

Peter Kehoe
Chair
George Reischuck
Vice Chair



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

October 8, 2008

Mark Peabody
2 Johnston Ave
Cohoes, NY 12047

PB2008-002 SEQRA & Subdivision Review of a proposal to subdivide a property into three parcels for the construction of single-family homes. Project location is 1032 Second Avenue, an R-1 Zone, ID 70.64-2-3. Applicant is Mark Peabody, 2 Johnston Ave, Cohoes, NY 12047. **Approved with Stipulations**

Dear Mr. Mark Peabody

At the regular meeting of the City of Troy Planning Board on October 7, 2008, this proposal was reviewed as part of the Planning Board's **Consent 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 with in SIX (6) MONTHS** of the September 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall build any and all structures 15+ feet from centerline of sewer line running across the lot.
3. Applicant shall maintain a 30-foot easement above the sewer line as indicated on site plan
4. Applicant and or homeowner shall be responsible for maintaining paved area installed in the city right of way extending from Pleasant Acres Drive to parcel 2 and 3.
5. Paved area extending on to the city alley shall be separated with a grass median.
6. Applicant shall indicate on the site plan the orientation of the house, labeling the front for required setback determinations.
7. Applicant shall submit a copy of the deed with restrictions pertaining to the sewer easement to be filed with the Building Department, Department of Public Utilities and Planning Department.
8. Applicant shall construct diversionary swales to reduce surface storm water runoff where indicated by the Engineering Department.

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

Wendy Hasle
61 Row E Way
Troy NY 12180

PB2008-068 SEQRA & Site Plan Review of a proposal to expand an existing Mobile Home Park with four additional units. Project location is 1000 Second Ave, a R-1 Zone, ID70.73-1-1. Applicant is J&R Mobile Home Estates, 1000-1002 Second Ave, Troy, NY 12182. **Approved with Stipulations**

Dear Ms. Wendy Hasle

At the regular meeting of the City of Troy Planning Board on October 7, 2008, this proposal was reviewed as part of the Planning Board's **Consent 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:

9. Contact the Bureau of Code Enforcement (518) 270-4584 to apply for all necessary permits with in SIX (6) MONTHS of the September 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
10. There shall be no mobile units 15 years of age or older placed in the park.
11. Applicant shall be responsible for adding a fire hydrant to the property at the eastern most end of Row F Way and replacing the existing hydrant located at Row E Way
12. Utility connections, type, size, and location shall be reviewed and approved by the City Engineer and Commissioner of Public Utilities.
13. Applicant shall retain all existing trees where possible to act as a buffer behind the new homes on Row F Way.
14. Applicant shall enforce off street parking within the park to ensure readily accessible roads for fire protection. All roads must be kept clear a minimum of 14 feet across.

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
Gokhan Baykal
9 Marvin Ave
Troy New York 12180

PB2008-075 Site Plan Review of a proposal to construct a second floor addition on an existing building for office space and construct signage. Project location is 187 Hoosick Street, an HCD Zone, ID 101.32-2-16. Applicant is Gokhan Baykal, 9 Marvin Ave, Troy, NY 12180. **Approved with Stipulations**

Dear Mr. Gokhan Baykal

At the regular meeting of the City of Troy Planning Board on October 7, 2008, this proposal was reviewed as part of the Planning Board's **Consent 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 with in SIX (6) MONTHS of the September 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall submit a detailed lighting scheme in accordance with the HCD Zoning Regulations to be approved by Planning Department staff.

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

Neon Jeon
2412 15th Street
Troy, New York 12180

PB2008-076 SEQRA & Site Plan Review of a proposal to change a single-family residence into offices. Project location is 2412 15th Street, an HCD Zone, ID 101.32-2-19. Applicant is Nyeon Jeon, 2412 15th Street, Troy, NY 12180. **Approved with Stipulations**

Dear Mr. Neon Jeon,

At the regular meeting of the City of Troy Planning Board on October 7, 2008, this proposal was reviewed as part of the Planning Board's **Consent 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 with in SIX (6) MONTHS of the September 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
4. Applicant shall pave and stripe 5 parking spaces, one of which shall be handicap accessible.
5. Applicant shall submit a detailed lighting scheme in accordance with the HCD Zoning Regulations to be approved by Planning Staff.
6. Applicant shall relocate handicap accessible ramp from the building front to inside the garage area.

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

Erik Miorin
8 Berkeley Drive
Troy, NY 12180

PB2008-077 SEQRA & Subdivision Review of a proposal to subdivide a parcel into two separate lots for the construction of a single family home. Project location is 8 Berkeley Drive, an R-1 Zone, ID 123.26-2-3. Applicant is Erik Miorin, 8 Berkeley Drive, Troy, NY 12180. **Approved with Stipulations**

Dear Mr. Erik Miorin,

At the regular meeting of the City of Troy Planning Board on October 7, 2008, this proposal was reviewed as part of the Planning Board's **Consent 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 with in SIX (6) MONTHS of the September 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Zoning Board of Appeals stipulated that only one single family home can be built on the new subdivided parcel.
3. Applicant shall agree to construct the house slab on grade.

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

County Waste
Ron Benson
1927 Route 9
Clifton Park NY 12065

PB2008-078 Conceptual Review of a proposal to renovate and expand an existing building for a recycling facility. Project location is Water Street, an WTD Zone, ID 111.75-1-1./1. Applicant is County Waste and Recycling Service, 1927 Route 9, Clifton Park, NY 12065. **Heard, no action taken**

Dear Mr. Ron Benson,

At the regular meeting of the City of Troy Planning Board on October 7, 2008, this proposal was reviewed as part of the Planning Board's **Full Review Agenda**.

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