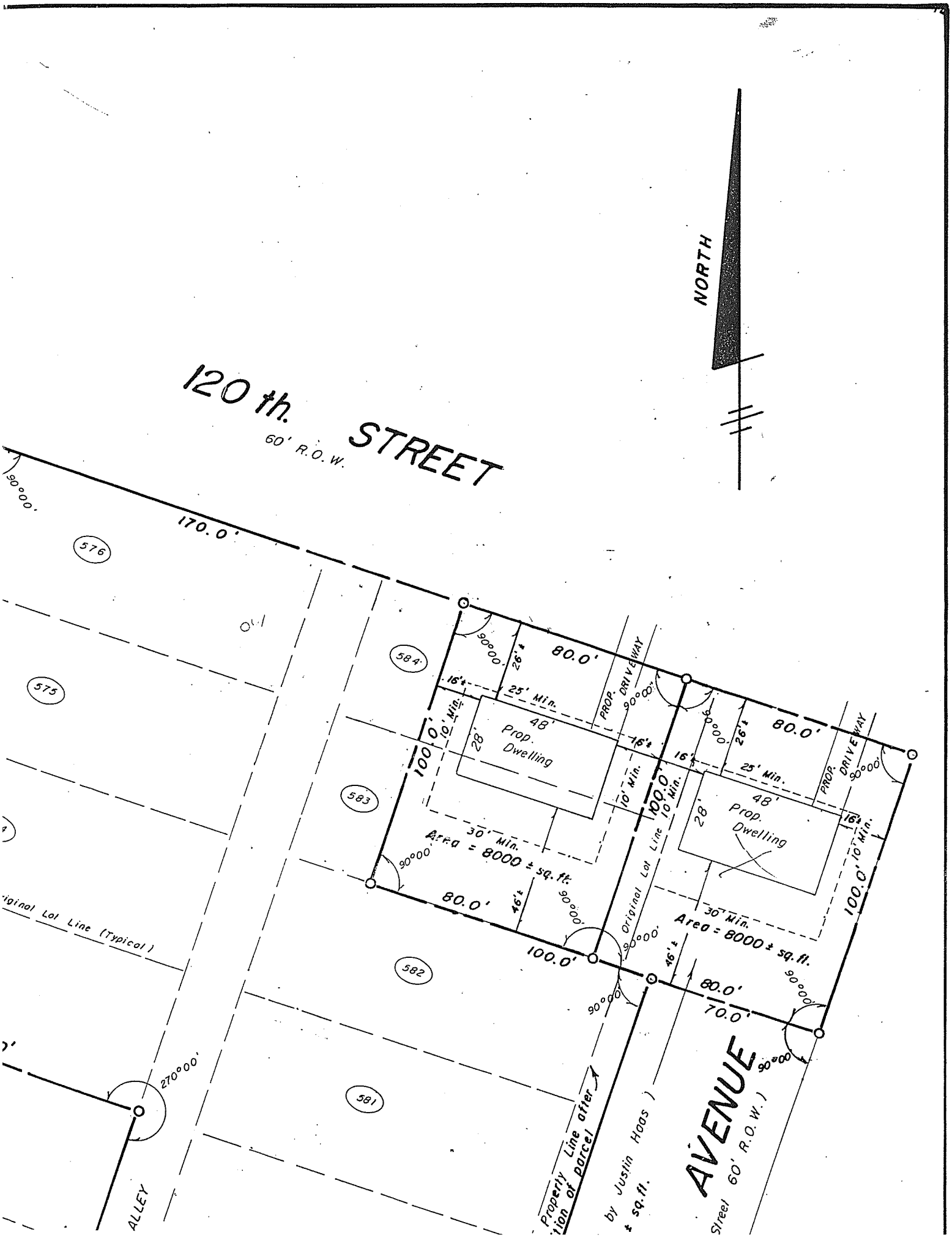
Applicant proposes to subdivide a parcel to create a single building lot to meet Zoning requirements of the R-4 Zone.

Lot
Located on 120th Street. (Northeastern Most Lot) This lot is served with utilities gas / electric, water, sanitary and storm sewer. 80'x100' Lot meets all ZBA requirements for lot characteristics. The applicant will construct a single story ranch style home on this lot.

Stipulations

Drainage and Utility Plan

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



NORTH
120 th. STREET
60' R.O.W.
170.0'
576
575
584
583
582
581
90°00'
80.0'
100.0'
70.0'
26'±
16'±
25' Min.
48'
28'
Prop. Dwelling
PROP. DRIVEWAY
10' Min.
30' Min.
Area = 8000 ± sq. ft.
46'±
Original Lot Line (Typical)
Original Lot Line
270°00'
ALLEY
Property Line after
tion of parcel
by Justin Haas)
± sq. ft.
AVENUE
Street 60' R.O.W.)

Staff Report # PC2014-032

Applicant: Community Builders

Project Summary:

PC2014-032 Site Plan Review of a proposal to construct 67 apartments in an existing building located at 599 River Street, a HCD Zone, ID 101.22-1-4. Applicant is Dave Sadowsky for Community Builders, 97 Maxon Road, Petersburg NY 12138.

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

Parking variance granted August 2014

Site Design Review:

Applicant proposes to renovate a 7 story building for use as 67 apartments. Apartments range in size from 1-3 bedrooms. The applicant will provide 53 off-street parking spaces. A roofed structure to the rear of the property will allow for covered parking and a rooftop garden / terrace overlooking the Hudson River. Access to rooftop terrace will be via pedestrian bridge access from the lobby. Trash to be stored indoors in utility area at basement level and removed via private hauler. Side elevator shaft shed to be removed.

Stipulations

Provision or easement for bike trail
Final landscape design to be reviewed and approved by the Street Tree Committee.
In addition to SHPO, HRC to review window replacements

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

Staff Report # PC2013-034

Applicant: William Phillips

Project Summary:

PC2014-034 Site Plan Review of a proposal to reoccupy a vacant bar. Project location is 70-76 Congress, Street, a B-4 Zone, ID 101.61-6-1. Applicant is William Phillips, 76 Congress 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

Approved bar July 2013
Ongoing historic review

Prior Zoning Board

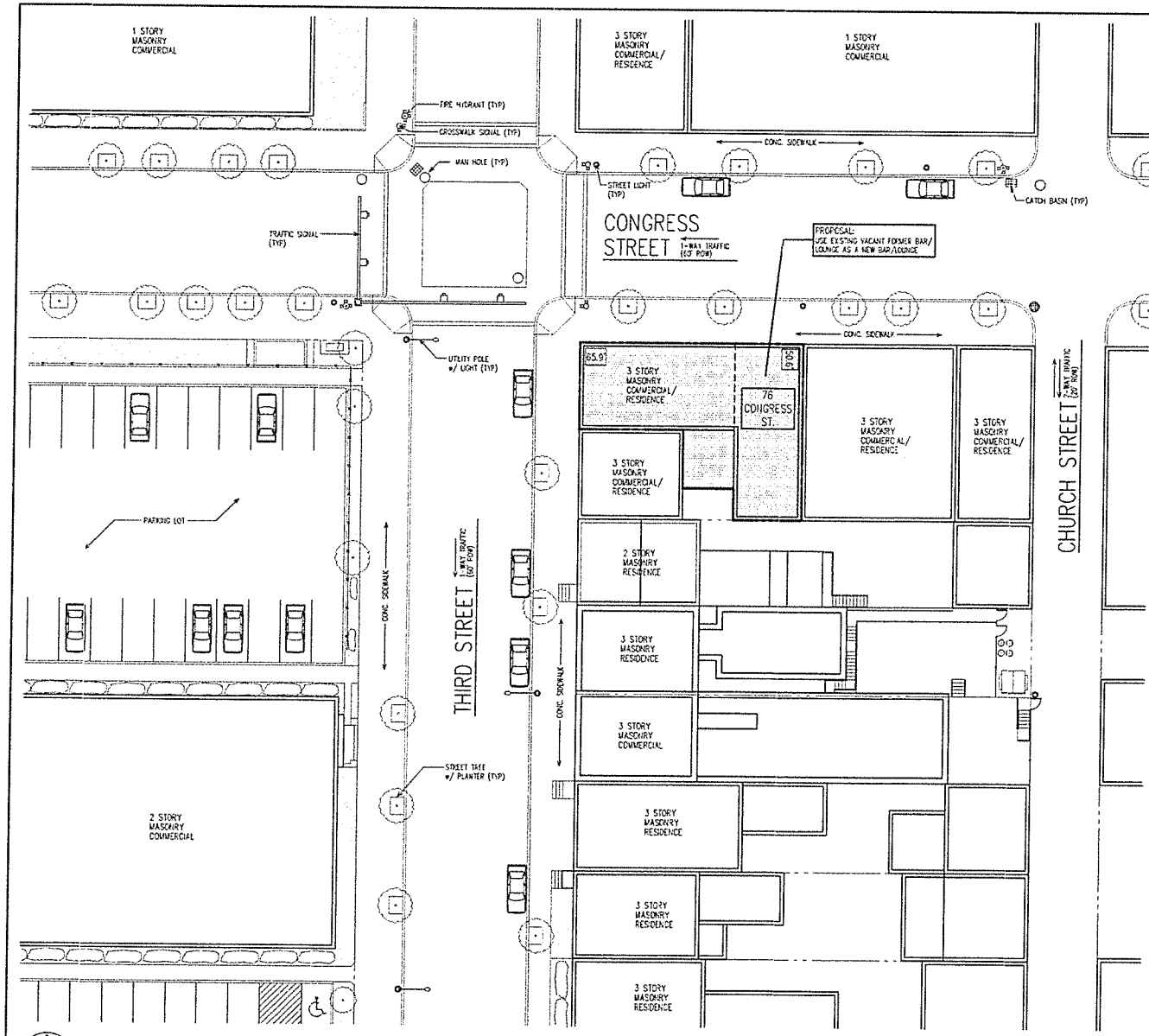
Site Design Review:

Applicant proposes to reoccupy a bar as Vivian's Lounge. Applicant will serve food (lunch/dinner).
Hours of operation TBD
Application does not include any outdoor front or rear seating.

Stipulations

Hours of operation not to exceed _____
Signage subject to HRC review
Storefront windows to be opened up to original dimensions.
Applicant shall install cigarette receptacle at front of building

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



SITE PLAN
SCALE: 1" = 30'

GENERAL NOTES:

Property : 76 Congress Street
Troy, NY 12180

Applicant : Will Philips
7 Heather Ridge Road
Troy, NY 12180

Owner : Akhtar Mohammed
30 Moreland Ave.
Latham, NY 12110

Tax Map #: 101.61-6-1

Zoned: B4- Central Commercial

Lot Characteristics:

Lot Dimensions: N - 65.9', S - varies, E - 50.6', W - varies

Lot Area: 2,321 SF +/- (.06 Acres)

Setbacks:	Required	Existing
Front	0'	0'
Rear	20'-0"	0'
Sides	0'	0'

Min. Lot Area:	None	2,321 SF
Min. Lot Width:	None	18.6'
Min. Lot Depth:	130'	50.6'
Max.Lot Coverage %	80%	89%

Building Type: 3-story brick building

Current Property Use: Vacant

Proposal : Use existing vacant former bar/lounge as a new bar/lounge

Parking : On-street parking

Garbage Removal: Via alley by city

Surface Drains: Existing

Signage: To conform to zoning regulations

Lighting: No exit lights

Hours of Operation: T.B.D.

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.

TITLE: SITE PLAN
SCALE: AS NOTED

PROJECT: ZONING and PLANNING APPLICATION FOR:
76 CONGRESS STREET
TROY, NY 12180
CLIENT: WILL PHILIPS

DATE: 09/29/14
DRAWN BY: EC
REVISIONS:

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180
(518) 274-3060

SHEET: SP1
JOB: 143.060

AKHTAR 522-7904 MO

PROPOSED FACADE

NO SCALE

TITLE: PROPOSED FACADE

PROJECT: 96-98 THIRD AVENUE
TROY, NY 12180

CLIENT: AKHTAR MUHAMMED

DATE: 8/14/14
DRAWN BY: EC
REVISIONS:

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180
(518) 274-3050

SHEET: A1

JOB: 143,044

PROPOSED STOREFRONT

NO SCALE

TITLE: PROPOSED STOREFRONT

PROJECT: 72-76 CONGRESS STREET
TROY, NY 12180

CLIENT: AKHTAR MUHAMMED

DATE: 09/04/14
DRAWN BY: EC
REVISIONS:

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180

(518) 274-3050

SHEET: A1

JOB: 133.014.01

Application Number _____

City of Troy
Historic District & Landmarks
Application for minor Repair & Maintenance work proposed at

Building address: 510 Grand St.

Owner: Gena Greggor
Owner Phone:
Contractor: Marty K's painting
Contractor Phone: 233-8016
Barricade Permit Date: 9/18/14

Owner Addr: 510 Grand St.

Contractor Addr:

Thank you for maintaining and preserving you historic property!
The proposed minor repair and painting work will be appropriate at your building, if you and your contractor comply with the following recommendations:

General Notes:

1. **Surface preparation prior to painting:**
   Thoroughly wet scrape, clean, and prepare all surfaces for painting work (Do not pressure wash, wire brush, or sand surfaces.) (Ironwork may be an exception) Your building was constructed prior to 1978 and may have lead based paint. You and/or your contractor are to provide all protection necessary at all windows, doors or other openings; protect all adjacent properties; furnish all necessary clean-up at the site; and properly dispose of all waste. Workers are to comply with all applicable health and safety regulations. Note: if children under the age of or pregnant women reside at your building, extra precautions need to be taken. Also, see brochure entitled "protect your family from lead in your home".

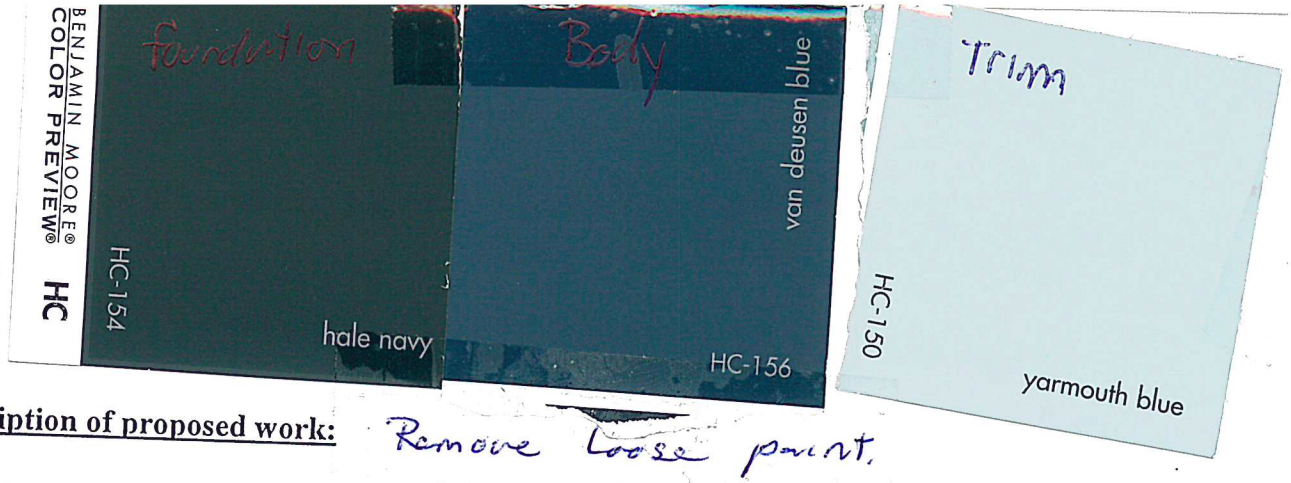
2. **Minor repairs prior to painting:**
   Spot masonry repointing and loose/bad bricks: comply with leaflet "Historic Technical Specifications for Masonry Work". We recommend that you use a masonry contractor, experience with this type of work.
   Minor brownstone repair: comply with brochure "The Maintenance and Repair of Architectural Sandstone". We recommend that you use a masonry contractor, experienced with this type of work.
   Minor Carpentry Repairs: Secure, glue, repair existing good historic trim. Caulk all joints with a paintable, siliconized acrylic caulk. Repair all flashing and drip edges. Where missing, furnish and install new trimming to match original. Wood epoxy repair may be appropriate where partially decayed, rotted or damaged

wood special trim may be otherwise difficult to match the original. See literature "Restoring Wood with Epoxy".

3. **Paint types:** previously painted masonry: apply masonry primer and minimum 1 coat acrylic latex finish paint (2 finish coats recommended)
   Previously painted wood: apply primer and minimum 1 coat oil-based finish paint, 2 coats recommended.
   Previously painted metal: apply rust inhibiting metal primer and minimum 1 coat metal acrylic enamel or polyurethane-based finish paint (2 recommended).
   Porch decks and stairs: apply "porch and deck" finish paint
   Note: comply with manufacturer's recommendations.

4. **Paint color selection:**
   Selections should be made from an "exterior historic color selections" chart furnish by the paint manufacturer. Select a quality paint. Submit 4 sets of photograph of existing building, proposed color selections and proposed placement for approval by the city representative and/or Historic District Review Advisory Committee.
   You may wish to repaint in the same colors, as existing, if appropriate.
   You may to research original colors by sanding a small spot, feathered out at the edges, to determine colors that have been previously applied to different surfaces.

5. **Signs and Lettering:**
   When proposed change includes signs or lettering, a scaled drawing showing type of lettering, all dimensions and colors; a description of materials to be used and method of illumination, if any, and a plan showing location on building or property must be submitted.
   (Many sign companies can create computer simulations of the proposed sign work and insert the sign simulations into the digital photograph of the storefront)



Description of proposed work: Remove loose paint.
Apply Appropriate primer
Two Coats Acrylic finish paint
Colors - Foundation - HC-154 - hale NAVY
Body - HC 165 - van deusen blue
Trim - HC 150 yarmouth blue

Planning Department recommendations:

Description of approved work:

I, the applicant, hereby agree to perform the work in accordance with the historical technical specifications for maintenance and repair work for properties.

Gene Gregger
Applicant

9-16-14
Date

Approved by:

Commissioner of Planning and Community Development **Date**

City Engineer **Date**

Application Number _____

City of Troy
Historic District & Landmarks
Application for minor Repair & Maintenance work proposed at

Building address: 1941 5th Ave.

Owner: Patric McCarey
Owner Phone: 973-986-6224
Contractor: Marty's painting
Contractor Phone: 233-8016
Barricade Permit Date:

Owner Addr:

Contractor Addr:

Thank you for maintaining and preserving you historic property!
The proposed minor repair and painting work will be appropriate at your building, if you and your contractor comply with the following recommendations:

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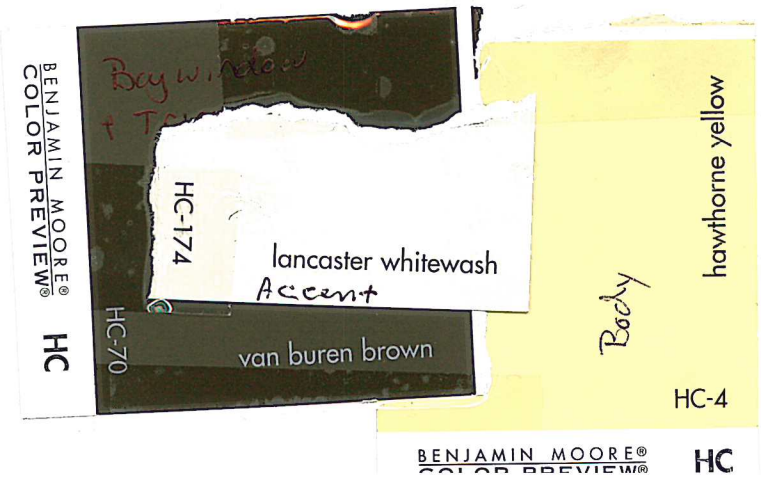
   (Many sign companies can create computer simulations of the proposed sign work and insert the sign simulations into the digital photograph of the storefront)

Body + Accent on Cornice - HC-4 Hawthorne Yellow
Main trim - HC-70 van buren brown
Bay window
Accent - HC-174 lancaster whitewash



Description of proposed work:

Remove Loose & Readily Removable old paint
caulk as needed
Apply Appropriate primers & 2 coats finish paint

Planning Department recommendations:

Description of approved work:

I, the applicant, hereby agree to perform the work in accordance with the historical technical specifications for maintenance and repair work for properties.

_____ _____

Applicant **Date**

Approved by:

_____ _____

Commissioner of Planning and Community Development **Date**

_____ _____

City Engineer **Date**