

Barbara Nelson
Chair

Phone (518) 279-7168
Fax (518) 270-4642



Planning Commission
NOTICE of PUBLIC HEARING

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 **Wednesday February 13, 2013 at 6:00 P.M.** in the 5th Floor Planning Department Hearing Room of The Hedley Building, in order to hear and decide on proposals for development as follows:

New Business

PC2013-001 Site Plan Review of a proposal to occupy a commercial space with a restaurant. Project location is 3301 6th Ave, an R-4 Zone, ID90.54-2-19. Applicant is Vincent Douglas, 3301 6th Ave, Troy NY 12182.

PC2013-002 Site Plan Review of a proposal to occupy a vacant commercial space with a low intense medical tattoo parlor / clinic. Project location is 95 4th Street, a B-4 Zone, ID101.53-9-14. Applicant is Shelia Bechand, 95 4th Street, Troy, NY 12180.

PC2013-003 Site Plan review of a proposal to occupy a vacant commercial space with a general merchandise store. Project location is 13 King Street, a B-4 Zone, ID 101.37-2-3. Applicant is Vincent Holmes, 105 McChesney Ave, Troy, NY 12180.

PC2013-004 Site Plan Review of a proposal to occupy a commercial space as a residential unit. Project location is 736 3rd Ave, an R-2 Zone, ID80.40-3-15. Applicant is John Koletas, 919 Route 40 Melrose, NY 12121.

PC2013-005 Site Plan Review of a proposal to occupy a vacant church with a fraternity. Project location is 82 3rd Street, a B-4 Zone, ID 101.53-14-8. Applicant is Redmond Griffin for Phi Gamma Delta, 22 1st Street, Troy, NY 12180.

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 Planning Department at 279-7168. Any person having interest in the above matters will be heard at said time and place.

Planning Commission of the City of Troy, New York
Andrew Petersen

Staff Report # PC2013-001

Applicant: Vincent Douglas

Project Summary:

PC2013-001 Site Plan Review of a proposal to occupy a commercial space with a restaurant. Project location is 3301 6th Ave, an R-4 Zone, ID90.54-2-19. Applicant is Vincent Douglas, 3301 6th Ave, Troy NY 12182.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action None

Prior Zoning Board Variance for 8 off-street parking spaces October 2009

Site Design Review:

The applicant proposes to occupy a vacant commercial space with a Jamaican Restaurant with a SLA license. The applicant purchased the property and proposes to occupy the first floor as a restaurant and rehab the upper 2 apartments.

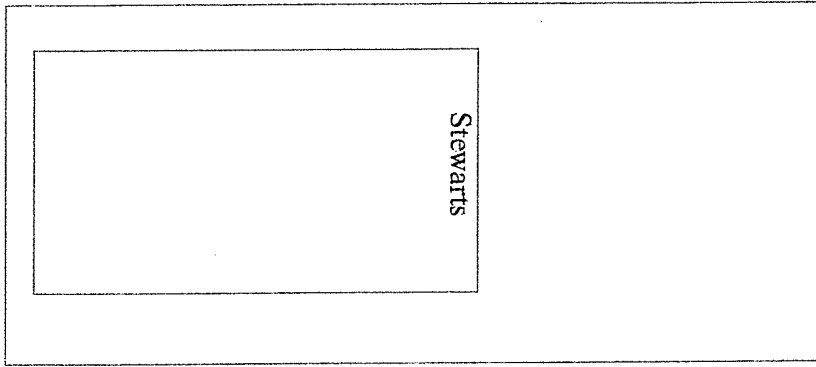
The applicant will utilize the off street parking variance granted in 2009. If the need for additional parking arises the applicant will pave the lot to the north under the same ownership
Dumpster enclosure to the rear of the building by private hauler.

Hours of operation TBD.

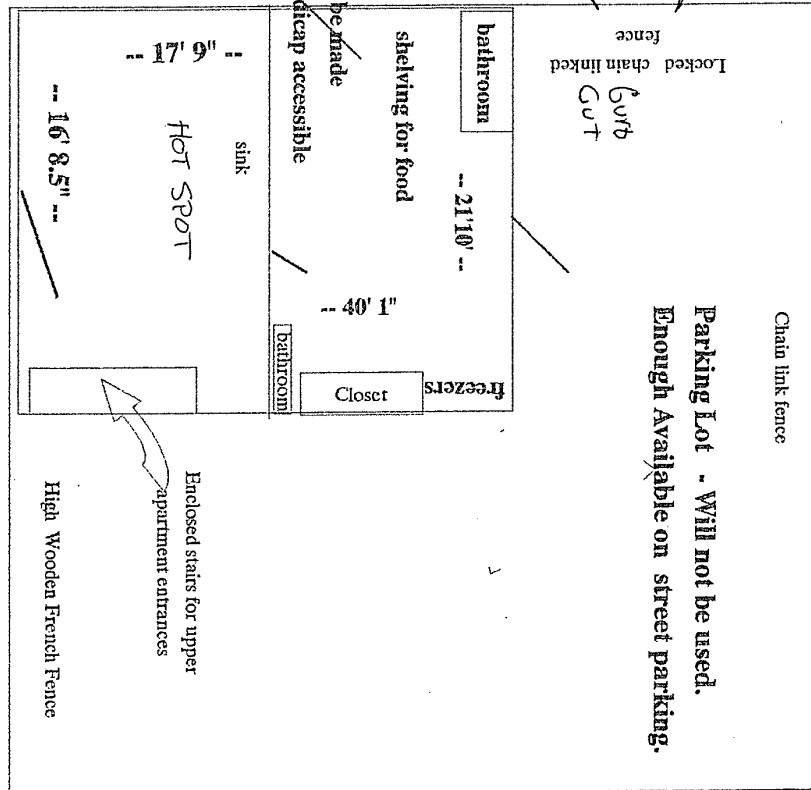
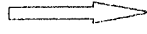
Stipulations

The applicant will repair replace fencing to the rear of the building. The property lines are contiguous with a proposal for the Sanctuary for Independent Media. The applicant shall work with the adjacent property owner to repair/ replace shared fencing, to compliment the exterior plans of both parties.

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



Glen Avenue One Way Traffic



- 86'5" -

-- 91' --

6th Avenue Two Way Traffic

Bus Stop

3301 6th Avenue - First Floor

Site Plan for Storefront 3301 6th Avenue

PC 2013-001

Staff Report # PC2013-002

Applicant: Shelia Bechand

Project Summary:

PC2013-002 Site Plan Review of a proposal to occupy a vacant commercial space with a low intense medical tattoo parlor / clinic. Project location is 95 4th Street, a B-4 Zone, ID101.53-9-14. Applicant is Shelia Bechand, 95 4th Street, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action None

Prior Zoning Board None

Site Design Review:

The applicant proposes to occupy a vacant commercial storefront with a medical tattoo parlor. The use, (to be considered low intense medical) is allowed in the B-4 Zone. The applicant will use tattoo artistry to fix dermatology issues from skin pigmentation deficiencies to scar camouflaging. Clientele are referred to the location by doctors, plastic surgeons and dermatologists. Artists are currently undergoing training in the field to become certified. Interior regulations to TBD by Rensselaer County Health Dept.

Signage is to perpendicular hanging sign to conform to all Zoning and Historic District regulations

Hours of operation TBD

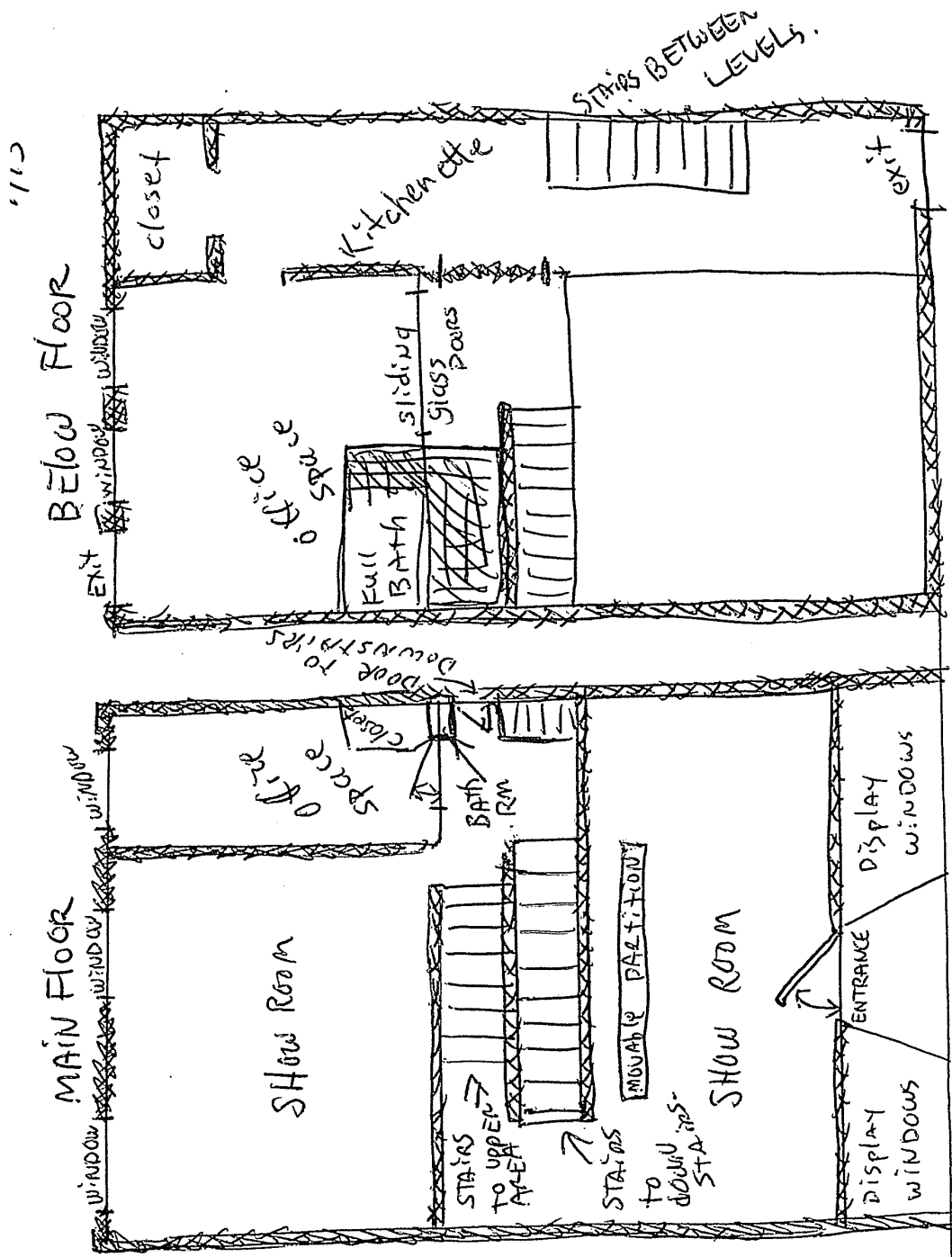
Name – Signature Ink Body Beautification Center

Stipulations

Hours TBD

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.

Proposed Art / Body
 Beautification Studio
 95 4th St. Troy
 JAMES A. MAPSEN
 (518) 484-7671



4th St.

STATE ST.

Low cost marketing and techniques

High Goals

Word of mouth

Professional Environment - Professional atmosphere.

(Vitiligo
Tattooing)

PARA Medical
Tattooing

Medical Alert Bracelet Tattooing.

(1.) Tattoos Replacing Medical Alert Bracelets...

(2.) Areola Pigment

(3.) Scar Camouflage

Hyperpigmentation - darkening
the skin to Blend
Hypo pigmentation - lightening
The skin to Blend.

micro pigmentation tattoos

semi permanent

Expert providing Pigment Skin tone

Blending Camouflage for Scars

Burns skin grafts (left lip)

birth marks Alopecia Areola
Reconstruction

(Vitiligo)

Rent

1100 = 13,200 per year

Nymo

500 monthly 6,000 Per Year

telephones

100. monthly 1200. per year

+

Supplies 20,400

400.00 monthly 4,800

pl 2013
500

25,200.00 year

over head:

25,200.00 first year over head

130,800.00 / 100 gross

4	40
200.00 by 2nd	40
Year	20
	20
	20

Staff Report # PC2013-003

Applicant: Vincent Holmes

Project Summary:

PC2013-003 Site Plan review of a proposal to occupy a vacant commercial space with a general merchandise store. Project location is 13 King Street, a B-4 Zone, ID 101.37-2-3. Applicant is Vincent Holmes, 105 McChesney Ave, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action

Prior Zoning Board

Site Design Review:

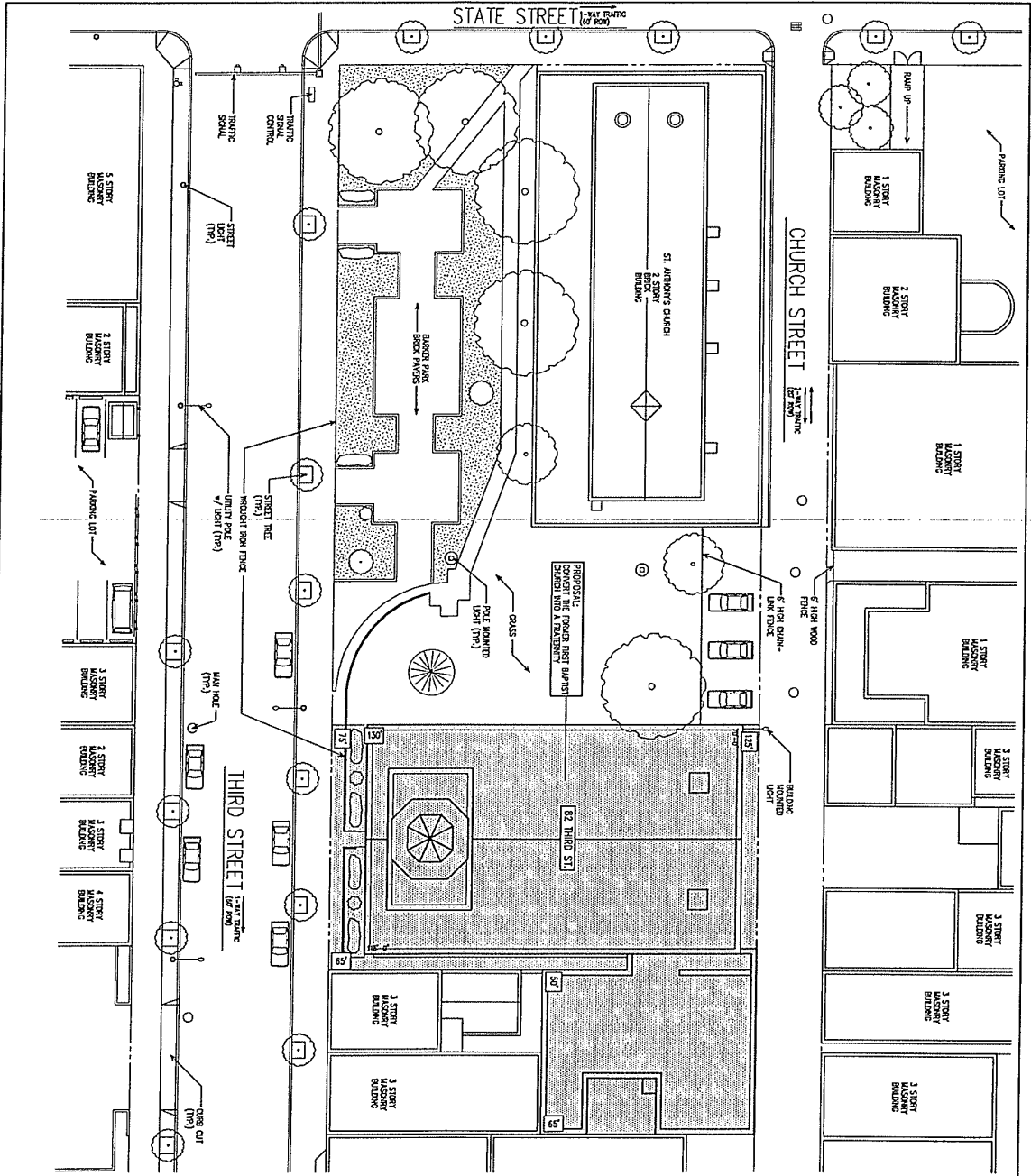
The applicant proposes to occupy a vacant commercial space as a candy / ice cream / general merchandise store.

No signage is proposed. A sandwich board sign will be used and taken in an out daily.

Hours 7AM 8PM

Stipulations

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.



GENERAL NOTES:

Property : 82 Third Street
 Troy, NY 12180
 Applicant : The House Corporation of
 Phi Gamma Delta at Rensselaer
 Owner : First Baptist Church
 Tax Map #: 101.53-14-8
 Zoned: B-4, Central Commercial

Lot Characteristics:
 Lot Dimensions: N-130', S-65', E-125', W-75'
 Lot Area: 13,000 SF +/- (.30 Acres)

Setbacks:
 Required
 Front: 0'-0"
 Rear: 20'-0"
 Sides: 0'-0"
 Min. Lot Area: N/A
 Min. Lot Width: N/A
 Building Line: N/A
 Max. Lot Coverage: 80%
 Building Height: 85'-0" max
 Existing Building Type: Brick church building
 Current Property Use: First Baptist Church

Proposed Use:
 Convert the former First Baptist Church into a fraternity
 None required

Parking:
 Via City

Grading/Removal:
 Existing

Snow Removal:
 To be stored on site

Signage:
 To conform to zoning regulations

Lighting:
 Existing building mounted

This plan is based on information provided by the applicant, including the site map, and limited field measurements. A survey has not been performed; these plans are not intended to be used for information necessary to obtain a Building Permit.

SITE PLAN



SCALE: 1"=30'-0"

SHEET: 088 123.011

ROY ARCHITECTURAL
 PROJECT: 82 THIRD STREET
 TROY, NY 12180
 (518) 274-3500

DATE:	01/21/13
DRAWN BY:	EC
REVISIONS:	01/23/13
	EXPAND
	STEP LINES

PROJECT: ZONING AND PLANNING APPLICATION FOR:
82 THIRD STREET
TROY, NY 12180
 CLIENT: THE HOUSE CORP. OF PHI GAMMA DELTA AT RENSSELAER

TITLE:
SITE PLAN
 SCALE:
 1"=30'-0"

Staff Report # PC2013-004

Applicant: John Koletas

Project Summary:

PC2013-004 Site Plan Review of a proposal to occupy a commercial space as a residential unit. Project location is 736 3rd Ave, an R-2 Zone, ID80.40-3-15. Applicant is John Koletas, 919 Route 40 Melrose, NY 12121.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action 2010 Approval for Second Hand Store

Prior Zoning Board 2010 Variance for Parking

Site Design Review:

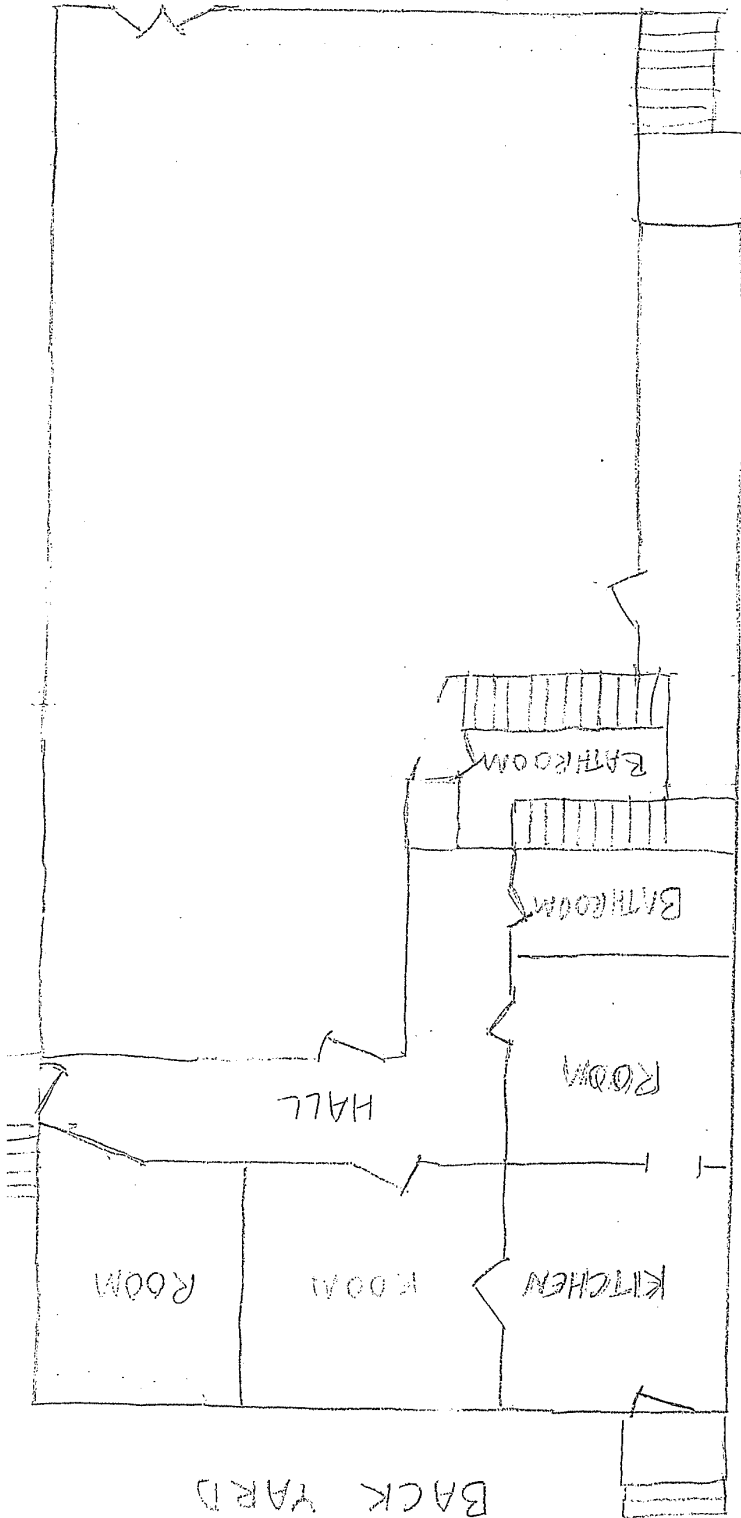
The applicant proposes to occupy a vacated church / 2nd hand store as a rental apartment. Currently the upper floor is an apartment. This would change the building designation to a 2 family, legal and conforming (recommended use) for the R-4 Zone.

Stipulations

Applicant shall remove pews from main room
Applicant shall remove commercial bathroom and kitchen fixtures
Applicant shall submit a code analysis by a NYS licensed professional for review by the City Engineers office.

All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.

THIRD AVENUE



□ = 2-2 1/2 ft.

Staff Report # PC2013-005

Applicant: Redmond Griffin for Phi Gamma Delta

Project Summary:

PC2013-005 Site Plan Review of a proposal to occupy a vacant church with a fraternity. Project location is 82 3rd Street, a B-4 Zone, ID 101.53-14-8. Applicant is Redmond Griffin for Phi Gamma Delta, 22 1st Street, Troy, NY 12180.

SEQRA : Pursuant to 6 N.Y.C.R.R. Part 617, the described proposal is subject to the State Environmental Quality Review Act and is classified as an Unlisted action. The applicant has completed an Environmental Assessment Form (E.A.F.), and based upon the submission of an EAF adequate information is available to determine that no significant impacts are likely to occur as a result of this proposal. No Federal agencies are involved; no other agencies are known to be involved.

Prior Planning Board Action Approved as a Charter School 2009.

Prior Zoning Board USE VARIANCE to allow for a Fraternity / Sorority in the B-4 Zone

Site Design Review:

The applicant proposes to occupy the first Baptist Church and school as a fraternity for up to 55 members. A final number will be determined when a code analysis and financial analysis are performed. The main church building will be used for gathering and assembly space. The school “wing” will be converted into housing for members who currently live on campus.

Currently no exterior modifications are proposed. An interior gut rehab will be required to transform the space to residential. The applicant will file all necessary paperwork and receive all permits to do the work once the building is under new ownership.

As part of the proposal the city proposes limiting parking on the east side of the street to ½ hour. These restriction are enforced by Parking Enforcement and Troy Police.

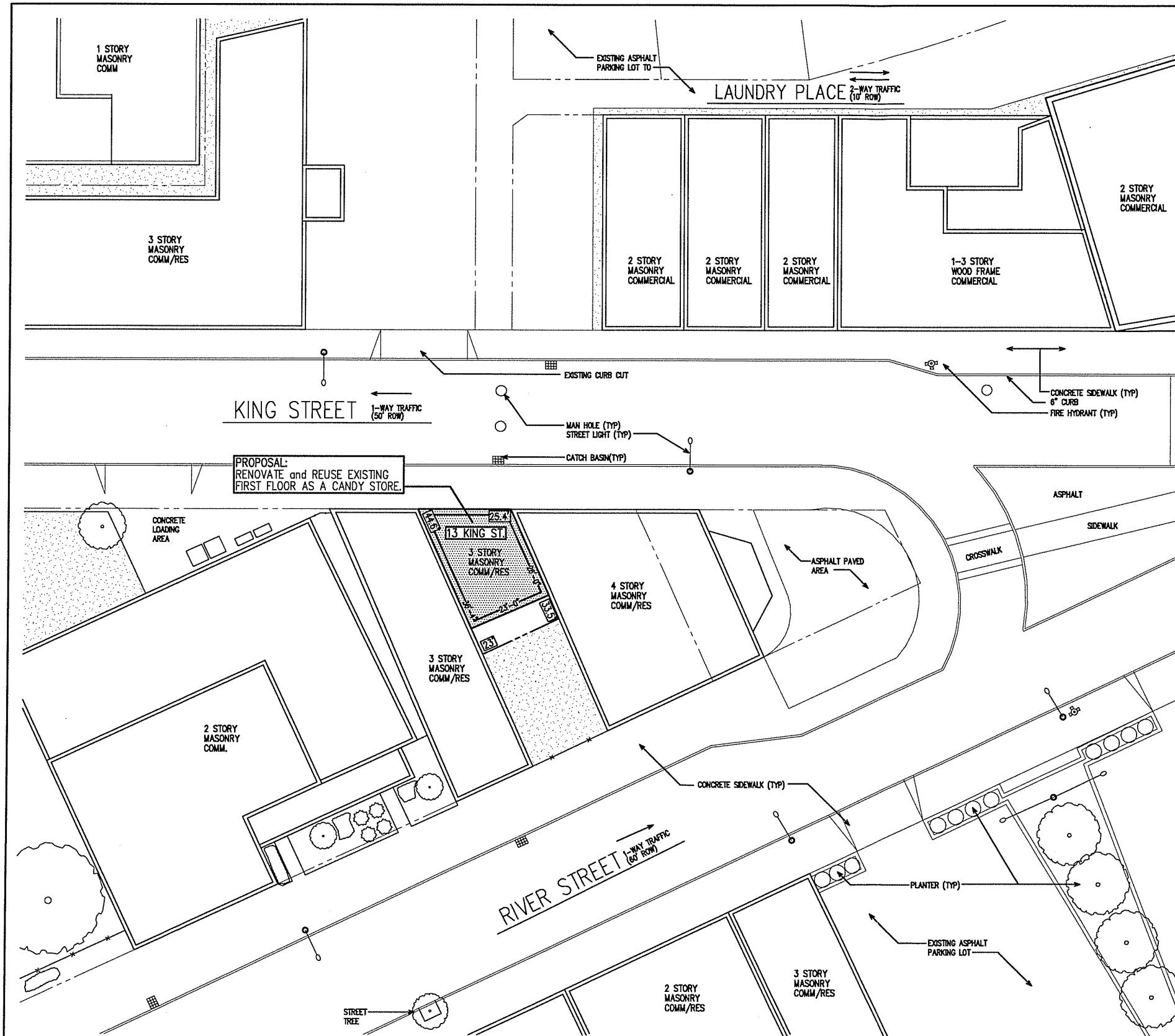
Exterior wall pack lighting and security was installed when the property was converted into a charter school in 2009. Panic hardware, fire rated exterior doors and egress issues were addressed at that time.

The applicant agrees to enter into an agreement with the city for the upkeep and surveillance of the adjacent Barker Park.

Phi Delta Gamma fraternity is in good standing with RPI and is considered a service oriented fraternity.

Stipulations

The applicant is currently in negotiations to provide off street parking in surface lots in the vicinity of the parcel. The applicant shall provide agreements for parking.



GENERAL NOTES:

Property : 13 King Street
Troy, NY 12180

Applicant : Vincent Holmes
105 McChesney Avenue
Troy, NY 12180

Owner : Same as applicant

Tax Map #: 101.037-2-3

Zoned: B-4, Central Commercial

Lot Characteristics:

Lot Dimensions: N-44.5'; S-33.55'; E-25.4'; W-23.4'

Lot Area: 896 SF +/- (.02 Acres)

Setbacks:	Required	Existing
Front	0'-0"	0'-0"
Rear	20'-0"	7'-0"
Sides	0'-0"	0'-0"

Min. Lot Area: N/A 896 SF

Min. Lot Width @ Building Line: N/A 25'-4"

Max. Lot Coverage %: 80% 80%

Building Height: 85'-0" max 25'-0" +/-

Building Type: 3-story brick building

Current Property Use: First floor is currently vacant. Second and third floors are occupied as residential (apartments)

Proposal : Renovate and reuse existing first floor as a candy store.

Parking : None required

Garbage Removal: Via City

Surface Drains: Existing

Snow Removal: To be stored on site

Signage: Free standing two sided sidewalk sign to conform to zoning regulations.

Lighting: Existing building mounted

Hours of Operation: TBD

This plan is based on information provided by the applicant, available Sanborn maps, Rensselaer County Tax Maps, and limited field measurements. A survey was not performed. These plans are not intended to provide information necessary to obtain a Building Permit.

SITE PLAN

SCALE: 1:30

TITLE: **SITE PLAN**

SCALE: 1"=30'-0"

PROJECT: ZONING AND PLANNING APPLICATION FOR:

13 KING STREET

TROY, NY 12180

CLIENT: VINCENT HOLMES

DATE: 01/14/13

DRAWN BY: EC

REVISIONS:

TAP

TROY ARCHITECTURAL PROGRAM, PC
210 RIVER ST.
TROY, NY 12180
(518) 274-3050

SHEET:

SP1

JOB: 133,003