



Planning Commission
NOTICE of PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Wednesday October 26, 2016 at 6:00 P.M.** in the City Council Chambers, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

Consent Agenda

PC2016-069 Site Plan Review of a proposal to occupy a vacant commercial space with a convenient store. Property location is 601 2nd Ave, a B-2 Zone, ID 80.47-5-8. Applicant is Sardar Kitan, 578 2nd Ave, Troy, NY 12182. **Approved**

PC2016-071 Site Plan Review of a proposal to occupy a vacant storefront with a restaurant. Property is located at 118 4th Street, a B-4 Zone, ID 101.61-2-1. Applicant is Unagi Sushi, 320 Highgate Drive, Slingerlands, NY 12159. **Approved**

PC2016-073 Site Plan Review of a proposal to reoccupy a vacant restaurant. Property is located at 461 Broadway, a B-4 Zone, ID 101.53-10-5. Applicant is Bly Hollow Brewery, 241 Bly Hollow Road, Cherry Plain, NY 12040. **Approved**

Full Review Agenda

PC2016-068 Site Plan Review of a proposal to occupy a vacant bakery with a restaurant and event space. Property is located at 214 4th Street, a B-5 Zone, ID 101.69-11-2. Applicant is Rocco DeFazio, 264 4th Street, Troy, NY 12180 **Preliminary Approval**

PC2016-070 Site Plan Review of a proposal to occupy a vacant storefront with an apartment. Property is located at 83 5th Ave, a B-2 Zone, ID90.47. Applicant is Hamid Mohommed, 83 5th Ave, Troy, NY 12110 **Tabled**

PC2016-047 SEQRA and Final Site Plan Review of a proposal to subdivide and construct multiple townhomes. Project location is Project Road at Delaware Ave, an R-3 Zone, ID 112-4-15. Applicant is Charles Casale, 551 main Ave, Wynantskill, NY 12198 **Approved**

PC2016-072 Site Plan Review of a proposal to construct (6) 2 story apartment buildings with 72 apartments. Property is located at 1 Bordaile Drive, a P Zone, ID 80.42-2-2. Applicant is Keystone Homes, 5946 Curry Road, Schenectady NY 12303. **Conceptual – No action take**

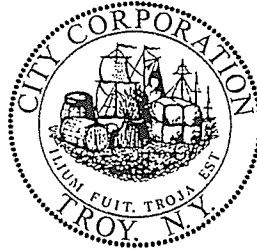
Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication 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 Bureau of Engineering at 279-7179. Any person having interest in the above matters will be heard at said time and place.

Andrew K. Petersen
Acting Executive Secretary
City of Troy Planning Commission

Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Andrew K. Petersen
Executive Secretary
Phone: (518) 279-7168
andrew.petersen@troyny.gov

November 9, 2016

Charles Casale
551 Main Ave
Wynantskill, NY 12198

Re:

PC2016-047 SEQRA and Final Site Plan Review of a proposal to subdivide and construct multiple townhomes. Project location is Project Road at Delaware Ave, an R-3 Zone, ID 112-4-15. Applicant is Charles Casale, 551 Main Ave, Wynantskill, NY 12198 **Approved**

To whom it may concern,

On Wednesday October 26, 2016 the City of Troy Planning Commission granted approval of your application to construct multiple townhomes on a vacant parcel. At this time, you are required to contact the City of Troy Bureau of Code Enforcement in order to obtain the necessary permits (Demolition Permit, Work Permit, Certificate of Occupancy etc.) for the work to be performed. As a condition of your Planning Commission approval, you must apply for your building permit within six months of the Planning Commission approval date.

The following stipulations of approval must be met prior to the issuance of permits;

None

Please call the City of Troy Bureau of Code Enforcement at 518-279-7180 if you have any questions.

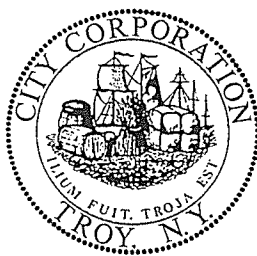
Sincerely,

Andrew K. Petersen
Executive Secretary, City of Troy Planning Commission

City Hall, 433 River Street, Suite 5001
Troy, New York 12180

Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Andrew K. Petersen
Executive Secretary
Phone: (518) 279-7168
andrew.petersen@troynv.gov

November 9, 2016

Hamid Mohommed
83 5th Ave
Troy, NY 12180

Re:

PC2016-070 Site Plan Review of a proposal to occupy a vacant storefront with an apartment. Property is located at 83 5th Ave, a B-2 Zone, ID90.47. Applicant is Hamid Mohommed, 83 5th Ave, Troy, NY 1210 **Tabled**

To whom it may concern,

On Wednesday October 26, 2016 the City of Troy Planning Commission reviewed your application to convert the ground level commercial space into a residential unit. It was voted to table the application for further information

At this time, you are required to provide the following;

- A full site plan outlining all exterior modifications, including replacement of sidewalks and utility strip
- A fully dimensioned elevation with materials list for all exterior modifications

Please call the City of Troy Bureau of Code Enforcement at 518-279-7180 if you have any questions.

Sincerely,

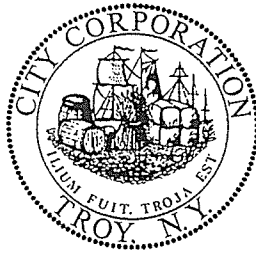
A handwritten signature in black ink, appearing to read "Andrew K. Petersen".

Andrew K. Petersen
Executive Secretary, City of Troy Planning Commission

City Hall, 433 River Street, Suite 5001
Troy, New York 12180

Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Andrew K. Petersen
Executive Secretary
Phone: (518) 279-7168
andrew.petersen@trovny.gov

November 9, 2016

Rocco Defazio
264 4th Street
Troy, NY 12180

Re:

PC2016-068 Site Plan Review of a proposal to occupy a vacant bakery with a restaurant and event space. Property is located at 214 4th Street, a B-5 Zone, ID 101.69-11-2. Applicant is Rocco DeFazio, 264 4th Street, Troy, NY 12180 Preliminary Approval

To whom it may concern,

On Wednesday October 26, 2016 the City of Troy Planning Commission granted preliminary approval of your application to convert a vacant bakery into a restaurant.

At this time, you are required to provide the following;

A full site plan outlining all exterior modification

Please call the City of Troy Bureau of Code Enforcement at 518-279-7180 if you have any questions.

Sincerely,

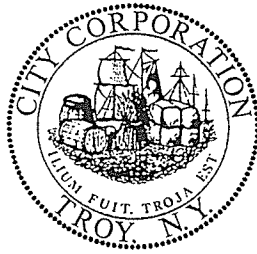
A handwritten signature in black ink, appearing to read 'Andrew K. Petersen', is written over the word 'Sincerely,'.

Andrew K. Petersen
Executive Secretary, City of Troy Planning Commission

City Hall, 433 River Street, Suite 5001
Troy, New York 12180

Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Andrew K. Petersen
Executive Secretary
Phone: (518) 279-7168
andrew.petersen@troyny.gov

November 9, 2016

Bly Hollow Brewery
241 Bly Hollow Road
Cherry Plain, NY 12040

Re:

PC2016-073 Site Plan Review of a proposal to reoccupy a vacant restaurant. Property is located at 461 Broadway, a B-4 Zone, ID 101.53-10-5. Applicant is Bly Hollow Brewery, 241 Bly Hollow Road, Cherry Plain, NY 12040. Approved

To whom it may concern,

On Wednesday October 26, 2016 the City of Troy Planning Commission granted approval of your application to reoccupy a restaurant with a new restaurant

At this time, you are required to contact the City of Troy Bureau of Code Enforcement in order to obtain the necessary permits (Demolition Permit, Work Permit, Certificate of Occupancy etc.) for the work to be performed. As a condition of your Planning Commission approval, you must apply for your building permit within six months of the Planning Commission approval date.

The following stipulations of approval must be met prior to the issuance of permits;

none

Please call the City of Troy Bureau of Code Enforcement at 518-279-7180 if you have any questions.

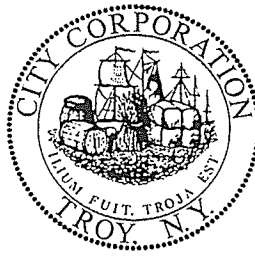
Sincerely,

Andrew K. Petersen
Executive Secretary, City of Troy Planning Commission

City Hall, 433 River Street, Suite 5001
Troy, New York 12180

Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Andrew K. Petersen
Executive Secretary
Phone: (518) 279-7168
andrew.petersen@troyny.gov

November 9, 2016

Unagi Sushi
320 Highgate Drive
Slingerlands, NY 12159

Re:

PC2016-071 Site Plan Review of a proposal to occupy a vacant storefront with a restaurant. Property is located at 118 4th Street, a B-4 Zone, ID 101.61-2-1. Applicant is Unagi Sushi, 320 Highgate Drive, Slingerlands, NY 12159. **Approved**

To whom it may concern,

On Wednesday October 26, 2016 the City of Troy Planning Commission granted approval of your application to a vacant storefront with a restaurant use

At this time, you are required to contact the City of Troy Bureau of Code Enforcement in order to obtain the necessary permits (Demolition Permit, Work Permit, Certificate of Occupancy etc.) for the work to be performed. As a condition of your Planning Commission approval, you must apply for your building permit within six months of the Planning Commission approval date.

The following stipulations of approval must be met prior to the issuance of permits;

Exterior Modifications require HRC approval.

Please call the City of Troy Bureau of Code Enforcement at 518-279-7180 if you have any questions.

Sincerely,

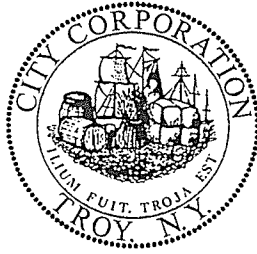
A handwritten signature in black ink, appearing to read "Andrew K. Petersen". The signature is stylized and fluid.

Andrew K. Petersen
Executive Secretary, City of Troy Planning Commission

City Hall, 433 River Street, Suite 5001
Troy, New York 12180

Wm. Patrick Madden
Mayor

Monica Kurzejeski
Deputy Mayor



Andrew K. Petersen
Executive Secretary
Phone: (518) 279-7168
andrew.petersen@troyny.gov

November 9, 2016

Sadar Kitan
578 2nd Ave
Troy, NY 12182

Re:

PC2016-069 Site Plan Review of a proposal to occupy a vacant commercial space with a convenient store. Property location is 601 2nd Ave, a B-2 Zone, ID 80.47-5-8. Applicant is Sardar Kitan, 578 2nd Ave, Troy, NY 12182

To whom it may concern,

On Wednesday October 26, 2016 the City of Troy Planning Commission granted approval of your application to occupy a retail shop as a convenient store.

At this time, you are required to contact the City of Troy Bureau of Code Enforcement in order to obtain the necessary permits (Demolition Permit, Work Permit, Certificate of Occupancy etc.) for the work to be performed. As a condition of your Planning Commission approval, you must apply for your building permit within six months of the Planning Commission approval date.

The following stipulations of approval must be met prior to the issuance of permits;

No stipulations

Please call the City of Troy Bureau of Code Enforcement at 518-279-7180 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Petersen", is written over a faint, illegible typed name.

Andrew K. Petersen
Executive Secretary, City of Troy Planning Commission

City Hall, 433 River Street, Suite 5001
Troy, New York 12180