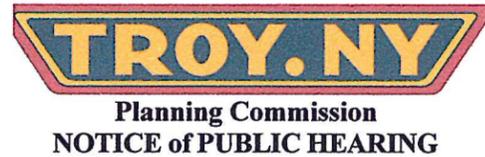


AP

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



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 4, 2016 at 6:00 P.M.** in the City Council Chambers, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

PC2015-101 SEQRA and Site Plan Review – Proposal to occupy a vacant school building with 28 apartments. Property location is 2920 5th Ave, an R-4 Zone, ID 90.70-7-15. Applicant is Redburn Development, 172 River Street, Troy, NY 12180.

PC2016-008 SEQRA and Site Plan Review – Proposal to reoccupy a vacant bar / restaurant. Property location is 2 King Street, a B-4 Zone, ID 101.37-3-3. Applicant is Sciortinos Pizza, 82 Dove Street, Albany, NY 12210.

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.

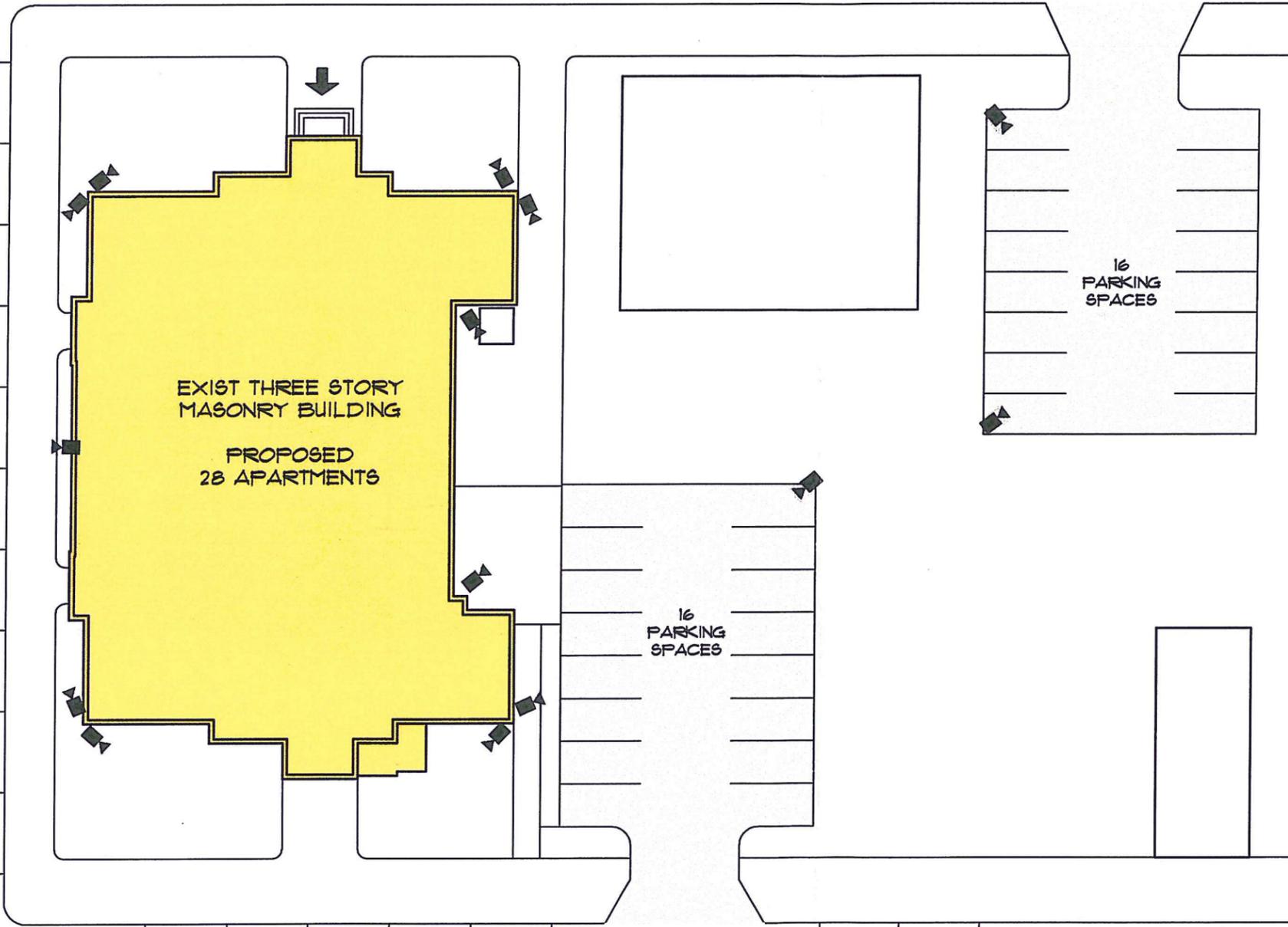
Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Bureau of Engineering at 279-7179. Any person having interest in the above matters will be heard at said time and place.

City of Troy Planning Commission

SIXTH AVENUE

ONE WAY

INGALL'S AVENUE
(10 ON STREET PARKING SPACES, INCL 2 HNCP)



Cameras will also be located inside all entrance foyers and common spaces.

FIFTH AVENUE
(17 ON STREET PARKING SPACES)

ONE WAY

SITE PLAN

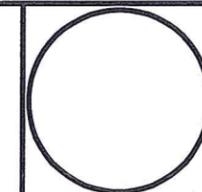
SCALE: 1" = 30'-0"

DATE: 11/17/15
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 SCALE: AS NOTED
 NOTES:

**HARRIS A. SANDERS
 ARCHITECTS, P.C.**
 252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

RENOVATIONS TO:
 SCHOOL 1
 2920 FIFTH AVENUE
 TROY, NEW YORK

Exterior Camera Plan

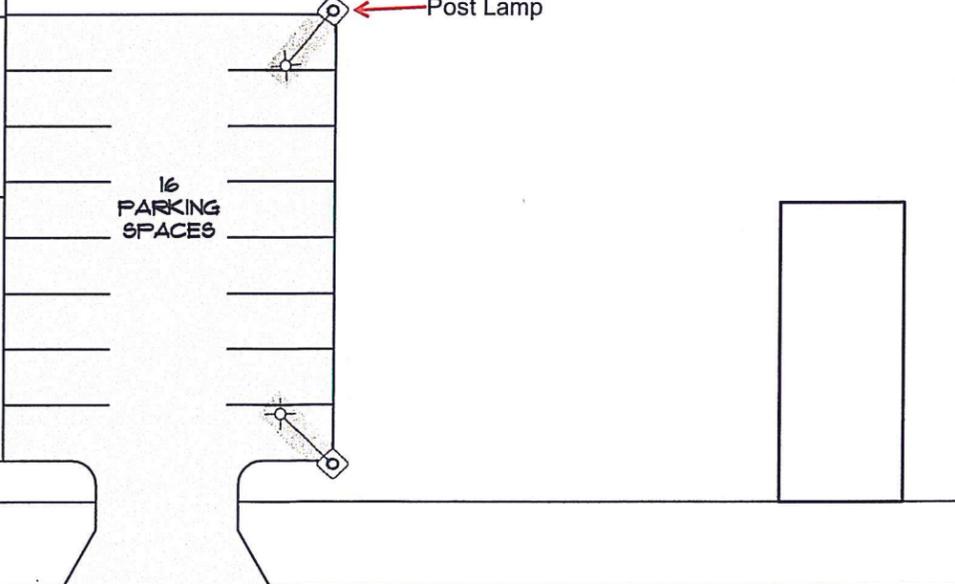
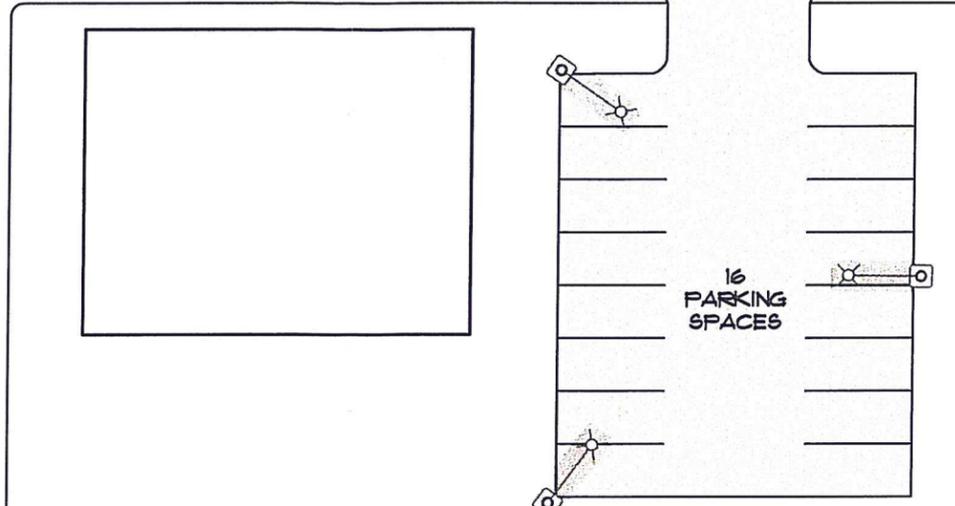
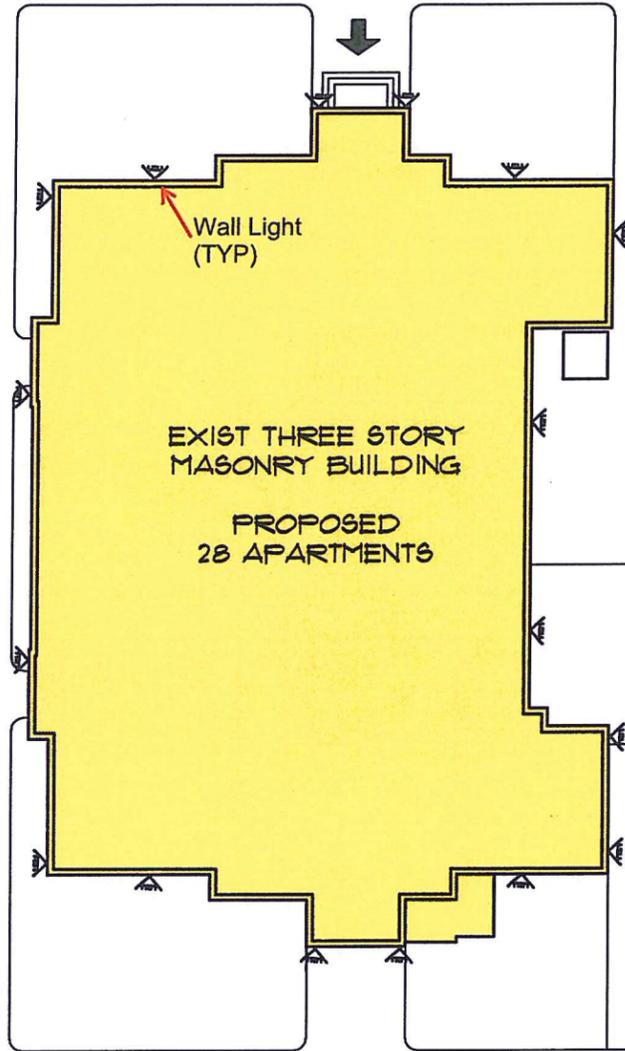


C1

SIXTH AVENUE

ONE WAY
↓

INGALL'S AVENUE
(10 ON STREET PARKING SPACES, INCL 2 HNCP)



FIFTH AVENUE
(17 ON STREET PARKING SPACES)

ONE WAY
←

SITE PLAN

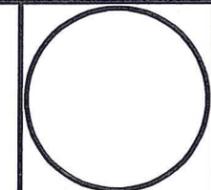
SCALE: 1" = 30'-0"

DATE: 11/17/15
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 SCALE: AS NOTED
 NOTES:

**HARRIS A. SANDERS
 ARCHITECTS, P.C.**
 252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210

RENOVATIONS TO:
 SCHOOL 1
 2920 FIFTH AVENUE
 TROY, NEW YORK

Lighting Plan



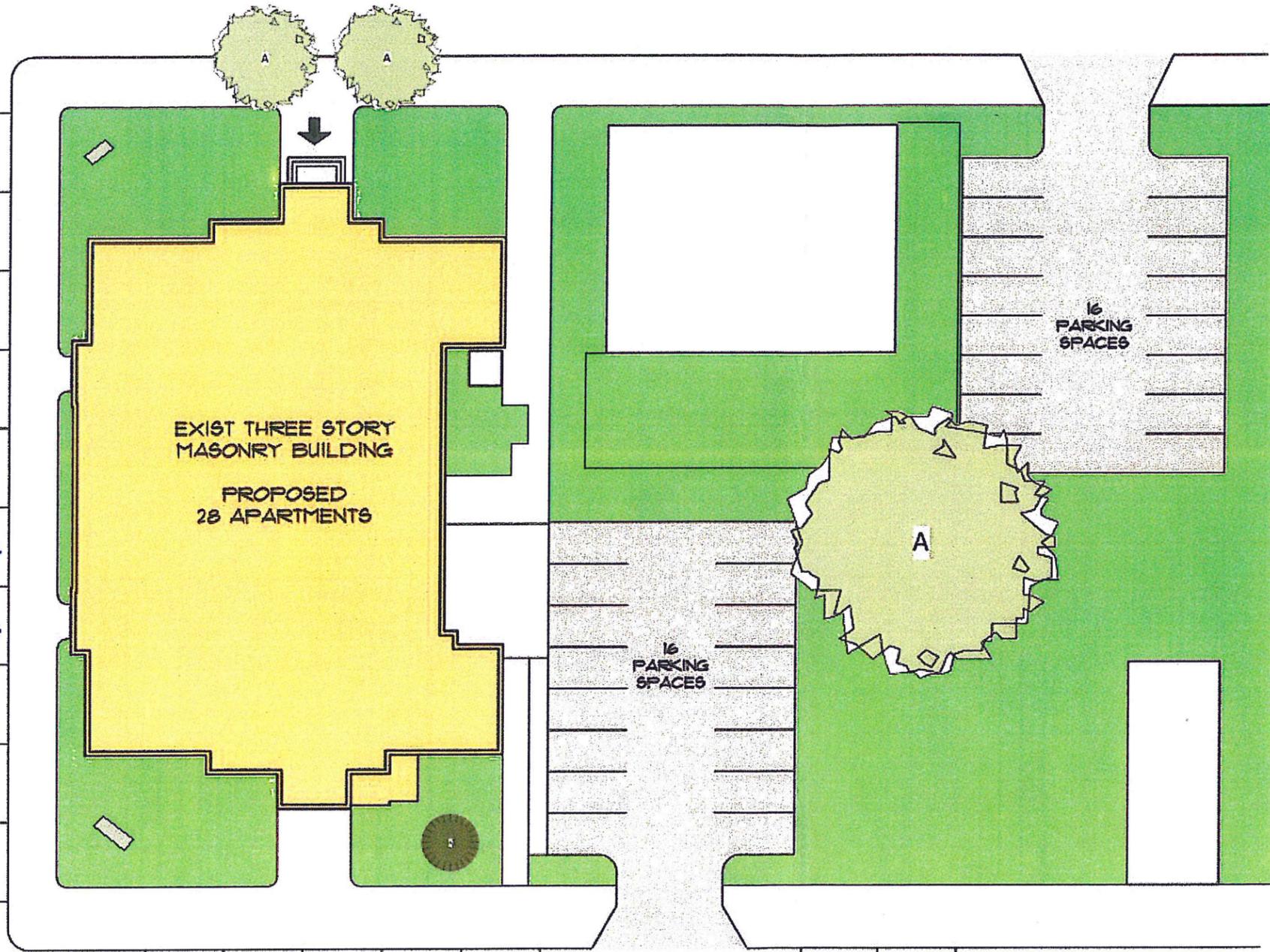
HEET NO.

Li1

ONE WAY
↓

INGALL'S AVENUE
(10 ON STREET PARKING SPACES, INCL 2 HNCP)

SIXTH AVENUE



A: Deciduous Tree
B: Conifer Tree

EXIST THREE STORY
MASONRY BUILDING

PROPOSED
28 APARTMENTS

16
PARKING
SPACES

16
PARKING
SPACES

FIFTH AVENUE
(17 ON STREET PARKING SPACES)

ONE WAY
←

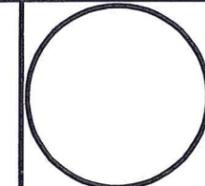
SITE PLAN

SCALE: 1"=30'-0"

DATE: 11/17/15
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
NOTES:

**HARRIS A. SANDERS
ARCHITECTS, P.C.**
252 WASHINGTON AVENUE, ALBANY, NEW YORK 12210
RENOVATIONS TO:
SCHOOL 1
2920 FIFTH AVENUE
TROY, NEW YORK

Landscape Plan



L1



Site Plan Review Application

City of Troy, New York

Zone District

B4

Applicant Name Sciortinos Pizzeria 82 Dove Street Albany NY 12210	Phone Number (s) Phone No. () - Office No. () - Pager No. (518) 281-5519 Fax No. () -	ZBA Case #
		PC Case # PC2016-0008
Property Owner KING STREET TROY PROPRTI		PC Status

Pursuant to the Provisions of Article 3.308, A of the Zoning Ordinance, I (we) do hereby apply to the Zoning Board of Appeals for the following:

Project Location 2 KING ST	Ward/Plate 0400680	Tax Map ID 101.37-3-3
-------------------------------	-----------------------	--------------------------

Project Description
Applicant is proposing a Beirgarten

Planning Commission Review Required SEQRA & Site Plan Review	Current Use Restaurants that can accommodate no more than 50 customers at one time	Proposed Use Restaurant, tavern and nightclub without regard to seating capacity
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Planning Commission Hearing Date Thursday, February 04, 2016	Filing Fee \$ 100.00
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RESOLUTION

THE TROY CITY PLANNING COMMISSION HEREBY DIRECTS STAFF TO PROVIDE ALL APPLICANTS WITH THE FOLLOWING STATEMENT:

"APPLICANTS SHOULD BE DULY ADVISED THAT ALL ELEMENTS REQUIRED FOR APPLICATION FOR SITE PLAN REVIEW MUST BE FULLY ADDRESSED. IN THE EVENT THAT THESE ELEMENTS ARE NOT ADDRESSED, THE COMMISSION RESERVES THE RIGHT TO TABLE THE APPLICATION UNTIL SUCH TIME THAT THE APPLICANT DOES ADDRESS THEM TO THE SATISFACTION OF THE COMMISSION."

I (we) understand that I (we) am responsible for the placement of notification signs per section 3.607 of the Zoning Ordinance.

I (we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my (our) knowledge accurate and correct and that I (we) have read and understand the above resolution and the instructions provided by the Staff.

SIGNATURE OF APPLICANT:

Date Signed: 01/22/2016

*** RETURN THIS APPLICATION WITH FILING FEE AND 16 SITE PLAN COPIES ***

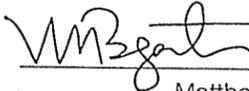
**The City of Troy
Application For Permit**

Location of Work: 2 King Street, Troy, NY 12180		
Property Owner: King Street Troy Properties, LLC	Address: 75 Columbia Street, Albany, NY 12210	Phone: (518) 465-2333
Contractor: Matt Baumgartner	Address: 34 Learned Street, Albany, NY 12207	Phone: (518) 281-5519
Tenant: Sciortino's Pizzeria, Inc.	Address: 82 Dove Street, Albany, NY 12210	Phone: (518) 281-5519

<input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Repairs <input type="checkbox"/> Siding <input type="checkbox"/> Roofing <input type="checkbox"/> Sign <input type="checkbox"/> Sitework <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Excavation	Description Of Work:
	Interior Work and Changing Bombers to Wolff's Biergarten.
	Current Use: Not Currently Being Used
	Proposed Use: Bar

Construction Trades	Construction Cost	Contractors Information
<input checked="" type="checkbox"/> General	\$40,000	*See Above
<input type="checkbox"/> Plumbing		
<input type="checkbox"/> Electrical		
<input type="checkbox"/> HVAC		
<input type="checkbox"/> Demolition	\$5,000	*See Above
<input type="checkbox"/> Excavation		
<input type="checkbox"/> Other		
Total:	\$45,000	

I hereby make application for issuance of a permit for work described above. I agree that no person will be employed without providing workers compensation and disability benefits law coverage, as required by state law, and that all applicable ordinances of the City shall be complied with. I declare. Subject to penalty of perjury that statements made herein are true and correct to the best of my knowledge.

<input checked="" type="checkbox"/> OWNER	APPLICANT'S SIGNATURE	
<input checked="" type="checkbox"/> CONTRACTOR	APPLICANT'S NAME (PRINT)	Matthew Baumgartner
<input type="checkbox"/> OTHER	APPLICANT'S EMAIL	mattbaumgartner@mac.com
	DATE	1/21/16

buildingpermits@troy.ny.gov (518) 687-1140



January 21, 2016

The City of Troy
433 River Street
Troy, NY 12180

To Whom It May Concern,

Attached is our Building Permit application to change the previous Bombers Burrito Bar, Troy to a proposed Wolff's Biergarten (our 4th location!).

I wanted to note that we are making zero structural changes to the interior, and keeping the layout of the bar, bathrooms, stairways, kitchen, private event space, basement storage, etc. *exactly* the same as the previous restaurant.

The only changes we are proposing are:

1. **The addition of 2 garage doors** to match the exterior aesthetic of our other 3 locations. I have attached photos to show the other locations.
2. **Change to nicer fencing.** We are proposing to change the black metal fencing to be consistent with our other locations which is a pine wooden fencing with wooden planters containing boxwood trees. We feel this looks beautiful and will make the exterior look much nicer than the black metal fence.
3. **Replace the large neon sign** with a more traditional wooden sign to be placed on the top of the building. We have the same exact sign at our Schenectady location. We use Ray Sign for this construction and installation and they do an A+ job. Considering that our next door neighbor (King Venetian Blinds) has 2 roof signs, we are hoping this will be ok. Because of the existing layout of the 2nd floor windows and exterior awning, it doesn't leave much available space for a sign to be hung on the building itself.

Thank you for your consideration, and we are very much looking forward to opening a business in Troy!

Please feel free to contact me directly with any questions.

Sincerely,

Matthew Baumgartner
Wolff's Biergarten, Owner
(518) 281-5519
MattBaumgartner@mac.com

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

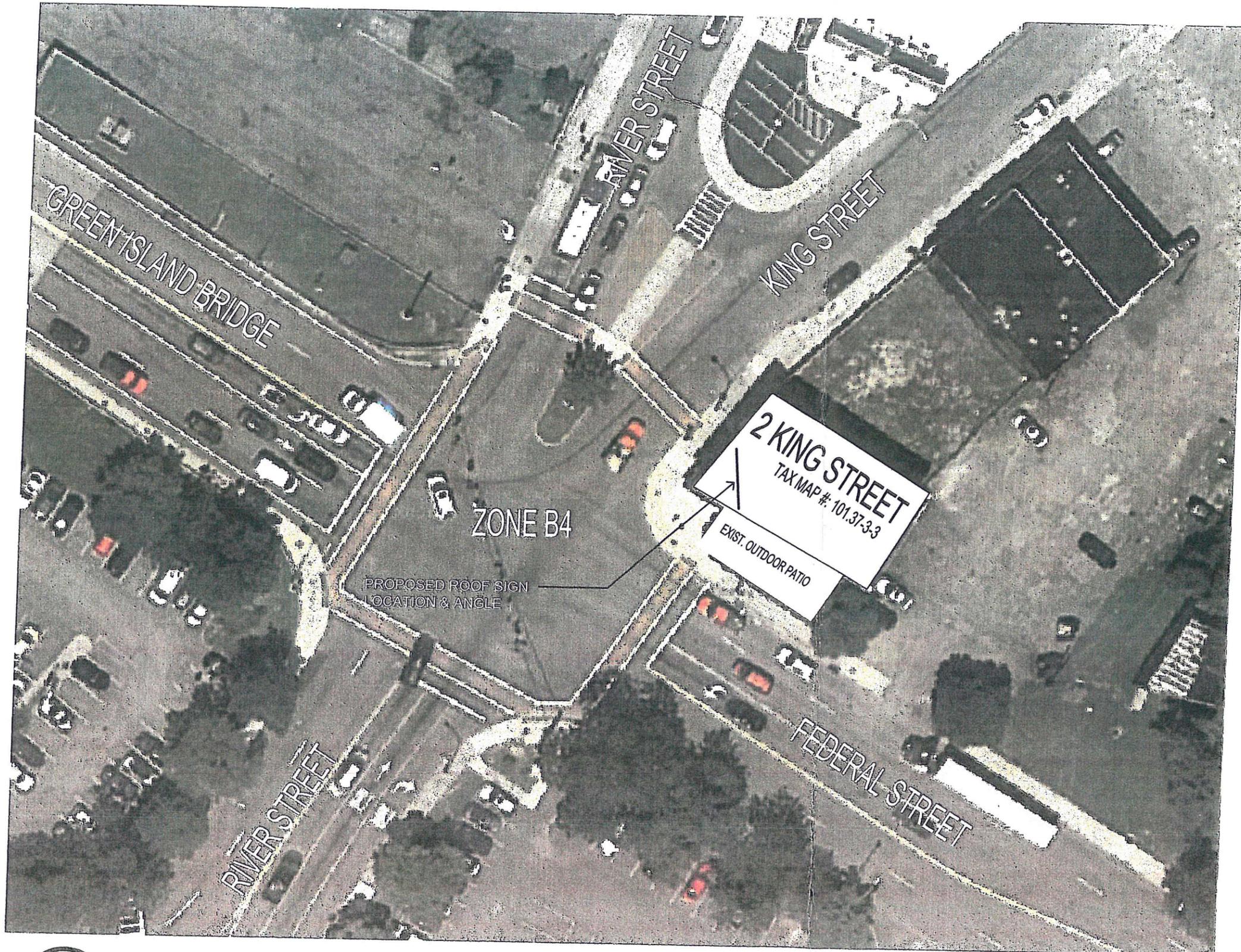
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Wolff's Biergarten			
Project Location (describe, and attach a location map): 2 King St., Troy, NY 12180			
Brief Description of Proposed Action: * See Attached			
Name of Applicant or Sponsor: Matthew Baumgartner		Telephone: (518) 281-5519	
		E-Mail: matthbaumgartner@mac.com	
Address: 34 Learned St.			
City/PO: Albany		State: NY	Zip Code: 12207
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<input type="checkbox"/>	<input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Matt Bary, Inc</u> Date: <u>1/22/16</u> Signature: <u>[Signature]</u>		



1 **SITE PLAN**
 A05 SCALE: 1"=40'



IF YOU ARE NOT THE ARCHITECT OR ARCHITECTURAL FIRM OF RECORD FOR THIS PROJECT, YOU MAY NOT REPRODUCE OR TRANSMIT THIS INFORMATION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**PROGRESS
 PRINT NOT FOR
 CONSTRUCTION**

ADDRESS: 2 King Street
 Troy, NY 12180

ZONING DISTRICT: B4

TAX MAP #: 101.37-3-3

OWNER: KING STREET PROPERTIES, LLC
 75 Columbia Street
 Albany, NY 12210

APPLICANT: Sciortino's Pizzeria
 dba: Wolff's Biergarten Troy
 82 Dove Street
 Albany, NY 12210

Lacey Thaler Reilly Wilson
 Architecture & Preservation, LLP

518.375.1485: p
 518.375.1486: f
 www.ltrw-arch.com

79 North Pearl Street
 Fourth Floor
 Albany, NY 12207

PROJECT NAME
 Wolff's Biergarten
 2 King Street
 Troy, NY

DRAWING TITLE
 SITE PLAN

DATE 2016-01-21	SCALE 1:400
PROJECT No. 16-001	DRAWN BY JMH

REVISION

DRAWING NUMBER
A05