

*AM*

**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 April 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:

**Full Review**

**PC2013-065** Final Site Plan Review of a proposal to a Stewarts Shop. Project location is 9 112<sup>th</sup> Street, a B-2 Zone, ID 80.63-6-10. Applicant is Stewarts Shops, PO Box 435, Saratoga, NY 12866. **Approved**

**PC2014-012** Site Plan Review of a proposal to construct a 4 story parking garage, 5 story patient pavilion, emergency department, and associated building alteration and site work. Project location is Samaritan Hospital, 2215 Burdett Ave, an INST Zone, 101.48-3-2.1. Applicant is Greenman Pederson, 80 Wolf Rd #300, Albany, NY 12205 **No Action Taken**

**PC2014-017** Site Plan Review of a proposal to reoccupy a car lot. Project location is 55 Campbell Ave, a B-3 Zone, ID 112.70-1-9. Applicant is Jeff Gould, 215 County Route 70, Stillwater, NY 12170. **Removed**

**Consent**

**PC2014-014** Site Plan Review of a proposal to subdivide a parcel into 3 lots. Project location is 468 9<sup>th</sup> Ave, an R-2 Zone, ID 80.72-9-1. An applicant is Kevin Vandenburg, 430 9<sup>th</sup> Ave, Troy, NY 12182. **Approved**

**PC2014-015** Site Plan Review of a proposal to occupy the first floor of a mixed use building as an office. Project location is 81 4<sup>th</sup> Street, a B-4 Zone, ID 101.53-9-7. Applicant is Lauren Groff, 11 State Street, Troy, NY 12180. **Approved**

**PC2014-016** Site Plan Review of a proposal to demolish a 3 family home. Project location is 8 Farm Street, an R-3 Zone, ID 101.63-3-15. Applicant is Cristo Demolition, PO BOX 1636 Albany, NY 12201. **Moved to Full Review Approved**

**PC2014-018** Site Plan Review of a proposal to relocate a dental office within an existing building. Project location is 2121 6<sup>th</sup> Ave, an R-5 Zone, ID 101.46-2-2. Applicant is Redmond Griffin, 22 1<sup>st</sup> Street, Troy, NY 12180. **Moved to Full Review Approved**

**Removed**

**PC2014-010** Site Plan Review of a proposal to construct a single family home. Project location is Bolivar Ave, an R-1 Zone, ID 101.73-8-14. Applicant is Kate Talham, 632 N. Lake Ave, Troy, NY 12180. **Removed**

**Historic District**

**Certificate of Appropriateness** related to a proposal to renovate the façade of a building (Quakenbush Building) in the Historic District. Project location is 30-32 3<sup>rd</sup> Street, a B-4 Zone. Applicant is Atrium Services, 297 River Street, Troy, NY 12180. **Approved with stipulations**

**Certificate of Appropriateness** related to a proposal to construct glass entry doors and bi-fold glass doors on a storefront. Project location is 207 Broadway (Troy Tavern Building) a B-4 Zone. Applicant is Vic Christopher, 12 Second Street, Troy, NY 12180. **Approved**

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

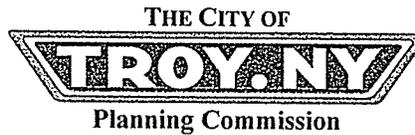
other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

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

**Barbara Nelson**  
**Chair**  
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**William Dunne**  
**Commissioner**  
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April 14, 2014

Kevin Vandenburg  
430 9<sup>th</sup> Ave  
Troy, NY 12182

At the regular meeting of the City of Troy Planning Commission on April 10, 2014, this proposal was reviewed as part of the Planning Commission's **Consent Agenda**. The Commission declared this to be **Approved**

**PC2014-014** Site Plan Review of a proposal to subdivide a parcel into 3 lots. Project location is 468 9<sup>th</sup> Ave, an R-2 Zone, ID 80.72-9-1. An applicant is Kevin Vandenburg, 430 9<sup>th</sup> Ave, Troy, NY 12182. **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 April 10, 2014, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall install 3 street trees.

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

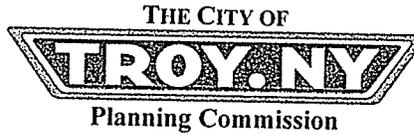
Sincerely,



Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

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



**William Dunne**  
**Commissioner**  
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Lauren Groff  
11 State Street  
Troy, NY 12180

April 14, 2014

At the regular meeting of the City of Troy Planning Commission on April 10, 2014, this proposal was reviewed as part of the Planning Commission's **Consent Agenda**. The Commission declared this to be **Approved**

**PC2014-015** Site Plan Review of a proposal to occupy the first floor of a mixed use building as an office. Project location is 81 4<sup>th</sup> Street, a B-4 Zone, ID 101.53-9-7. Applicant is Lauren Groff, 11 State Street, Troy, NY 12180. **Approved**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the April 10, 2014, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Paint colors approved

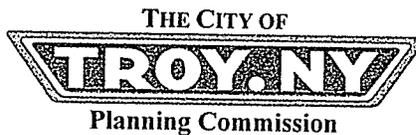
Please bring this letter with you to Code Enforcement when applying for your permit. Should you have any questions relative to this matter, please contact the Planning Department at (518) 279-7168.

Sincerely,

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

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Cristo Demolition  
PO BOX 1636  
Albany, NY 12201

April 14, 2014

At the regular meeting of the City of Troy Planning Commission on April 10, 2014, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2014-016** Site Plan Review of a proposal to demolish a 3 family home. Project location is 8 Farm Street, an R-3 Zone, ID101.63-3-15. Applicant is Cristo Demolition, PO BOX 1636 Albany, NY 12201. **Moved to Full Review Approved**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the April 10, 2014, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Prior to the issuance of permits applicant shall remit Planning Commission application fee of \$100.

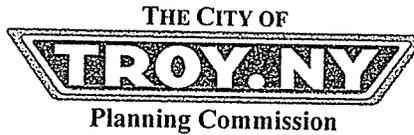
Please bring this letter with you to Code Enforcement when applying for your permit. Should you have any questions relative to this matter, please contact the Planning Department at (518) 279-7168.

Sincerely,

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

Cc: City Clerk; Code Enforcement

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**William Dunne**  
**Commissioner**  
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F. Redmond Griffin  
22 1<sup>st</sup> Street  
Troy, NY 12180

April 14, 2014

At the regular meeting of the City of Troy Planning Commission on April 10, 2014, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2014-018** Site Plan Review of a proposal to relocate a dental office within an existing building. Project location is 2121 6<sup>th</sup> Ave, an R-5 Zone, ID 101.46-2-2. Applicant is Redmond Griffin, 22 1<sup>st</sup> Street, Troy, NY 12180. **Moved to Full Review Approved**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the April 10, 2014, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall install signage to delineate residential parking from dental office parking.

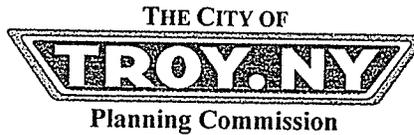
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Sincerely,

Andrew Petersen  
Planning Commission Coordinator  
Department of Planning & Economic Development

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**William Dunne**  
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April 14, 2014

Stewarts Shops  
Chuck Marshall  
PO BOX 435  
Saratoga NY 12866

At the regular meeting of the City of Troy Planning Commission on April 10, 2014, this proposal was reviewed as part of the Planning Commission's **Full Review Agenda**. The Commission declared this to be **Approved**

**PC2013-065** Final Site Plan Review of a proposal to a Stewarts Shop. Project location is 9 112<sup>th</sup> Street, a B-2 Zone, ID 80.63-6-10. Applicant is Stewarts Shops, PO Box 435, Saratoga, NY 12866. **Approved**

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

1. Contact the Bureau of Code Enforcement (518) 279-7189 to apply for all necessary permits within SIX (6) MONTHS of the April 10, 2014, Planning Commission approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Dumpster pickup limited from 7AM – 7PM
3. No gas delivery between 1AM-5AM
4. Tree species TBD by Street tree Advisory Committee. A low maintenance, deep root system tree will be chosen.
5. Fence Configuration to include sections that are located to the rear corner of the building spanning to 487 2<sup>nd</sup> Ave and front corner of the building spanning to 487 2<sup>nd</sup> Ave. Additionally a fence will run the distance between these sections to block sound of the equipment. The fence shall be approximately 5 feet from the adjacent structure (487 2<sup>nd</sup> Ave). Final configuration to be determined by city engineer. In no case will the distance be less than 3 feet.
6. Applicant will remove existing chain link fence and replace with new stockade fence. Fence shall be terminated 6 feet from the alley.
7. Adjacent property owner will be notified 30 days prior to demolition. A pre and post demolition structural analysis will be done on 487 2<sup>nd</sup> Ave.
8. Applicant will restore exterior and roof of adjacent structure following demolition.

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