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Planning Commission
NOTICE of PUBLIC HEARING

William Dunne
Commissioner

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Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Thursday November 14, 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:

Full Review Agenda

PC2013-062 Site Plan Review of a proposal to occupy a residential unit as a restaurant and patio. Project location is 714 River Street, a B-5 Zone, ID 90.70-6-5.1. Applicant is Jeffrey Setias, 714 River Street, Troy, NY 12180.

PC2013-063 Review of a proposal to occupy a vacant storefront with a barber shop. Project location is 114 Congress Street, a B-4 Zone, ID 101.61-7-3. Applicant is Luis Ramos, 307 5th Ave, Troy, NY 12182.

PC2013-064 Site Plan Review and Historic District Review of a proposal to construct a parking lot on a vacant parcel in a historic district. Project location is 4-10 King Street, a B-4 Zone, ID 101.37-3-4. Applicant is Columbia Street Associate 75 Columbia Street, Albany, NY 12210.

PC2013-065 Site Plan Review of a proposal to demolish 2 buildings and construct a Stewarts Shop. Project location is 9 112th Street, a B-2 Zone, ID 80.63-6-10. Applicant is Stewarts Shops, PO Box 435, Saratoga, NY 12866. **Removed**

PC2013-066 Conceptual Review of a proposal to construct 30 units in 4 separate buildings. Project location is Cherry Street at Oak Street. Applicant is Champion Efforts LLC, 2390 Western Ave, Guilderland NY 12084.

PC2013-067 Site Plan Review of a proposal to occupy a vacant commercial site with a natural product recycling center. Project location is King Road (King Fuels Site) a WTD Zone, ID111.67-1-3. Applicant is Troy LDC, 433 River 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 # PC2013-062

Applicant: Jeffrey Setias

Project Summary:

PC2013-062 Site Plan Review of a proposal to occupy a residential unit as a restaurant and patio. Project location is 714 River Street, a B-5 Zone, ID 90.70-6-5.1. Applicant is Jeffrey Setias, 714 River Street, Troy, NY 12180.

SEORA : 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:

Applicant proposes to occupy a 2 family home as a coffee shop / deli on the first floor and retain an apartment on the second floor. (owner occupied)
The entrance will relocate to the north wall of the structure. A 25*27 deck will be constructed to the “new” front to allow for outside dining. This will also achieve handicap accessibility.

At the direction of the Planning and Engineering Departments no parking lot will be constructed. A positive Recommendation by the Planning Commission to grant a parking variance is being requested.

Signage to conform to the B-5 Zone
Lighting to be building mounted.

Stipulations

Garbage shall be private pickup.
Project will be phased. After construction of deck and portion of restaurant, a curb cut approval will be issued and allow for commencement of parking area.
Applicant shall install curbing and landscaping around parking area.
Any expansion of parking area requires Planning Commission Approval.

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

Staff Report # PC2013-063

Applicant: Luis Ramos

Project Summary:

PC2013-063 Review of a proposal to occupy a vacant storefront with a barber shop. Project location is 114 Congress Street, a B-4 Zone, ID 101.61-7-3. Applicant is Luis Ramos, 307 5th Ave, Troy, NY 12182.

SEORA : 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:

Applicant proposes to relocate and existing barber shop from 307 5th Ave to 114 Congress Street, most recently a clothing store. No changes are proposed to existing building layout or site.

Stipulations

Hours of Operation not to exceed 9PM.
Signage to be reviewed by HRC

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

Staff Report # PC2013-064

Applicant: Columbia Street Associates

Project Summary:

PC2013-064 Site Plan Review and Historic District Review of a proposal to construct a parking lot on a vacant parcel in a historic district. Project location is 4-10 King Street, a B-4 Zone, ID 101.37-3-4. Applicant is Columbia Street Associate 75 Columbia Street, Albany, NY 12210.

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:

Applicant proposes to construct a parking lot on a site of a recent demolition. Parking area will be enclosed with fence and allow pedestrian access to the King Street sidewalk. Vehicular Access via Laundry Place.

Stipulations

To be reviewed by HRC

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

Staff Report # PC2013-066

Applicant: Champion Efforts for Brian Castle

Project Summary:

PC2013-066 Conceptual Review of a proposal to construct 30 units in 4 separate buildings. Project location is Cherry Street at Oak Street. Applicant is Champion Efforts LLC, 2390 Western Ave, Guilderland NY 12084.

SEORA : 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:

Applicant proposes to construct 32 units in 4 separate buildings on a vacant 1.7 acre parcel.

Building 1- Duplex, townhome (2 units) with attached 2 car garages 2700 SF

Building 2 – 2 story 8 unit home 4800 SF

Building 3 – 2 story 12 unit building 4900 SF

Building 4 - 2 story 8 unit home 4800 SF

Applicant provides sufficient parking for combined unit count and overflow parking.

Applicant proposes to extend Delaware south to access site. A Breakaway Gate will allow for emergency access via Oak Street.

Applicant provides 4 storm water retention areas / ponds. Further details will be required to include SF and overflow points.

All building meet zoning requirements of the zone they are located in (R-2 and R-3)

Stipulations

Applicant shall provide elevations, traffic study, landscape / lighting plan for Preliminary / Final Approval.

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

Staff Report # PC2013-067

Applicant: Troy LDC

Project Summary:

PC2013-067 Site Plan Review of a proposal to occupy a vacant commercial site with a natural product recycling center. Project location is King Road (King Fuels Site) a WTD Zone, ID111.67-1-3. Applicant is Troy LDC, 433 River Street, Troy, NY 12180.

SEORA : 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:

Applicant proposes to utilize a portion of LDC property as a natural materials recycling center.

Hudson River Natural Product Recycling will be a DEC registered construction and demolition debris processing facility focused solely on processing clean aggregate & concrete, asphalt, brick, and uncontaminated soil and wood waste from transportation and construction projects into usable natural material for transportation and construction projects.

Access is from King Road. A transportation trucking route will be provided to the LDC

Stipulations

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

State Environmental Quality Review
Negative Declaration
Notice of Determination of Significance

Date: November 14, 2013

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Troy Planning Commission as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Natural Product Recycling Lands of LDC

SEQR Status	Type 1	<input type="checkbox"/>
	Unlisted	<input checked="" type="checkbox"/>

Positive Declaration	<input type="checkbox"/>
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Negative Declaration	<input checked="" type="checkbox"/>
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Conditioned Negative Declaration	<input type="checkbox"/>
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Description of Action:

Hudson River Natural Product Recycling will be a DEC registered construction and demolition debris processing facility focused solely on processing clean aggregate & concrete, asphalt, brick, and uncontaminated soil and wood waste from transportation and construction projects into usable natural material for transportation and construction projects.

Location: King Fuels Site , King Road 4.38 acre parcel owned by Troy Local Development Corporation

Reasons Supporting This Determination:

(see 617.7(a)-(c) for requirements of this determination; see 617.7 (d) for Conditioned Negative Declaration)

The City of Troy Planning Commission has reviewed the project using the criteria provided in § 617.4 of the SEQRA and has declared this action an Unlisted Action.

For Further Information Contact:

Andrew Petersen
Executive Secretary
Troy Planning Commission
518.279.7168

Or

Russ Reeves
City Engineer
City of Troy
518.279.7173

prepared by: AKP