

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:

Consent Agenda

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 **Approved**

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

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. **Approved**

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. **Approved**

Full Review

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 **Approved**

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. **Tabled**

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. **Approved**

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. **Approved**

Removed

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. **Removed**

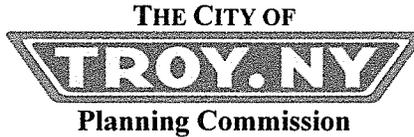
PC2013-076 Site Plan Review of a proposal to occupy a vacant commercial building as storage. Project location is 27 River Street, a WMD Zone, ID 100.76-8-2. Applicant is Adams Street Properties, 27 River Street, Troy, NY 12180. **Removed**

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

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

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

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February 18, 2014

Philip Farinacci
15 Ribbon Candy Lane
Troy, NY 12182

At the regular meeting of the City of Troy Planning Commission on February 13, 2014, this proposal was reviewed as part of the Planning Commission's **Consent Agenda**. The Commission declared this to be **Approved**

PC2014-006 Review of a proposal to convert a first floor office into a residential unit. Project location is 196 1st Street. Applicant is Philip Farinacci 15 Ribbon Candy Lane. **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 February 13, 2014, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Any exterior renovations are subject to review of the Troy Planning Commission.

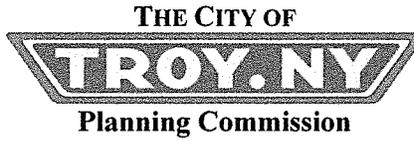
Please bring this letter with you to Code Enforcement when applying for your permit. Should you have any questions relative to this matter, please contact the Planning Department at (518) 279-7168.

Sincerely,

Andrew Petersen
Planning Commission Coordinator
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

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David Gardell
104 3rd Street
Troy, NY 12180

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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. **Approved**

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2. Applicant shall submit Planning Commission Fee (\$50) prior to the issuance of a building permit.

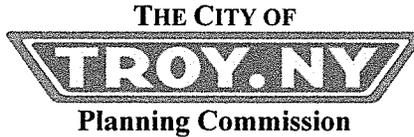
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Sincerely,

Andrew Petersen
Planning Commission Coordinator
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February 18, 2014

Scott Fiske
Pardi Partnership Architecture
25 Circle Street, Suite 101
Rochester, NY 14607

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2. Applicant shall submit timelines for phases 2 and 3 to include new façade work and parking lot reconfiguration
3. Applicant shall provide footing design details for freestanding sign. Applicant shall also provide roofing engineering in the area of the proposed tower.
4. Applicant shall provide a dimensioned elevation with new materials for each use to be added to the plaza. This elevation shall include proposed signage.

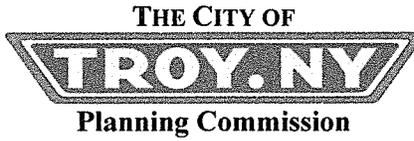
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Dean Stebbins
901 5th Ave
Troy, NY 12182

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2. Applicant shall replace 3 front windows with full glass windows
3. Applicant shall submit a plan for side seating area the differentiates between public right of way (36") and seating area.

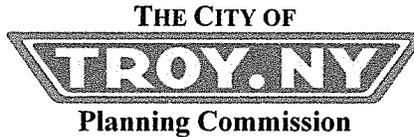
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Al Charland
26 Hampton Ave
Rensselaer, NY 12144

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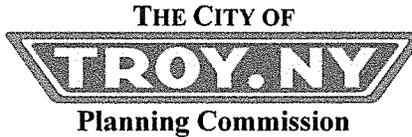
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Kevin Borowski
24 Front Street
Ballston Spa, NY 12020

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2. Applicant shall submit Planning Commission Review Fee (\$50) prior to the issuance of permits.
3. Approval does not include designs on the lower portion of the plate glass windows.

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Matthew Wistuk
1200 19th Street
Watervliet, NY 12189

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