

Peter Kehoe
Chair
George Reischuck
Vice Chair



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

December 15, 2008

Brian Goewey
888 Troy-Schenectady Road
Latham, NY 12110

PB2008-011 SEQRA & Site Plan Review of a proposal to add an auto sales lot to an existing auto repair shop. Project location is 790 Burden Ave, a B-5 Zone, ID 111.76-2-1.1. Applicant is Brian Goewey, 888 Troy-Schenectady Road, Latham, NY 12110. **Approved with Stipulations**

Dear Mr. Brian Goewey,

At the regular meeting of the City of Troy Planning Board on December 11, 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 December 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall submit all proposed signage for review by planning department staff prior to the issuance of a Certificate of Occupancy.

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

Steven Charland
209 Hill Street
Troy, NY 12180

PB2008-081 SEQRA & Site Plan Review of a proposal to reoccupy a former pub/tavern as a sports grill. Project location is 209 Hill Street, an R-4 Zone, ID 112.22.2-10. Applicant is Steve Charland, 209 Hill Street, Troy, NY 12180. **Approved with Stipulations**

Dear Mr. Steve Charland,

At the regular meeting of the City of Troy Planning Board on December 11, 2008, 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 with in SIX (6) MONTHS of the December 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 plan for façade improvements including proposed signage to be placed on an agenda prior to the regularly scheduled April 2009 Planning Board Meeting
3. Approved exterior improvements shall be completed by August 1, 2009
4. Applicant shall pave and stripe parking area by August 1, 2009.
5. Applicant shall agree to the approved hours being, Sunday – Thursday 10AM-11PM and Friday – Saturday 10AM –12PM. Any alterations to these times will require a special use permit.

December 15, 2008

Robilee McIntyre
2411 Third Avenue
Watervliet, NY 12189

PB2008-088 SEQRA & Site Plan Review of a proposal to reoccupy a commercial space as a cocktail lounge and wine bar. Project location is 17 First Street, a B-4 Zone, ID 100.60-2-6.1. Applicant is Robilee McIntyre and Rose Chrisafull, 2411 Third Avenue, Watervliet, NY 12189. **Approved with Stipulations**

Dear Ms. Robilee McIntyre,

At the regular meeting of the City of Troy Planning Board on December 11, 2008, 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 with in SIX (6) MONTHS of the December 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall agree to no outdoor music or entertainment.
3. At this time applicant proposes no work to the exterior of the building and there is no proposed signage. Any future signage will be subject to the regulations of the Historic District Guidelines.

Jim Miller
5333 Jockey Street
Galway NY 12047

PB2008-089 SEQRA & Site Plan Review of a proposal to occupy a former religious school as a Charter School. Project location is 82 Third Street, a B-4 Zone, ID101.53-14-8. Applicant is Jim Miller for Uncommon Schools, Galway, NY 12074. **Approved with Stipulations**

Dear Mr. Jim Miller,

At the regular meeting of the City of Troy Planning Board on December 11, 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 December 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall agree to all loading and unloading of students from buses to take place in the rear alley (Church Street) behind the educational wing.
3. Applicant shall agree to parent pick-up / drop-off on Third Street.
4. Applicant shall submit a written loading and unloading plan to be approved by planning department staff prior to the issuance of a Certificate of Occupancy.
5. Applicant shall agree to install lighting at the rear of the building in accordance to Historic Guidelines, to insure the safety of each student.
6. Applicant shall agree to have staff on hand for loading and unloading of students each day.
7. Planning Board approval shall be valid for **one school year** and a temporary Certificate of Occupancy will be issued.

Brian Stanley
407 River Street
Troy, NY 12180

PB2008-090 SEQRA & Site Plan Review of a proposal to occupy a commercial space as a bar and lounge. Project location is 405 River Street, a B-4 Zone, ID101.37-1-7.1 Applicant is Brian Stanley, 407 River Street, Troy, NY 12180. **Moved to Full Review. Approved with Stipulations**

Dear Mr. Brian Stanley,

At the regular meeting of the City of Troy Planning Board on December 11, 2008, 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 with in SIX (6) MONTHS of the December 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.
2. Applicant shall submit proposed signage for review by planning staff.
3. Applicant shall submit any plans for exterior alterations, repairs, and décor for review by planning staff.

Red Griffin
Ark Community Charter School
St. Patrick's Church
3027 Sixth Ave
Troy, NY 12180

PB2008-091 SEQRA & Site Plan Review of a proposal to subdivide the St. Patrick's Church property into 4 separate parcels. Project location is 3027 Sixth Ave, an R-4 Zone, ID 90.70-3-1. Applicant is ARK Community Charter School and St. Patrick's Church, 3027 Sixth Avenue, Troy, NY 12180. **Approved**

Dear Mr. Red Griffin,

At the regular meeting of the City of Troy Planning Board on December 11, 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:

4. **Contact the Bureau of Code Enforcement (518) 270-4584 to apply for all necessary permits with in SIX (6) MONTHS of the December 11, 2008, Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application.**

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