



Department of Planning and Community Development

2008/2009

Progress Report

Contents

Introduction2

Capital Grants Program3-11

Planning Board 12-16

Zoning Board of Appeals..... 17

Economic Development Programs 18-28

Troy Industrial Development Authority (IDA) 29-32

Troy Local Development Corporation (TLDC) 33

Capital Resource Corporation (CRC) 34

AppendicesA-K

Introduction

The Department of Planning and Community Development consists of nine full time positions including the Commissioner, a Grants Writer, an Assistant Planner; an Assistant Plans Examiner; two Senior Planning Technicians, one Planning Technician, an Economic Development Coordinator and a Federal and State Grants Coordinator. The Bureau of Housing and Community Development also falls under the purview of the Planning Department.

The Department is responsible for planning, development, coordination and promotion of the physical, social and economic well being of the City of Troy in a comprehensive and unified manner. The Department serves as staff and advisor to the City Troy Planning Board, the City of Troy Zoning Board of Appeals, the Troy Industrial Development Authority, The Capital Resource Program and the Troy Local Development Corporation. The goal of the Department is to guide and enhance the quality of life in the community, the design of the community, and to foster innovative planning and sustainable development.

Capital Grants Program

The Capital Grants program utilizes funding sources from State and Federal agencies to facilitate planning and construction projects throughout the City.

Current projects include master planning for redevelopment in target areas, environmental investigation and cleanup on the South Troy waterfront, and public recreational improvements as described below.

The Former Sperry Warehouse Site

In 2009, the consulting firm of Clough Harbor Associates was hired by the City of Troy under a grant from the United States Environmental Protection Agency (EPA) to provide engineering services towards site investigation at the Sperry Warehouse site to determine contamination source (s) and to identify, evaluate and select long-term cost effective and environmentally sound remedial action.

This 4.75 acre site, located off Main Street, is a high priority Brownfield site owned by the City. It is situated between a railroad line, the Wynantskill, and Rensselaer County property, is approximately 600ft from the Hudson River, and is accessed by a County-owned road. The site was originally used as a rivet factory and horseshoe factory. The city currently uses part of the property for storage. Other portions of the buildings on site have collapsed.

Funding Source Summary:

United States Environmental Protection Agency:	\$137,000
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South Troy Brownfield Opportunity Area

The purpose of the South Troy Brownfield Opportunity Area (BOA) plan is to create an implementation strategy that proposes redevelopment alternatives for the productive economic reuse of certain sites in the Brownfield area. The BOA area is 208 -acre site along the South Troy Waterfront (see Appendix A).

Although the City of Troy has amassed a wealth of information on the South Troy area through the South Troy Working Waterfront Revitalization Plan, the BOA Plan focuses on defining future or end land uses for all underutilized sites, and it proposes a local management structure to ensure implementation of the plan.

The Plan was completed in the fall of 2009.

Funding Source Summary:

NYS Department of State \$96,389.89

South Troy Industrial Road Design and Construction

The South Troy Industrial Park Road is a major component of the Working Waterfront Revitalization Plan which will significantly enhance and improve the neighborhood's quality of life. It will also increase the use of the area for industrial purposes by providing an access road for freight and passenger traffic, while avoiding the push of the industrial traffic into surrounding neighborhoods. The original plan provided for the road to run from the Menands Bridge to Congress Street.

In 2008, the Department of Transportation allowed for consideration of a Mill Street terminus as a design alternative. Creighton Manning Associates is currently working on a revised design for the road.

Funding Source Summary:

NYS Department of Transportation: \$6,548,000 (80% fed, 15% state, 5% local)

South Troy Riverfront Bikeway/Walkway

The proposed South Troy Riverfront Bikeway/Walkway is a major component of the Working Waterfront Revitalization Plan, which will significantly enhance and improve the neighborhood's quality of life and the economic health of South Troy.

The bikeway/walkway will be designed to provide a recreational atmosphere in the South Troy Development District while coexisting with the adjacent uses such as business parks, research and industrial facilities, and the proposed Industrial Park Road.

The bikeway/walkway, which will be connected to the Troy-Menands bikeway/walkway, also is in the preliminary design stage.

Funding Source Summary:

The Federal Highway Administration	\$1,658,979.20
The City of Troy (share)	<u>\$ 664,320.80</u>
Total	\$2,322,800.00

Congress/Ferry Street Corridor Redevelopment Plan

The Congress/Ferry Street Corridor Redevelopment Master Plan, which was adopted in 2009, identifies approximately 16 acres of vacant land at the juncture of the Congress and Ferry Street corridor, as ideal for rezoning and redevelopment. Following a significant land acquisition process, whereby the United Group (UG) acquired land from Rensselaer Polytechnic Institute, the Troy Housing Authority, and the City of Troy, UG then enlisted the services of Saratoga Associates to develop a Master Plan. The plan outlines a variety of uses that would be ideal for the corridor ranging from residential to recreational, to commercial and educational. The goal is to develop an integrated land use/ transportation/urban design plan that optimizes functionality, safety and livability. The plan further seeks to integrate the needs of the major stake-holders such as RPI, Rensselaer County, and the City of Troy, into the development area, and encourage private and personal investment.

A major component of the Master Plan was rezoning the Corridor from a zoning model that is based upon the separation of uses to a zoning model that is based upon design and physical form. The Form Based Code model of zoning was adopted for the corridor in 2009.

Funding Source Summary:

NYS Department of State Quality Communities Grant	\$150,000
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Congress/Ferry Street Reconstruction

This project proposes to reconstruct the roadway section, which includes the travel and parking lanes, and to provide new curbs and sidewalks to comply with American with Disabilities Act Accessibility Guidelines. This project will include new granite curbs, new under drain system, replacement or repair of several retaining walls, ornamental street lighting, streetscape and landscape enhancements, new traffic signal system with pedestrian pushbuttons, new traffic control signs, water system improvements, separation of combined sewer system, bus stop amenities, traffic calming devices and bicycle access improvements.

Funding Source Summary:

The Federal Highway Administration	\$5,415,200
The New York State Department of Transportation	\$1,015,350
ARRA Stimulus (DOT)	\$ 6,695,070
CDBG Stimulus	\$ <u>435,000</u>
Total	\$13,560,620

Former Scolite Site (Restore NY I)

The former “Scolite” site originally served as a steel mill, founded in 1846 as the Troy Vulcan Corporation. It was later sold to Henry Burden who turned it into the Rensselaer Iron Works Company. In 1875 it became the Troy Steel Iron Company and in 1968 it was purchased by Ludlow Valve Manufacturing Company. During the 1970’s, Scolite International Corporation, a building construction company, used the rolling mill building for storage of construction material. The City of Troy purchased this site from Scolite on July 14, 2001 through tax foreclosure.

Capital Grant funding toward this site:

- **2006 New York State Empire State Development Corp. Restore NY I: \$2,076,950**

Approved on October 15, 2008, this grant will be used to fund a portion of the cost of deconstruction, rehabilitation and reconstruction of an 11,000 square foot building on the site that will become the Upper Hudson Rivers and Estuaries Satellite Center (“Center”) of the Beacon Institute Rivers and Estuary (BIRE) Center located in Beacon, New York. Upon completion, this building will house the laboratory and research facility of the Center. Additionally, the site is anticipated to serve as a public recreational facility for area residents and a destination area for visitors to Troy.

In 2009, \$400,000 of this grant was approved for use toward the removal of asbestos contaminated bricks from the site. This hazardous waste was generated from the demolition of Building A after it burned in 2008.

- **2008 New York State Department of Environmental Conservation, Brownfields State Assistance Contract: \$225,000**

This grant funded an environmental investigation of the Scolite site to ultimately develop and implement an Environmental Restoration Program project. Using HRP as the consultant for the site investigation, the Remedial Investigation/Alternatives Analysis Report (RI/AAR) will involve all tasks necessary to investigate the site conditions, determine the public health and environmental impacts of the site, and to utilize this information to develop and evaluate appropriate remedial actions.

- **2008 New York State Department of State, Environmental Protection Fund: \$400,000**

The primary purpose of the grant is to provide support to the Scolite site through streetscape and infrastructure improvements to Madison Street. Also included in this grant is funding for construction of a large fishing pier at the end of Madison Street cantilevered over the Hudson River.

Funding Source Summary:

NYS Department of State	\$ 400,000
NYS Department of Environmental Conservation	\$ 225,000
Empire State Development Corporation	<u>\$2,067,950</u>
Total	\$2,692,950

Madison Street Kayak and Canoe Launch

The City of Troy received funding to construct its first dedicated hand launch boat access into the Hudson River. Specifically, the grant will fund a concrete stairway built into an embankment with a railing on the south side to slide a canoe or kayak down to the river. The purpose of the launch is to add a public waterfront amenity for the citizens of Troy, expanding the existing and new uses at this site. The site is located at the foot of Madison Street and will be integrated into plans to construct a fishing pier/deck, which will be the only public access to the Hudson in South Troy. The need for this project was identified during the planning stages of the pier as a needed increase in function of the site. As a hand launch location it will make the fishing and viewing platform more dynamic, attract more and diverse users, and enhance the location as a destination. This project originated from the planning process of two Environmental Protection Fund grants which studied uses for the publicly owned Scolite site, the future home to the Upper Hudson Rivers & Estuaries Center, and funded design and construction for surrounding improvements on public land. The result will be the first dedicated hand launch in the city and the first boat launch of any kind in South Troy.

Funding source summary:

• Ecodocks grant (Environmental Protection Fund)	\$43,762.50
• Local share (in-kind)	<u>\$14,587.50</u>
Total	\$58,350.00

Artifact Park

The City was awarded EPF funds to design and then construct a 500' promenade along the Hudson River on the west side of the property. In addition, the area will include a pocket park lining the northern area including picnicking and interpretive sites for industrial artifacts important to the history of the Rensselaer Iron Works.

Funding source summary:

Environmental Protection Fund	\$305,000
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Local Match (offset in part thru value of

recovered materials) \$305,000

Total \$610,000

Restore NY II

In 2007, the City of Troy received funds from the Empire State Development Corporation for the Restore NY II program for 2 projects. The first project, the Hedley District project, will add over 1.4 million square feet of new office, hotel and retail and theater space over the next 10 years. Improvements will be taken to initiate development of a hotel/conference center, parking garage, and mixed-use development. Specifically, \$1,579,000 was awarded to the City to support the demolition of a former car dealership and an auxiliary addition to a building, to accommodate parking and the new hotel and conference center. To date plans for the parking garage and hotel/conference center have been stalled.

The second project is the demolition of the former City Hall and adjacent site. In 2007 the administration determined that the City Hall building was in such a state of disrepair that making the structure code compliant and free from any health and safety concerns would constitute a complete reconstruction of the building. It was further determined that moving the operations to a new location and demolishing the structure would be more cost effective than reconstruction of the existing site. The Empire State Development Corporation awarded the City, nine hundred and twenty one thousand dollars (\$921,000) to demolish the former City Hall building. In December 2009, The City of Troy relocated its municipal operations from One Monument Square to 1776 Sixth Ave in preparation for the demolition of the former City Hall.

Funding Source Summary:

• Hedley District	\$1,579,000
• City Hall Demolition	<u>\$ 921,000</u>
Total	\$2,500,000

Restore NY III

In May 2009, The City of Troy partnered with Columbia Development Corporation to submit an application for funding under the Restore NY Program. The funding was proposed to be used for the renovation of the three-story Greek Revival Chasan Building and the five-story Proctor's office

building, to create over 100,000 square feet of new retail and commercial space.

Proctors Theater, vacant since 1977, together with adjoining structures located immediately to the north of this building, form a critical anchor to the Fourth Street area of Troy's historic downtown. Through the Restore NY III grant, Proctor's visually and historically significant façade will be preserved.

Façade restoration and rehabilitation activities, will also take place in the vacant Chasan Building, which will open up office, incubator, and technology space and will utilize the dramatic entrance of Proctor's Theater.

In August 2009, the City of Troy Planning Board declared lead agency status for SEQRA review and Empire State Development Corporation approval was given in September 2009 for a \$4,000,000 grant.

Monument Square and Riverfront Park Redevelopment

In 2008, Senator Joseph Bruno, through the Environmental Protection fund, granted the City \$2,200,000 to develop a plan for the redevelopment of the City Hall site and \$1,750,000 for the redevelopment of the park.

In addition to the funds secured for the demolition of the City Hall building, the administration secured funding to prepare a plan for the redevelopment of the site once vacated, and the adjacent Riverfront Park. In 2008, after an extensive RFP and interview process, the City enlisted the services of Sasaki Associates to analyze the physical and operational needs of City Hall as a municipal building and provide the City with guidance in terms of the size, location, and design of an optimal City Hall.

In 2009, the City entered into an agreement with W Architecture to prepare a plan for the redesign of Riverfront Park.

Funding Source Summary:

• City Hall Redevelopment City Match	\$2,000,000
• Environmental Protection Fund	\$2,200,000
• Riverfront Park Redevelopment (construction)	\$1,750,000
• Riverfront Park Redevelopment design	\$ 200,000
• Riverfront Design (City Match)	<u>\$ 200,000</u>
Total	\$6,350,000

Riverfront Greenway Trail-North Central

In 1996, The City of Troy was awarded a \$600,000 grant administered by The Department of Transportation and funded through The Federal Highway Administration to construct a Riverfront Greenway trail from Jacob Street to the existing Uncle Sam Bike Trail on Middleburgh Street (Appendix B). The initial design for the project was proposed in 1999, but the City was unable to secure easements from several property owners. In 2003, the plan was revisited and the design was altered so that the trail ran along River Street in the areas where there were no easement agreements. For the next four years from 2004 -2008, there were several efforts to come to agreements in design and location of the trail but no consensus was ever reached. In 2008, The Department of Transportation requested to be reimbursed \$80,864.38 for funds designed funds that were expended.

Funding source summary:

• Federal Highway Administration	\$480,000
• The City of Troy (share)	<u>\$120,000</u>
Total	\$600,000

North Troy Brownfields Opportunity Area

Similar to the South Troy BOA grant, this grant provided a redevelopment plan in the North Troy Area from 103rd Street south to the Green Island Bridge (Appendix C).

- Clean-up and Re-use North Central’s Brownfield, Vacant and Underutilized Sites
- Create Employment Opportunities In the Community that can Employ Members of the Community
- Encourage sustainable and complimentary economic development
- Encourage the Tradition of Home Ownership for Existing and New Residents of North Central Troy
- Provide better and equal community access, participation and recreation opportunities for youth and elderly
- Preserve, expand, and maintain community green space, river access, and neighborhood bicycle and pedestrian connections
- Encourage community pride and history and reduce fear and suspicion

Funding Source Summary:

NYS Department of State	\$50,000
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Ingalls Avenue Boat Launch, Fishing Pier, and Park

The City of Troy purchased this 3.85 acre site in 2006 using NYS Office of Parks, Recreation, and Historic Preservation funds (Appendix D).

The City planned to use the land as a public park for Troy's North Central Neighborhood and a boat launch and fishing pier. The park would have provided better access to the Hudson River and would have met some expressed needs for usable green space in this neighborhood. The boat launch would have created:

- an improved boat launch,
- a concrete retaining wall along the Hudson River,
- access roads, sidewalks and parking,
- docks,
- a fishing pier,
- a boaters facility with bathrooms and other amenities, and
- pavilions, picnic area and playground.

With funding secured from NYS DEC and the Scenic Hudson Land Trust, The City of Troy contracted with H2H Associates in 2009 to conduct a site investigation to determine the extent of any possible contaminants. The results of the investigation revealed that the site contains significantly more surface and subsurface contaminants than was anticipated. Also, existing on the site are one (1) underground storage tank, and one (1) above storage tank. The report recommended that the site not be used for park purposes. However, plans for the boat launch and fishing pier are moving forward.

Funding Source Summary: (Park Redevelopment)

• Scenic Hudson Land Trust	\$12,500
• Community Development Block Grant	\$50,000
• NYDEC Grant for site acquisition	\$50,000
• NYSDEC (Quadricentennial Grant)	<u>\$22,500</u>
Total	\$137,500

Funding Source Summary: (Boat Launch and Fishing Pier)

• NYS Environmental Protection Fund	\$1,050,000
• NYS DEC for design and site investigation	<u>\$ 25,000</u>
Total	\$1,075,000

City of Troy Planning Board Activity

The City of Troy Planning Board is composed of five voting members who are responsible for promoting excellence of site design so as to improve the community attractiveness, minimize negative influences of non-complementary uses, protect the natural environment, minimize traffic conflicts and congestion and protect the public health, safety and welfare.

In total the Board reviewed 148 projects in 2008 and 2009. One hundred and twenty eight cases were approved, six were tabled, one denied, four were conceptual and one withdrawn by the Applicant.

Significant Planning Board Projects

2008

Name of Applicant	Property Address	Private Investment	Projected Employment	Project Description
David Wagoner DVM	205 Oakwood Avenue	\$100,000	Create 40 jobs	Occupy a vacant medical facility with a veterinary clinic
The Chazen Companies Renovations of <i>Monument Square Apartments</i>	2 First Street	\$145,000	n/a	Renovate outdated apartments into affordable housing for seniors and update heating
Dinosaur BBQ LLC	377 River Street	\$1,950,000	Create 120 jobs	Occupy a vacant commercial building with a BBQ restaurant and bar
Jim Miller <i>Uncommon Schools</i>	82 Third Street	\$40,000	Create 25 jobs	Occupy a former religious school as a Charter School
Boswell Engineering <i>Post Creek</i>	78-80 Brunswick Road	\$6.2 million	n/a	Construct a 47-unit condominium development on a vacant parcel
Thomas Murley	40 Leverage Road	\$200,000	Create 25 jobs	Renovate and reoccupy a former bank with a credit union

2009

Name of Applicant	Property Address	Private Investment	Projected Employment	<i>Project Description</i>
Hyman Hayes & St. Mary's Hospital	1300 Massachusetts Ave	\$26.8 million	n/a	<i>Project is a 60,000 sq. ft. expansion</i>
First Columbia	515 River Street	\$15-\$20 million	Create 506 jobs	<i>Project is to construct a 138 room Hotel and Con-</i>
First Columbia	575-579 River Street	\$20 million	n/a	<i>Project is an 11,000 car parking garage</i>
County Waste	Water Street	\$15-\$20 million	Create 40 jobs	<i>Project is to construct a Recycling Facility</i>
Paul Cacciotti	14 Industrial Park Road	\$100,000	Create 10 jobs	<i>Proposal to expand an existing manufacturing</i>
Brian Rohloff <i>Residential Development</i>	Fourth Avenue	\$900,000	n/a	<i>Project is to subdivide land and construct 5 single family homes</i>
Old World Provisions	Industrial Park Rd	\$2.5 million	Create 35 jobs	<i>Project is a Meat Processing Center</i>
Joseph's House	202 Fourth Street	\$2 million	Create 15 jobs	<i>Project is to demolish old building and construct a new building for offices and apartments for the homeless.</i>
Nigro Group <i>Rite-aid</i>	272-282 Hoosick St	\$1.5 million	Create 40 jobs	<i>Project is to construct a Rite-Aid Pharmacy</i>
<i>Schuler Corp. Rite-Aid</i>	869 Second Ave	\$1.1 million	Create 50 jobs	<i>Project is to construct a Rite-Aid Pharmacy</i>

City Planning Projects 2008-2009

- Congress/Ferry Street Corridor Master Plan - A Public Hearing was held on May 14, 2009 regarding the Congress/Ferry Street Corridor Master Plan. The goal was to develop an integrated land use/ transportation/urban design plan that optimizes functionality, safety and livability. The plan further seeks to integrate the needs of the major stake-holders such as RPI, Rensselaer County, and the City of Troy, into the development area, and encourage private and personal investment.

- North Central Community Center Feasibility Study - In 2009, The City of Troy in partnership with Catholic Charities Office of Community Development prepared an RFP for the development of a feasibility study for a North Central Troy community Center between Middleburgh and Ingalls Avenue on Seventh Avenue. The study was funded through a \$15,000 CDBG Grant from The City of Troy to Catholic Charities.
- Creation of Business Permits - All businesses located within the city limits are required to receive a business permit. Approval of business permits must come from the Department of Planning and Community Development and the Bureau of Code Enforcement. Approval of a permit is required prior to receipt of a Certificate of Occupancy.
- Amended the City of Troy Code - The following amendments were made to Section 285 of the Zoning Ordinance:

1. Due to a significant increase in the number of single and two family homes being converted into multi-family residences in the North Troy and Lansingburgh neighborhoods the Ordinance was amended to “downzone” certain areas in these neighborhoods. Per the attached map (see Appendix E), the zoning was changed as follows:

Areas that are R-2– Two Family Residential would become R-1 Single Family Residential Detached

Areas that are R-3– Multiple-Family, Medium density area would become R-1 or R-2 Zoned areas

Downzoning will mitigate several negative impacts related to parking, non-owner occupied property neglect, and non-code compliant residential units.

2. Rezoning of 50 acre parcel of Oakwood Cemetery - Oakwood Cemetery Association submitted a proposal to rezone a 50 acre parcel of Oakwood Cemetery from Conservation to a Planned Development Zone (Appendix F). The Residential Project, to be known as Stoneledge Terrace, is a 50.18± acre site, located in the north-eastern portion of the City of Troy, Rensselaer County, New York, at the intersection of Oakwood Avenue and Farrell Road. The Subject parcel is undeveloped land of the Oakwood Cemetery, and is located in the Conservation (CON) Zoning District. The project site is currently wooded vacant land and will be developed as apartment housing, containing 204 apartment units, associated utilities, attached garages, surface parking lots, a Community Clubhouse, recreation facilities, and walking trails. The apartment buildings will be two story, 12 unit buildings, each with a one-car attached garage and two surface parking spaces. Included in the proposed apartment count is a separate three story, senior residence apartment building with parking lot, accessed from Gurley Road.

3. The Ordinance was also amended as follows:

- A. Expand the Planning Board’s authority to review commercial and residential uses in certain Zoning Districts to provide the Planning Department and the Bureau of Code Enforcement with the ability to more closely monitor the ever changing character and composition of the central

business district and commercial areas throughout the City that experience high vacancy and turnover rates.

B. Clarify, review and modify the language defined in the Ordinance so as to provide some clarification in areas where there are differing interpretations (code, planning), and lessen the need for Zoning Board of Appeals interpretations and expedite the approval process for commercial and residential projects;

C. Incorporate references, terms, language and definitions within the Ordinance for activities and objects that were not considerations when the Ordinance was initially adopted;

D. Revise the fee structure for Planning Board and Zoning Board of Appeals actions was amended (see fee schedule below)

Fee Differential Variances	Average per Year	Current Fee	Proposed Fee	Current Revenue	Revenue Increase
Area Variance, Minor (sheds, pools)	10	\$25	\$50	\$250	\$250
Area Variance, Major (parking) - Residential	30	\$50	\$75	\$1,500	\$750
Area Variance, Major (parking) - Commercial	20	\$50	\$100	\$1,000	\$1,000
Use Variance - Residential	10	\$100	\$100	\$1,000	0
Use Variance - Commercial	25	\$100	\$150	\$2,500	\$1,250
Use Permits					
Special Use Permits - Residential	3	\$50	\$100	\$150	\$150
Special Use Permits - Commercial	7	\$50	\$150	\$350	\$700
Temporary Use Permit	1	\$50	\$50	\$50	\$0
Rezoning Request - Residential	1	\$350	\$350	\$350	\$0
Rezoning Request - Commercial	1	\$350	\$500	\$350	\$150
Site Plan Review (based on value of project)					
Up to \$10,000	75	\$50	\$100	\$3,750	\$3,750
\$10,001 to \$100,000	15	\$200	\$200	\$3,000	0
\$100,001 to \$500,000	5	\$400	\$400	\$2,000	0
\$500,001 and above	5	\$500	\$500	\$2,500	0

Subdivision Review (based on number of lots)	Average Per Year	Current Fee	Proposed Fee	Current Revenue	Revenue Increase
Minor (under 10 lots)	8	\$200	\$300	\$1,600	\$800
Major (over 10 lots)	3	\$500	\$500	\$1,500	\$0
Historic Review					
Board Review	10	\$25	\$25	\$250	\$0
Certificate of Appropriateness (minor repair and maintenance)	20	\$0	\$15	\$0	\$300
Business Permit	90	\$0	\$25	\$0	\$2,250
Total				\$21,750	\$11,350

Proposed Residential Development 2008-2009

Single Family Homes

28-Proposed Homes

09-Homes complete, permits issued, or in the process of code review

18-Proposed Homes in the process of obtaining Planning board Approval

Mobile Homes

4-Proposed Mobile Homes Units

4-Mobile Home Units complete, permits issued or in the process of code review

Condos

113-Proposed Condo Units

027-Condo Units complete, permits issued or in the process of code review

086-Condo Units in the process of obtaining planning board approval

Zoning Board of Appeals

The Zoning Board of Appeals is composed of five residents of the City of Troy who are responsible for interpreting the Zoning Ordinance and grant various and special exceptions from the ordinance.

In total the Board reviewed one hundred and twenty two cases:

	2008	2009	Total
Major Area Variances	28 Approved 6 Denied 7 Tabled 1 Withdrawn	18 Approved 4 Denied 6 Withdrawn	46 Approved 10 Denied 7 Tabled 7 Withdrawn
Minor Area Variances	2 Approved	2 Approved	4 Approved
Use Variances	8 Approved 4 Denied 7 Tabled	6 Approved 3 Denied 2 Tabled 5 Withdrawn	14 Approved 7 Denied 9 Tabled 5 Withdrawn
Special Use Variances	5 Approved 3 Denied 2 Withdrawn	3 Approved	8 Approved 3 Denied 2 Withdrawn
Total	73	49	122

Economic Development Programs

New York Main Street Grant Program

New York Main Street funds are used to undertake interior commercial building renovation projects. The program seeks to induce the growth of small business and enhance the downtown revitalization process.

New York Main Street I

In 2005, The Troy Local Development Corporation received \$200,000 from the New York State Main Street program to undertake interior commercial building renovation projects in target area A (Appendix G). The funds will complement and leverage other private investments, and public incentive programs.

The main goal of Troy's Main Street program will be to ensure that upon completion of renovation work, each building selected will become a greater factor in contributing to small business development and downtown revitalization.

In 2006, The Troy Local Development Corporation, which administers the New York Main Street program, awarded a \$100,000 grant to Troy Living LLC for the renovation of the existing building to accommodate first floor retail use and upper floor residential use and for demolition for underground parking garages. A \$20,000 grant was awarded to Troy Food Co-op to be used for upgrades to the electrical system, bringing the previously vacant building to code and making energy efficient improvements.

In 2009, The City provided a second Main Street grant to Troy Living, LLC in the amount of \$45,000 for interior repairs such as electrical, lighting, painting, floor repair and building materials to accommodate Pfeil Hardware.

New York Main Street II

In 2006, The Troy Local Development Corporation was awarded a second Main Street grant in the amount of \$200,000 for target area B (Appendix H).

In 2008, The City of Troy awarded a Main Street II grant to Franklin Plaza, a catering and banquet facility, in the amount of \$40,000 for replacement and installation of their Heating, Ventilation and Air Conditioning units.

50/50 Matching Grant Program

The 50/50 Commercial Building Exterior Rehabilitation and Stabilization Program, which is funded with

a portion of the City's Community Development Block Grant allocation, provides financial assistance to business property owners to stabilize buildings, improve building exteriors and site improvements on a 50/50 matching basis.

2008 50/50 Grants

Project Applicant	Grant Amount	Project Description
Hill's Stationery	\$9,981	Grant for reconstruction of the exterior stairs and replacement windows and doors.
Leo's Overhead Doors	\$10,000	Grant for roof repair and installation of a new electrical system for exterior lighting fixtures

No 2009 Grants

Economic Development Assistance Program (EDAP)

The Economic Development Assistance Program, which is funded with a portion of the City's Community Development Block Grant allocation, is designed to provide necessary capital to small businesses and commercial property owners in the City of Troy. The intent of the EDAP is to stimulate private sector economic activity, expand the City's commercial tax base and create, retain and expand business and employment opportunities in the City of Troy.

2008 EDAP Grants

Project Applicant	Grant Amount	Project Description
Hill's Stationery	\$6,916	Grant for renovations to accommodate new commercial uses and additional residential uses.
Global Marketing <i>DaVinci Pizza</i>	\$10,000	Grant to renovate old grocery to a deli and add a second floor.

2009 EDAP Grants

Project Applicant	Grant Amount	Project Description
Old World Provisions	\$50,000	Grant for reconstruction of the exterior facade, roof and truck pad
Dinosaur BBQ	\$350,000	Grant for existing improvements, renovation, refurbishment and equipping of such improvements

EDAP Loan Repayments 2005-2009

Business	2005	2006	2007	2008	2009	Totals	Repayment Status
The Golden Fox			\$6136.44			\$6136.44	Default
Integrated Book Technology	\$18,226.22	\$63,791.77	\$44,423.63	\$30,751.34	\$34,168.60	\$191,361.56	Current
Irish Mist	\$243.62	\$1,231.39				\$1,475.01	Default
James Caulfield	\$18,000.00					\$18,000.00	Paid in Full
Leahy Bocketti			\$966.81	\$11,601.72	\$11,601.72	\$24,170.25	Current
McDermott Associates	\$4,264.92	\$4,531.20	\$3,776.00	\$755.20		\$13,327.32	Paid in Full
Monument Square	\$600.00					\$600.00	Default
River Street Cafe	\$4,751.60	\$6,177.21	\$4,751.70	\$5,226.87	\$5,226.87	\$26,134.25	Current
Walter Snyder Printer				\$4,725.06	\$9,450.12	\$14,175.18	Current
YWCA	\$10,776.40					\$10,776.40	Paid in Full
Total	\$56,862.76	\$75,731.57	\$60,054.58	\$53,060.19	\$60,447.31	\$306,156.41	

Master Business Incentive Spreadsheet 2005-2009

Business	Empire Zone	50/50	EDAP Grant	EDAP Loans	Main Street	BEDI	IDA	Total Incentives	Private Investment	Jobs Created/Retained
Dinosaur BBQ	yes		\$350,000				10-yr PILOT	\$350,000	\$1,950,000	120
Franklin Inn & Suites	yes	\$10,000	\$17,181		\$50,000			\$77,181	\$468,191	25
Franklin Plaza	yes	\$9,925			\$40,000			\$49,925	\$107,874	51
Global Marketing and Research			\$10,000					\$10,000	\$500,000	10
Hoosick Hotel							30-yr PILOT	/	\$22.5 million	130
Robert H. Hill & Company		\$9,981	\$6,916					\$16,897	\$43,246	Retain 3 jobs
Integrated Book Technology Inc.	yes			\$200,000				\$200,000	\$12,985	25
International Electronic Machines Corp.	yes	\$10,000						\$10,000	\$27,097	17
JSD Management, LLC		\$10,000						\$10,000	\$10,031	0
KB Construction		\$6,010						\$6,010	\$27,019	3
Leahy Bocketti, LLC			\$140,000					\$140,000	\$870,000	2
Leo's Overhead Doors, Inc		\$10,000						\$10,000	\$20,600	Retain 6 jobs
New Hampshire Realty							10-yr PILOT	/	\$3.5 million	30
Old World Provisions	yes		\$50,000			\$250,000	10-yr PILOT	\$300,000	\$2,500,000	35

Continued on next page

Business	Empire Zone	50/50	EDAP Grant	EDAP Loans	Main Street	BEDI	IDA	Total Incentives	Private Investment	Jobs Created/Retained
SCC Development 207 Broadway			\$4,200		\$12,433			\$16,633	\$56,500	0
SCC Development 41-43 Third St			\$19,728		\$20,000			\$39,728	\$0	0
Walter Snyder Printing	yes		\$20,000	\$42,500				\$62,500	\$426,032	Retain 17 jobs
Trader Ed's		\$7,500						\$7,500	\$17,000	11
Trojan Hardware		\$10,000						\$10,000	\$17,601	Retain Jobs
Troy Food Coop	yes		\$47,716					\$47,716	\$96,883	11
Troy Living, LLC	yes	\$38,800			\$145,000		30-yr PILOT	\$183,800	\$440,488	7
Total										Created Retained

CDBG Program Year Funding Summary

2004 #2040-2939 50/50,closed

Received	\$ 100,000.00
Transfer by Ordinance #3	\$ 51,117.21
Transfer in from CD2030-2939	\$ 339.21
Transfer in from #CD2070-2955	\$ <u>3,089.56</u>
Total	\$ 154,545.98

Project Name	Amount	Year paid
Leo's Overhead Doors	\$ 8,457.90	2008
Leo's Overhead Doors	\$ 1,542.10	2008
Robert Hill	\$ 1,565.46	2008
Robert Hill	\$ 8,416.44	2007
IEM	\$ 10,000.00	2007
Trader Ed's	\$ 7,500.00	2007
George Sheehan	\$ 10,000.00	2007
Franklin Plaza	\$ 10,000.00	2007
JSD Management	\$ 10,000.00	2007
Troy Living, LLC	\$ 10,000.00	2007
John Scanlon's Market Block	\$ 31,352.32	2006
Mary and Peter Poulin	\$ 11,393.00	2006
Patrick McDonough	\$ 10,000.00	2006
E. Stewart Jones	\$ 4,318.76	2006
Total	\$154,545.98	

#2040-2955 EDAP, closed

Received \$300,000

Project Name	Amount	Year Paid
Integrated Book Technologies	\$200,000	2005
Troy Living, LLC	\$100,000*	2007

*grant was repaid with Main Street funds

2005

#2050-2955 EDAP

Received \$100,000

Balance \$4,567

Project Name	Amount	Year Paid
Troy Food Corporation	\$32,424	2009
SCC Development	\$4,200	2009
Old World Provisions	\$29,455	2009
Old World Provisions	\$13,376	2009
Troy Living, LLC	\$8,800	2009
Franklin Inn & Suites	\$7,188	2009

#2050-2939 50/50, Transferred

Received \$100,000

2006

#2060-2975 EDAP, closed

Received \$42,509.48

Project Name	Amount	Year Paid
SCC Development	\$12,433.22	2007
SCC Development	\$12,500	2007
Troy Food Coop	\$15,092.50	2007
Troy Food Coop	\$2,483.76	2007

2007

#2070-2980 Redevelopment Opportunity Area

Received \$50,000

In 2009, \$48,186.38 was used to fund the Ingalls Avenue Boat Launch and Park

2008

#2080-2939 50/50

Received \$55,000

Currently no projects have been funded from this account.

2009

#2090-3005 North Central Community Feasibility Study

Received \$15,000

Currently no projects have been funded from this account.

#2090-2939 50/50

Received \$75,000

Currently no projects have been funded from this account.

Brownfields Economic Development Program (BEDI)

The BEDI provides communities with a source of financing for economic development, housing, rehabilitation, public facilities and large-scale physical development projects.

- Old World Provisions received a BEDI loan in the amount of \$250,000 to assist in the acquisition of 5 acres and all business assets of Hembold's Inc with a new 20,000 square foot addition to the Industrial Park Road location.

Empire Zone Programs

The City of Troy Empire Zone Program provides incentives to businesses to locate in and expand within zone boundaries (Appendix I-K). Businesses may qualify for a variety of credits, including Wage Tax Credit, Investment Tax Credit, Sales Tax Refunds, Real Property Tax Abatement and Utility Rate Savings. Credits are calculated based upon an investment and employment formula that was created by the New York State Empire State Development Corporation.

Businesses Certified in 2008/2009:

Business	Projected Investment	Projected Employment	Projected Tax Savings
Hoosick Development Group, LLC	\$22.5 million	65 new employees	\$256,750
Old World Provisions, Inc.	\$2.7 million	20 new employees	\$136,000
O'Leary's Tavern	\$198,000	1 new employee	\$6,750
Troy Living, LLC	\$2 million	1 new employees	\$15,700
Troy Community Food Cooperative, Inc.	\$1,449,661	20 new employees	\$63,743
Agora Games	\$110,000	3 new employees	\$42,100
Dinosaur Restaurant, LLC	\$1,950,000	120 new employees	\$357,128
International Electronic Machines Corp.	\$330,000	2 new employees	\$108,871
Madison Handbags, Inc.	\$40,000	30 new employees	\$71,848
The Cookie Factory	\$37,000	2 new employees	\$53,350

The Troy Zone Administration Board is also authorized to provide economic development assistance in the form of New York State tax credits for approved Direct Equity Investments and Community Development Projects located within the geographic boundaries of the Empire Zone.

Businesses selected for the Direct Equity Program can entice potential investors by offering a 25% New York State personal or corporate franchise tax credit to prospective investors.

For example, an individual or corporation making a \$1,000 investment in an Empire Zone certified business is eligible to receive a \$250 tax credit on their New York State personal or corporate franchise taxes. In addition, the \$1,000 contribution qualifies as a charitable contribution deduction on both state and federal taxable income. The total dollar amount of credit allowable to a business may not exceed \$100,000.

Businesses that have received the Direct Equity Investment Tax Credits are:

Business	Credit Amount Awarded	Investment Raised	Credits Issued
The Dorian Group	\$100,000	\$500,000	\$100,000
The Irish Mist	\$3,500	\$14,000	\$3,500
Evident Technologies	\$100,000	n/a	n/a
Orca Gear	\$25,000	\$100,000	\$25,000

Non-profit organizations may qualify for Zone Capital Credits through the Community Development Tax Credit Program.

Projects selected for this program can improve their fund raising efforts by offering a 25% New York State personal or corporate franchise tax credit to prospective project contributors. The total dollar amount of credit allowable to a community development project may not exceed \$100,000. The contribution must be in the form of money.

For example, an individual or corporation making a \$1,000 contribution toward a designated community development project is eligible to receive a \$250 tax credit on their New York State personal or corporate franchise taxes. In addition, the \$1,000 contribution qualifies as a charitable contribution deduction on both state and federal taxable income.

Organizations that have received Community Development Tax Credits are:

Agency	Credit Awarded	Amount Raised	Credits Issued
CEO	\$25,000	\$18,700	\$4,675
Hudson Mohawk Industrial Gateway	\$25,000	\$34,650	\$8,663
ARC	\$100,000	\$45,517	\$9,004
Rensselaer County Historical Society	\$25,000	\$30,000	\$7,500

Industrial Development Authority (IDA)

The Troy Industrial Development Authority (IDA) Board consists of a chairman and eight other members including two members of the City Council, a representative from each of the fields of business, industry, labor, the School Districts of the City of Troy, and one independent member. The purpose of the Troy (IDA) is to actively promote, encourage, attract and develop job and recreational opportunities and economically sound commerce and industry that will provide economic prosperity for the residents of the City of Troy.

The IDA can provide four basic forms of financial assistance:*

Mortgage Recording Tax Exemption

Whenever a county clerk records a mortgage in New York state, the mortgagor must pay a .75 to 1.5 % (of the mortgaged amount) mortgage recording tax -- a significant expense on projects involving substantial financing. The IDA can, however, qualify a Company for a mortgage recording tax exemption.

Sales and Use Tax Exemption

The Sales and Use Tax in New York state generally ranges from 7 % to 8.5 %. All purchases made by an IDA or its agents are exempt from the Sales and Use Tax. The IDA can issue a sales tax exemption letter to the Company, authorizing it to act as an agent for the IDA. The Company can then acquire the equipment, materials and services needed to acquire, construct, reconstruct and/or equip the project without having to pay sales or use taxes. The exemption is generally limited to the construction, reconstruction or installation period and cannot cover ongoing operational costs such as elevator or computer maintenance contracts.

Real Property Tax Abatement

In New York state, property owners pay a real property tax based on the assessed value of improvements to a site. Any real property owned or controlled by an IDA is not subject to ad valorem real property taxes. However, real property owned or controlled by an IDA continues to be subject to special assessments and user fees. When an IDA takes title to or a leasehold interest in real property, the property becomes 100% exempt from ad valorem real property taxes. To accommodate the needs of the local taxing jurisdictions, however, the IDA generally negotiates a Payment In Lieu Of Tax Agreement ("PILOT Agreement") with the Company. The IDA will then direct, or receive and forward, these payments in lieu of taxes to the affected taxing jurisdictions. By law, IDAs have the authority to negotiate any PILOT Agreement they deem reasonable. There is no required formula for calculating the payments to be made under a PILOT Agreement. They are, however, required to have specific policies outlining the types of PILOT Agreements they are offering and procedures for deviation from those

stated policies. If the IDA deviates from its uniform policy, it must notify the affected taxing jurisdictions. Although there is no statutory limit to the period or amount of the abatement, IDAs generally limit the period to between 10 and 20 years with the assumption that the abatement generally results in more revenue for the taxing jurisdictions than was generated by the property before the IDA's involvement.

This benefit is generally referred to as a "Real Property Tax Abatement" rather than a real property tax exemption, given the interplay between the 100% exemption from real property taxes and the IDA policy of requiring a payment in lieu of taxes. Some PILOT Agreements provide a specific dollar amount to be paid each year for the term of the PILOT Agreement. The mere predictability provided by such a PILOT Agreement can be invaluable to a developer. Since each PILOT Agreement is negotiated on a project-by project basis, it is difficult to estimate the exact savings from the Real Property Tax Abatement.

Lower Interest Rates for Debt Incurred as Part of the Project

IDAs are authorized by New York state law to issue bonds and notes. An IDA can issue tax exempt bonds, subject to the limitations imposed by the Internal Revenue Code. The proceeds of these tax exempt bonds can be used to fund all, or substantially all, of the costs of a project (excluding certain costs of issuance in excess of 2% of the total amount of the bond issue). If the project meets the strict qualification requirements of the Code, the Company should then determine if issuing tax exempt bonds is a cost effective method of financing the project.

An IDA itself provides no credit enhancement and issues bonds on a non-recourse basis. For that reason, the ability to sell bonds depends solely on the creditworthiness of the Company. State law does not allow an IDA to loan the net proceeds directly to the Company as is done in other states. Because an IDA does not have the statutory authority to "loan" money (as is the case in many other states), bond proceeds are used by the Company to build the project in the name of the IDA. The project is then leased or sold by the IDA to the Company for an amount equal to debt service on the bonds issued. The Company then makes rental payments or installment purchase payments.

*2003 Harris Beach LLP, Shawn M. Griffin.

2008

Grant Assistance

The Troy Downtown Collaborative received \$25,000 in administrative funds to assist them with the establishment of the Business Improvement District. The function of the Business Improvement District is to create or invite more businesses to downtown Troy.

PILOTs

- Old World Provisions, Inc. received a 10-year Payment In Lieu Of Taxes agreement (see chart below) along with a BEDI loan in the amount of \$250,000 for the acquisition of the former Fritz Helmbold, Inc. The company is a manufacturer and processor of hot dogs and other meat products. In addition, Old World is undertaking an expansion at the facilities including the construction of a 10,000 square foot refrigerated warehouse, renovations to the existing facility and constructing a new 20,000 square foot processing facility and acquisition of new equipment.
- Hoosick Development Group, LLC received a 30 year Payment In Lieu Of Taxes agreement for the construction of 120 room, six story Hotel and Conference Center with associated restaurant.

Bond Issuance

- In September of 2007 the Board approved a \$140 million bond issuance to RPI for the construction of a new East Campus Athletic Village, the completion of the 215,000 square foot Experimental Media and Performing Arts Center, and the renovation of existing residential and dining facilities. The issuance occurred in two phased \$50 million was issued in December of 2007. The remainder \$90 million was issued in January of 2008.

As compensation for the bond issuance the IDA assessed an administrative fee in an amount equal to three-quarters of one percent (.75%) of the total amount of the bond issuance. RPI agreed to pay half of one percent (.50%; \$700,000) of the total bond amount to the IDA as a straight administrative fee. The remaining (.25%) of the total amount of the bond issuance, which equals \$350,000, was reserved for the establishment of a scholarship fund for residents of the City of Troy who were accepted at RPI.

2009

Grant Assistance

- The Troy IDA sponsored the Victorian Stroll in the amount of \$500.
- The City of Troy on behalf of Dinosaur BBQ was awarded \$250,000 for the payment of tax arrears owed on 377 River Street.

PILOTs

- Dinosaur Restaurant, LLC received a 20 year Payment In Lieu Of Taxes agreement and acquired the former Fresno's restaurant. Improvements include the renovation, refurbishment and equipping of a reconstructed facility.

Troy Industrial Development Authority

Active PILOT Agreements

See link to view PILOT Agreements:

http://www.troyny.gov/economic_development/ida.html

Troy Local Development Corporation (LDC)

The Board of Directors is comprised of the Chairperson of the Troy Industrial Development Authority, the Troy City Council representative who serves as Chairman of the City Council Planning committee, the City of Troy commissioner of Planning, two representatives from the fields of business, industry, or labor, appointed by the Mayor, and the Chairman who is also appointed by the Mayor.

The Troy Local Development Corporation, a private not for profit corporation, was established in 1987 for the purposes of constructing, acquiring, rehabilitating and improving buildings and assisting financially in the construction, acquisition, rehabilitation and improvement of the buildings or sites within the City of Troy. The goal is to foster employment opportunities for Troy residents, attract and retain businesses and create and retain jobs.

The Troy Local Development Corporation also serves as a liaison with federal, state and other local authorities with respect to disseminating information and offering technical advice.

The Troy Local Development Corporation has the authority to acquire real or personal property by purchase or lease, borrow funds, provide financial assistance and issue negotiable bonds, notes and other obligations. The Troy Local Development Corporation administers the City's Economic Development Programs funded through the Community Development Block Grant Program.

2008



In 2005-2006, The Troy Local Development Corporation purchased the former King Fuels and Portec sites and entered into a lease agreements with the tenants at the sites; Conklin Services, E-Lot and the Troy location of County Waste Transfer Corporation.

Projected Employment within two years: 40 jobs
Projected Investment within two years: \$3 million

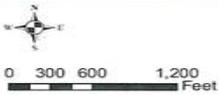
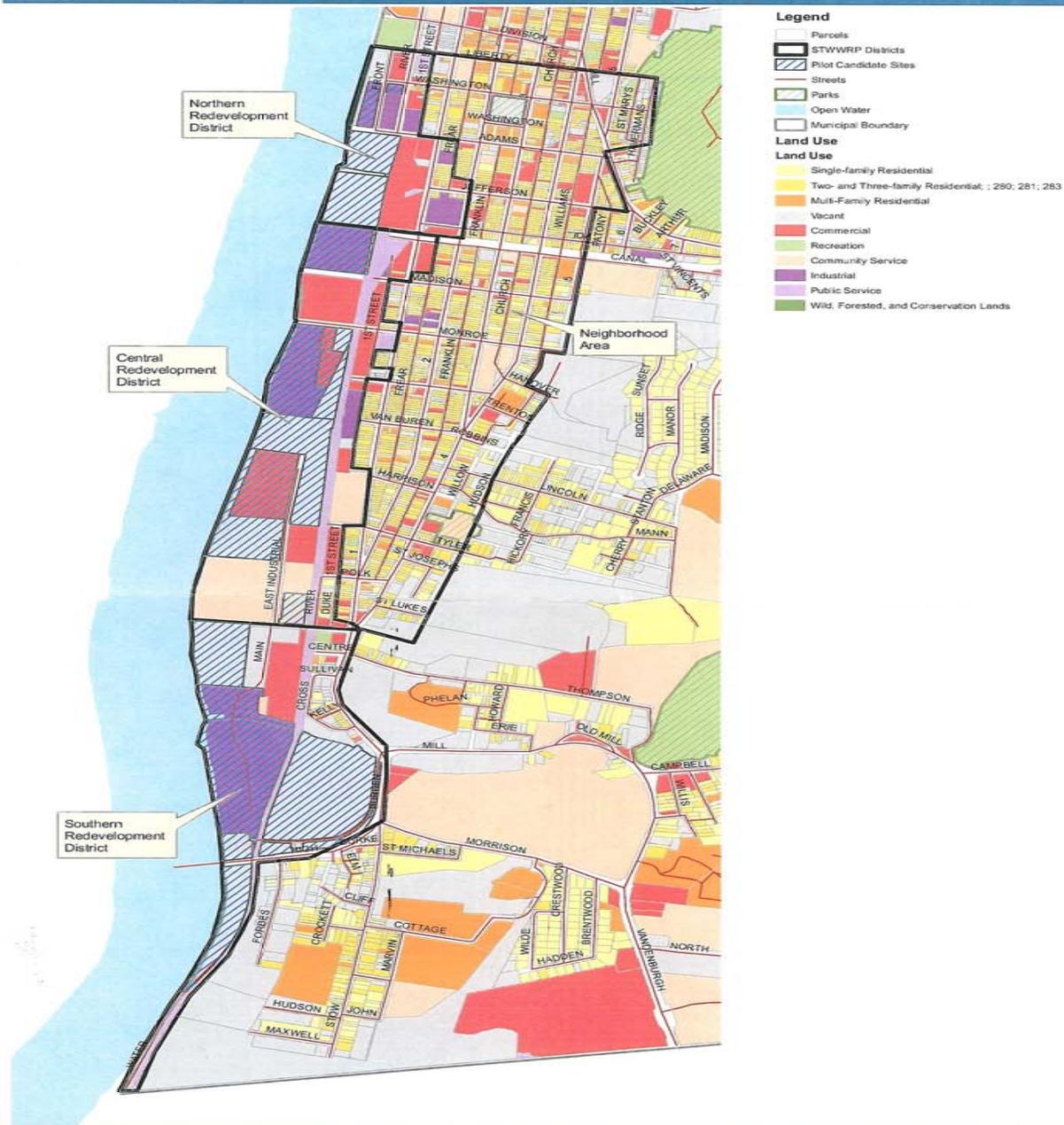
2009

- Acquisition of property at 9 First Street

Capital Resource Corporation (CRC)

The City of Troy CRC, created in 2009, promotes community and economic development and the creation of jobs in the non-profit and for-profit. The CRC develops and provides programs for not-for-profit institutions, manufacturing and industrial businesses and other entities to access low interest tax-exempt and non-tax exempt financing for their eligible projects. The Corporation undertakes projects and activities within the City for the purpose of relieving and reducing unemployment, bettering and maintaining job opportunities, carrying on scientific research for the purpose of aiding the City by attracting new industry to the City or by encouraging the development of, our retention of, and industry in the City, and lessening the burdens of government and, acting in the public interest.

Appendix A - South Troy BOA



City of Troy
 Brownfields Opportunity Area
 DRAFT Land Use Map
 08/19/08
 For in-House Review Only

This map is computer generated using data acquired by Elan Planning and Design, Inc. from various sources and is intended only for reference, conceptual planning and presentation purposes. This map is not intended for and should not be used to establish boundaries, property lines, location of objects or to provide any other information typically needed for construction or any other purpose when engineered plans or land surveys are needed.

Appendix B - North Central Riverfront Greenway Trail



Riverfront Greenway Trail - North Central

Background

\$600,000 DOT administered, FHWA funded project.
 \$480,000 Federal \$120,000 Local
 \$112,566.80 spent, \$80,864.38 reimbursed

1996: City received grant to construct trail along the river from Jacob St. to Middleburgh.

1999: Design Report Completed.

2000: Several property owners would not sign easements.

2003: Plan altered to run along the river behind Hedley, then out to River St. from Vanderheyden to Middleburgh.

2004: Project correspondence stops.

2008: DOT letter requests reimbursement be returned.

Options

A. Request continuation of project. Project must still go entire length. No extra money will be added.

Steps:

1. Gain easements from First Columbia (using DOT protocol).
2. Submit new engineering design report. (Trail will consist mostly of decorative striping and signage.)
3. Submit design documents.
4. Construct Trail.

Estimated Cost: \$300k construction Engineering & ROW Aquisition costs depend on amount that can be done in-house

Outstanding Issues:

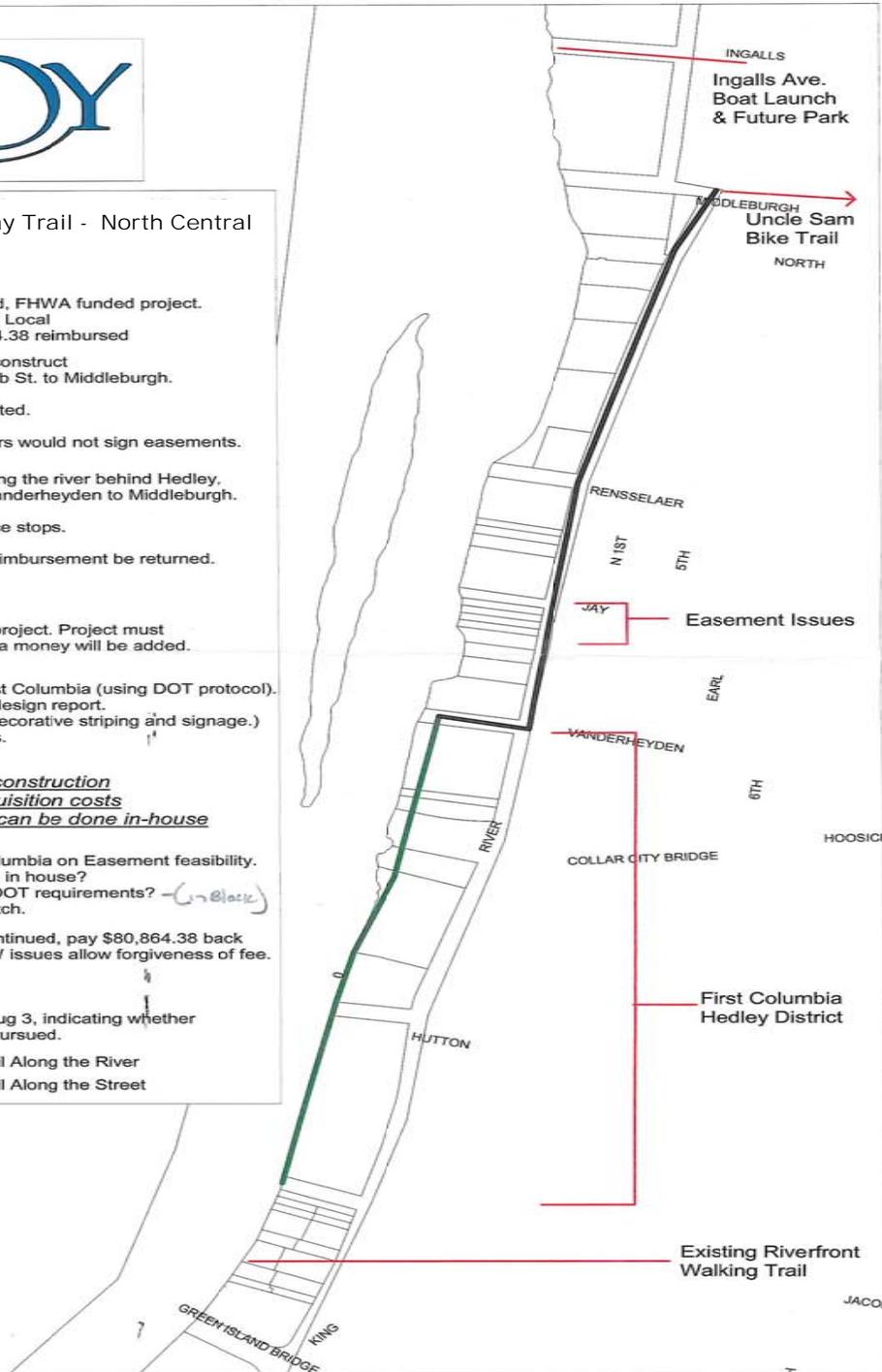
- Need discussion w/ First Columbia on Easement feasibility.
- Can easements be obtained in house?
- Will River St. section meet DOT requirements? *-(1-2 blocks)*
- Need to re-identify 120k match.

B. Request project be discontinued, pay \$80,864.38 back to government. Unless ROW issues allow forgiveness of fee.

Action

Send a letter to DOT by Aug 3, indicating whether or not the project will be pursued.

- Trail Along the River
- Trail Along the Street



Appendix C - North Troy BOA



Legend
 BOA Site

Barton
& Loguidice, P.C.
Professional Engineers and Surveyors
1000 West Seneca Road, Buffalo, NY 14226
716-875-1000



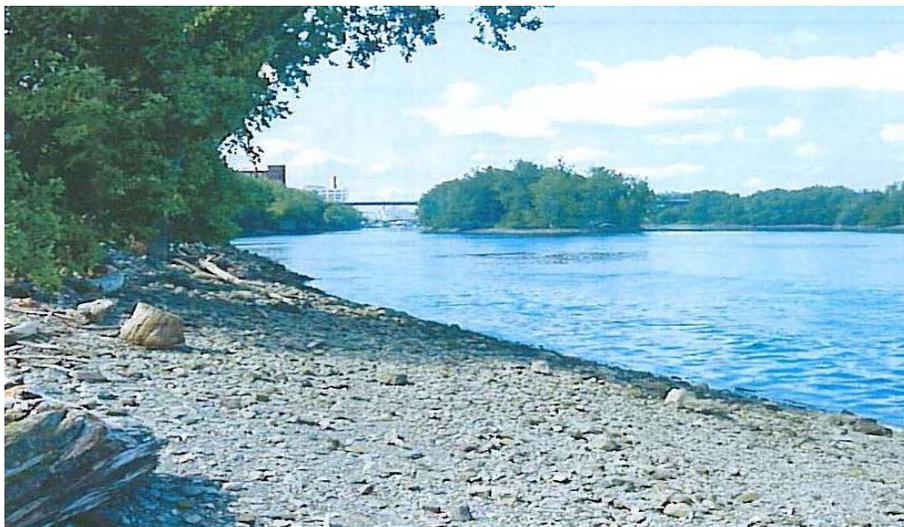
1 inch equals 700 feet

City of Troy
Brownfield Opportunity Area
Site Location Map
Pensacola County 11/26/07 New York

Appendix D - Site of Ingalls Avenue Boat Launch



View facing North at the foot of Ingalls Avenue, site of the proposed boat launch. The Federal Dam is in the background



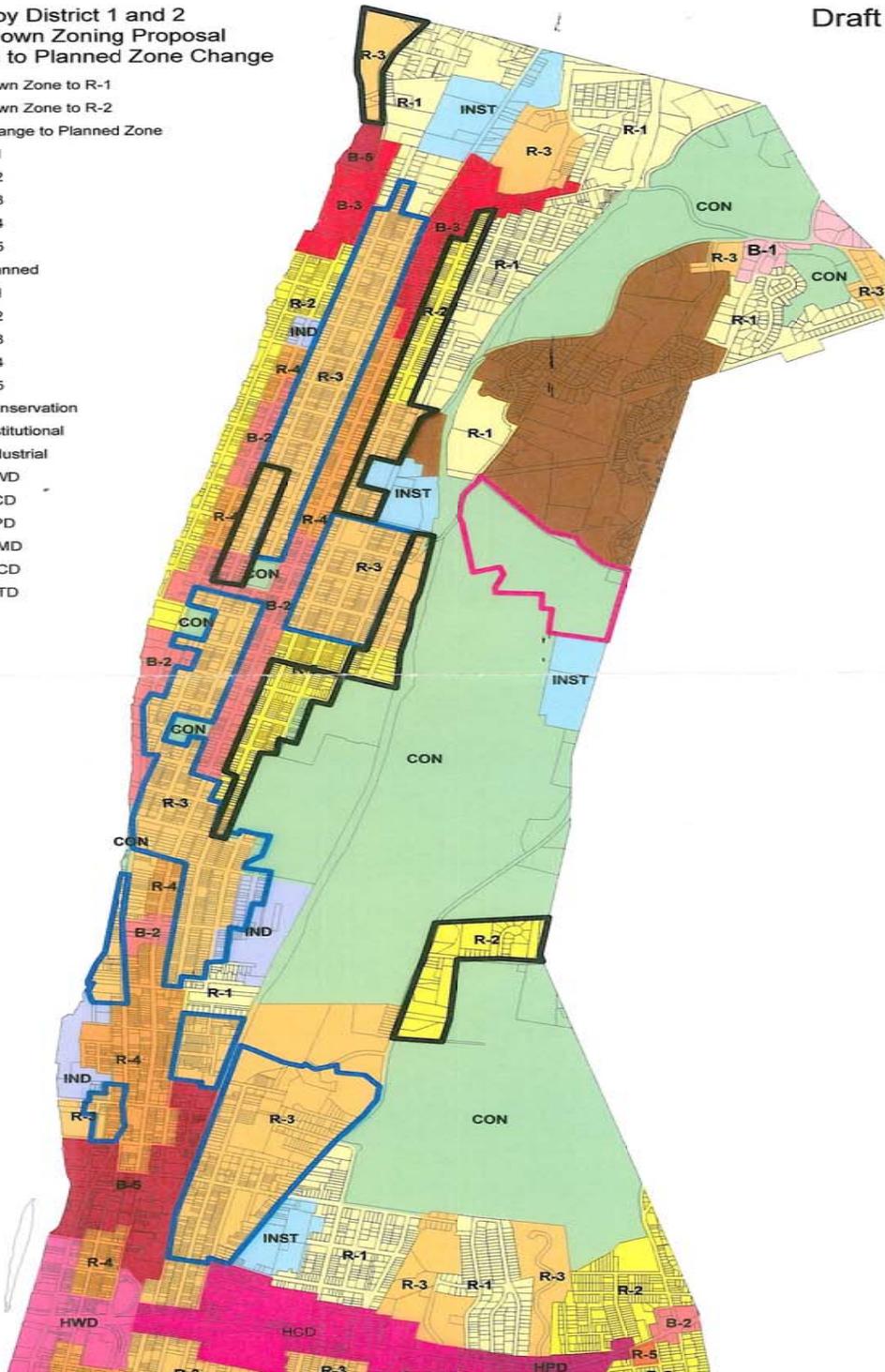
View facing South from the foot of Ingalls Avenue

Appendix E - Map of Amendment 285 of the Zoning Ordinance

Draft 8/09

City of Troy District 1 and 2
Residential Down Zoning Proposal
And Conservation to Planned Zone Change

-  Down Zone to R-1
-  Down Zone to R-2
-  Change to Planned Zone
-  R-1
-  R-2
-  R-3
-  R-4
-  R-5
-  Planned
-  B-1
-  B-2
-  B-3
-  B-4
-  B-5
-  Conservation
-  Institutional
-  Industrial
-  HWD
-  HCD
-  HPD
-  WMD
-  WCD
-  WTD



Appendix F - Oakwood Avenue Planned Development Zone



Appendix G - Main Street I

TROY

Main Street I - Target Area



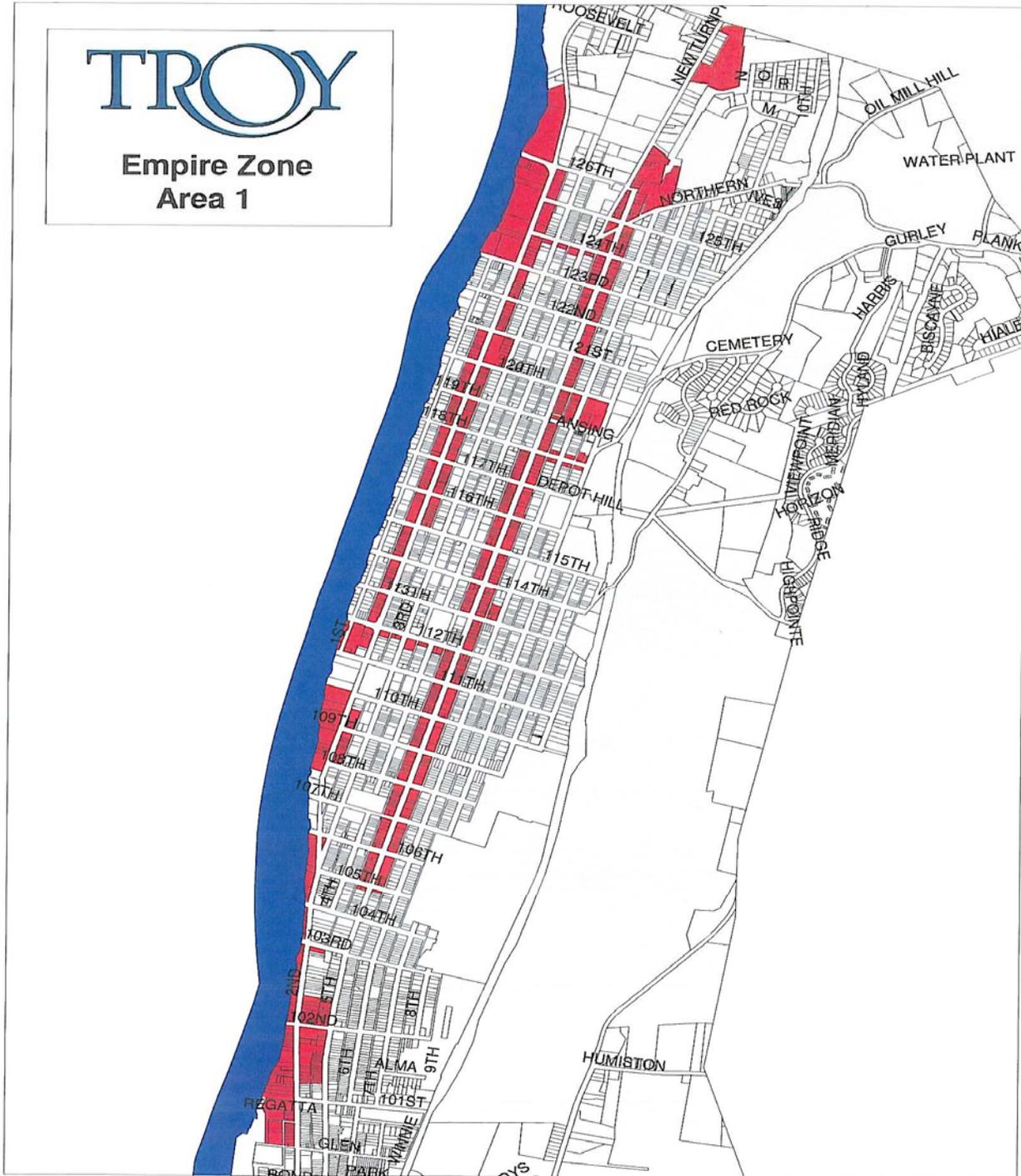
Appendix H - Main Street II



Appendix I - Empire Zone Area 1

TROY

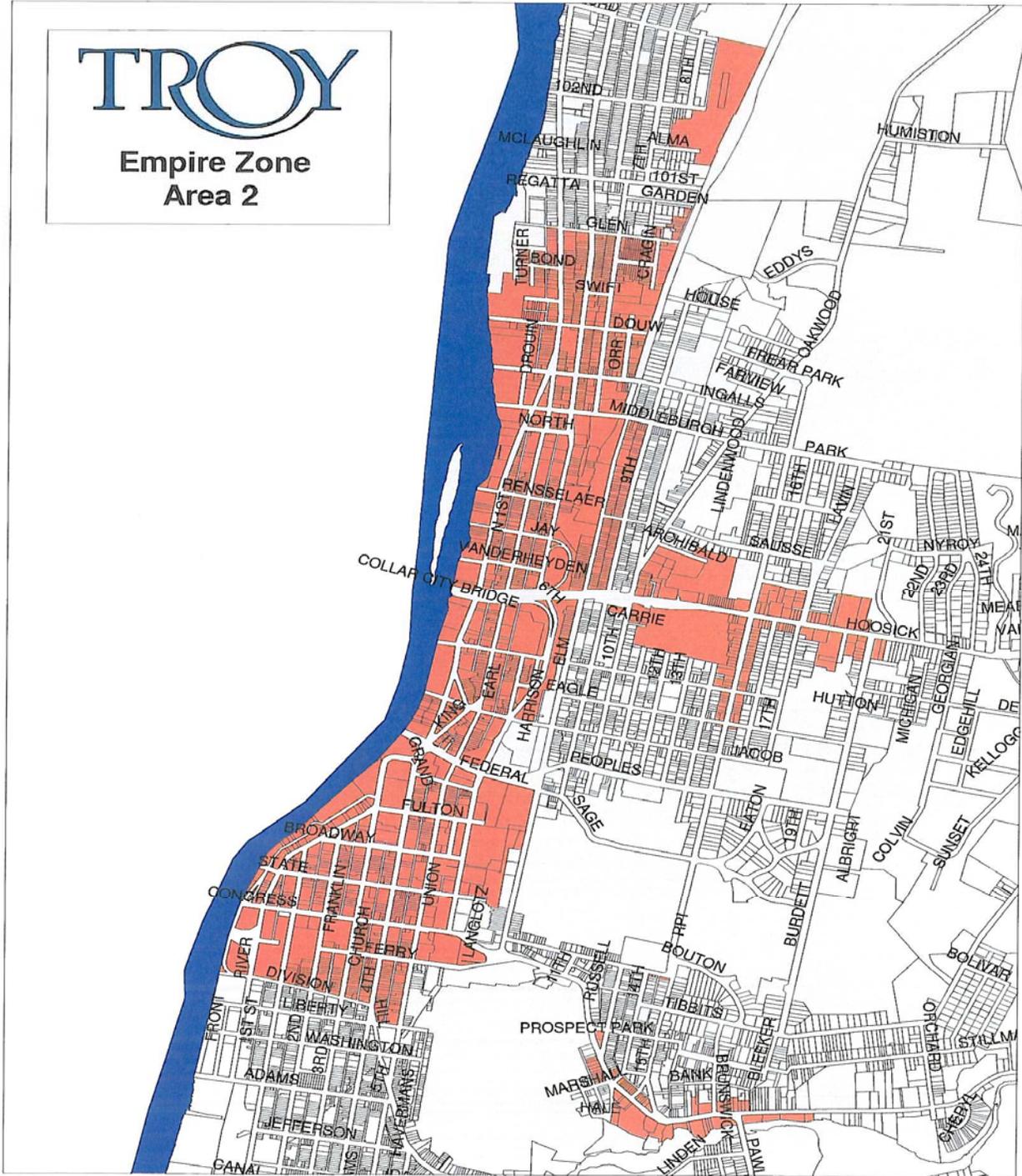
Empire Zone
Area 1



Appendix J - Empire Zone Area 2

TROY

Empire Zone
Area 2



Appendix K - Empire Zone Area 3

TROY
Empire Zone
Area 3

