

Peter Kehoe
Chair
George Reischuck
Vice Chair



Russ Reeves, P.E.
Executive Secretary
Phone (518) 270-4604
Fax (518) 270-4642

February 13, 2009

David Holmes
444 River Street
Troy, New York 12180

PB2009-003 SEQRA & Site Plan Review of a proposal to convert a former factory building into a multi-use building including apartments and commercial space. Project location is 444 River Street, an HWD Zone, ID 101.38-1-1. Applicant is David Holmes and Keith Holmes, 444 River Street, Troy, NY 12180. **Approved with Stipulations**

PB2009-004 SEQRA & Site Plan Review of a proposal to operate a used retail store. Project location is 444 River Street, an HWD Zone, ID 101.38-1-1. Applicant is David Holmes and Keith Holmes, 444 River Street, Troy, NY 12180. **Approved with Stipulations**

PB2009-005 SEQRA & Site Plan Review of a proposal to operate a real estate office. Project location is 444 River Street, an HWD Zone, ID 101.38-1-1. Applicant is David Holmes and Keith Holmes, 444 River Street, Troy, NY 12180. **Approved with Stipulations**

PB2009-006 SEQRA & Site Plan Review of a proposal to operate a business office. Project location is 444 River Street, an HWD Zone, ID 101.38-1-1. Applicant is David Holmes and Keith Holmes, 444 River Street, Troy, NY 12180. **Approved with Stipulations**

PB2009-007 SEQRA & Site Plan Review of a proposal to a photography studio and business office. Project location is 444 River Street, an HWD Zone, ID 101.38-1-1. Applicant is David Holmes and Keith Holmes, 444 River Street, Troy, NY 12180. **Approved with Stipulations**

PB2009-008 SEQRA & Site Plan Review of a proposal to occupy a vacant space as a multiple artists' studios. Project location is 444 River Street, an HWD Zone, ID 101.38-1-1. Applicant is David Holmes and Keith Holmes, 444 River Street, Troy, NY 12180. **Approved with Stipulations**

Dear Mr. Holmes,

At the regular meeting of the City of Troy Planning Board on February 12, 2009, this proposal was reviewed as part of the Planning Board's **Full Review Agenda**. The Board declared this to be an Unlisted Action, issued a Negative Declaration under S.E.Q.R.A. and **APPROVED** the proposal.

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) 270-4584 to apply for all necessary permits within SIX (6) MONTHS of the February 12, 2009, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. **Prior to the issuance of a building permit applicant is required to appear before the City of Troy Zoning Board of appeals for a parking deficiency.**

3. Applicant shall submit all proposed signage to be reviewed by the Planning Department staff, keeping in mind the total square footage allowed for the entire building located at 444 River Street is 100 Square Feet. Any excessive signage will require a *Variance* from the City of Troy Zoning Board of Appeals.

If you are in agreement with the above stipulations, please sign on the line below and return to our office. If you do not agree to the terms listed above please call our office so that we may discuss your concerns with you.

Applicant Signature

Should you have any questions relative to this matter, please contact Andrew Petersen at (518) 270-4488 or myself at (518) 270-4589, at your convenience.

Sincerely,

Sondra Little
Director of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Pete Testa
71 Fourth Street
Troy, New York 12180

PB2009-001 Historic Review of a proposal to construct a sign in a historic district. Project location is 71 Fourth Street, a B-4 Zone, ID 101.53-9-4. Applicant is Andy Miele and Pete Testa, 71 Fourth Street, Troy, NY 12180. **Approved**

Dear Mr. Testa,

At the regular meeting of the City of Troy Planning Board on February 12, 2009, this proposal was reviewed as part of the Planning Board's **Full Review Agenda**. The Board declared this to be an Unlisted Action, issued a Negative Declaration under S.E.Q.R.A. and **APPROVED** the proposal.

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

3. Contact the Bureau of Code Enforcement (518) 270-4584 to apply for all necessary permits within SIX (6) MONTHS of the February 12, 2009, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall register signage with the Bureau of Code Enforcement and be assessed a yearly fee for signage in the city right of way.

If you are in agreement with the above stipulations, please sign on the line below and return to our office. If you do not agree to the terms listed above please call our office so that we may discuss your concerns with you.

Applicant Signature

Should you have any questions relative to this matter, please contact Andrew Petersen at (518) 270-4488 or myself at (518) 270-4589, at your convenience.

Sincerely,

Sondra Little
Director of Planning & Economic Development

Cc: City Clerk; Code Enforcement

February 13, 2009

Ms. Donna Lott
39 Geneva Blvd.
Wynantskill, NY 12198

PB2009-009 SEQRA & Site Plan Review of a proposal to occupy a vacant retail space with a restaurant, café. Project location is 384 Congress Street, a B-2 Zone, ID 101.79-4-6. Applicant is Donna Lott, 39 Geneva Blvd, Wynantskill, NY 12198 **Approved with Stipulations**

Dear Ms. Donna Lott

At the regular meeting of the City of Troy Planning Board on February 12, 2009, this proposal was reviewed as part of the Planning Board's **Full Review Agenda**. The Board declared this to be an Unlisted Action, issued a Negative Declaration under S.E.Q.R.A. and **APPROVED** the proposal.

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) 270-4584 to apply for all necessary permits within SIX (6) MONTHS of the January 8, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.

If you are in agreement with the above stipulations, please sign on the line below and return to our office. If you do not agree to the terms listed above please call our office so that we may discuss your concerns with you.

Applicant Signature

Should you have any questions relative to this matter, please contact Andrew Petersen at (518) 270-4488 or myself at (518) 270-4589, at your convenience.

Sincerely,

Sondra Little
Director of Planning & Economic Development

Cc: City Clerk; Code Enforcement