

Peter Kehoe  
**Chair**  
George Reischuck  
**Vice Chair**

THE CITY OF  
**TROY**  
Planning Board  
**NOTICE of PUBLIC HEARING**

**Russ Reeves, P.E.**  
**Executive Secretary**  
Phone (518) 270-4619  
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Notice is hereby given that the Planning Board of the City of Troy, New York will conduct a public hearing on **Monday, April 17, 2006 at 6:00 P.M.** in the Second Floor Council Chambers of City Hall in order to hear and decide on proposals for development as follows:

**Consent Agenda**

**The consent agenda is intended to be a review for projects where the applicant has received the staff report, read the stipulations proposed by the technical review staff and fully agrees to incorporate all the comments from the staff report into the final drawings for their proposal. Projects where the applicant wishes to discuss the different stipulations or the Board Members wish to discuss additional aspects of the project will be assigned to the "Full Review" portion of the meeting.**

**PB2005-0111** SEQRA & Historic District Review of a proposal to undertake a phased reconstruction of the façade of the Conservatory Building. Project location is 63-67 Third Street, at State. Applicant is Troy Living LLC. 340 Broadway, Saratoga Springs, NY 12866. **APPROVED W/ Stips**

**PB2006-0005** SEQRA Review of the Rensselaer Iron Works Site and Upper Hudson Rivers & Estuaries Center Site Plan. Project location is foot of Madison Street. Applicant is City of Troy, 1 Monument Square Troy, NY 12180. **APPROVED**

**PB2006-016** Final SEQRA, Subdivision & Site Plan Review of a proposal to construct 3 single-family homes on a vacant lot. Project location is 472 Third Avenue, at 112<sup>th</sup> Street. Applicant is Kevin Vandenburg 430 Ninth Ave. Troy, NY 12182. **APPROVED W/ Stips**

**PB2006-027** SEQRA & Subdivision Review of a proposal to subdivide a lot containing two buildings. Project location is 445 Fifth Avenue between 111<sup>th</sup> and 112<sup>th</sup> Streets. Applicant is Alex & Michael Olekoski, 34 Old Sparrow Bush Rd. Latham, NY 12110. **APPROVED W/ Stips**

**PB2006-028** SEQRA & Site Plan Review of a proposal to convert a steel manufacturing business into The Sign Studio, for manufacture and sale of signs. Project location is 1 Ingalls Avenue, at President Street. Applicant is RMML Property Ventures LLC 3001 Sixth Ave. Troy, NY 12180. **APPROVED W/ Stips**

**PB2006-030** SEQRA & Subdivision Review of a proposal to subdivide a 6 acre, four building multi family dwelling complex from an approx. 30 acre lot. Project location is Project Road, at Campbell's Avenue. Applicant is Michael Casale PO Box 404 Wynantskill, NY 12198. **APPROVED W/ Stips**

**PB2006-031** SEQRA & Demolition Review of a proposal to demolish and rebuild the rear portion of a multiuse building related to a proposal to reoccupy two dwelling units and a commercial storefront.

Project location is 229 Fourth Street, at Washington. Applicant is Steve Townsend 251 Liberty Street, Troy, NY 12180. **APPROVED W/ Stips**

**PB2006-032** SEQRA & Site Plan Review of a proposal to occupy a former clothing store as a small grocery store and deli. Project location is 377 Congress Street, at 15<sup>th</sup>. Applicant is Jan Siemiginowski 15 Grandview Drive, Poestenkill, NY 12140. **APPROVED W/ Stips**

**PB2006-034** SEQRA & Site Plan Review of a proposal to convert a former florist shop into a neighborhood grocery store. Project location is 307 Fifth Avenue, at 107<sup>th</sup> Street. Applicant is Joe Thomas and Edward Kahn, 10 Donnelly Drive, Rensselaer NY 12144. **APPROVED W/ Stips**

**PB2006-035** SEQRA & Site Plan Review of a proposal to convert a vacant storefront into an internet sales business. Project location is 347 Congress Street, at 14<sup>th</sup>. Applicant is Omar Minyawawi PO Box 1291 Latham, NY 12110. **APPROVED W/ Stips**

**PB2006-036** SEQRA & Site Plan Review of a proposal to improve and expand parking at Aramark Uniform Services. Project location is 278-280 First Street, at Canal. Applicant is Todd Charles Corporation 115 N. First St. Burbank CA, 91502. **APPROVED W/ Stips**

**PB2006-038** SEQRA & Site Plan Review of a proposal to convert the former Dandy Laundry business into Northeast Ceramics. Project location is 104 Fifth Avenue, at 102<sup>nd</sup> Street. Applicant is Dennis Smith 9346 NY 66 Wynantskill NY 12219. **APPROVED W/ Stips**

#### **FULL REVIEW**

**PB2004-0086** SEQRA & Site Plan Review of a proposal to convert a commercial storefront into 16 dwelling units and associated offices for permanent housing for Joseph's House & Shelter. Project location is 202 Fourth Street, at Division. Applicant is Joseph's House & Shelter, 74 Ferry St. Troy, NY 12180. **EIS REQUIRED**

**PB2006-022** Final SEQRA, Site Plan and Demolition Review of a proposal to demolish 6 residential/commercial buildings and construct a Walgreens Pharmacy on the site. Project location is northeast corner of North Lake Avenue and Hoosick Street. Applicant is Schuyler Companies, 596 New Loudon Rd. Latham, NY 12110. **SEQRA APPROVED, TABLED**

**PB2006-039** SEQRA & Site Plan Review of a proposal to convert the Mooradians Furniture building into 41 apartments on the upper 5 floors and commercial space on the 2 lower floors. Project location is 599 River Street, at Jay. Applicant is NADC 568 Broadway, Suite 602 New York, NY 10012. **APPROVED W/ Stips**

**PB2005-0060** Final SEQRA & Site Plan Review of a proposal to construct 3 residential buildings housing 8 condominiums each on a vacant parcel of land. Project location is 548 Campbell's Avenue, across from Project Rd. Applicant is Gordon Development, 348 Broadway, Albany, NY 12207. **APPROVED W/ Stips**

**PB2006-008** SEQRA & Historic District Review of a proposal to install a sign for Jbo's Bar in the local historic District. Project location is 194 River Street, at State. Applicant is Craig Jorgensen, 25 Jefferson St. Troy, NY 12180. **DENIED**

**PB2006-010** Preliminary Review of a proposal to construct 17 two-family apartment buildings for senior living. Project location is Harris Road. Applicant is Omni Housing Development, 40 Beaver Street, Albany NY 12207. **TABLED**

**PB2006-020** SEQRA & Site Plan Review of a proposal to open a gasoline station and convenience store at the site of an existing closed gasoline station. Project location is 15 Northern Drive. Applicant is Tariq Mahmood 699 Inman Rd. Niskayuna, NY 12309. **TABLED**

**PB2006-033** SEQRA & Site Plan Review of a proposal to occupy a former towing storage facility as an asphalt coating business. Project location is 30-34 River Street, between Washington and Adams. Applicant is William Smith 971 Gloucester Place, Niskayuna NY 12309. **APPROVED W/ Stips**

Should unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Board may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Board 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 270-4557. Any person having interest in the above matters will be heard at said time and place.

Planning Board of the City of Troy, New York  
Peter Kehoe, Chair  
Russ Reeves, Executive Secretary