

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 **Thursday January 9, 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:

PC2013-059 Site Plan Review of a proposal to occupy a vacant industrial site with a transshipping facility. Project location is foot of Madison Street, a WCD Zone, ID111.28-4-1. Applicant is RJ Valente Companies, 18 Button Road, Waterford, NY 12188.

PC2013-074 Site Plan Review of a proposal to construct batting cages to be used in conjunction with an existing baseball field. Project location is 130 Eagle Street, a INST Zone, ID 101.40-4-17.1/1. Applicant is Red Griffin for RPI, 22 1st Street, Troy, NY 12180

PC2013-075 Site Plan Review of a proposal to occupy a vacant storefront with a thrift shop. Project location is 69 3rd Street, a B-4 Zone, ID 101.53-13-3. Applicant is Don Crall, 219 7th Ave, Watervliet, NY 12198

PC2013-076 Site Plan Review of a proposal to occupy a vacant commercial building as storage. Project location is 27 River Street, a WMD Zone, ID 100.76-8-2. Applicant is Adams Street Properties, 27 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 # PC2013-059

Applicant: Valente Companies

Project Summary:

PC2013-059 Site Plan Review of a proposal to occupy a vacant industrial site with a transshipping facility. Project location is foot of Madison Street, a WCD Zone, ID111.28-4-1. Applicant is RJ Valente Companies, 18 Button Road, Waterford, NY 12188.

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 Site Plan Preliminary Approval October 2013

Prior Zoning Board USE VARIANCE to allow for a Transshipping Facility. October 2013

Site Design Review:

The applicant proposes to occupy the existing Bruno Machinery Property and former Scolite Site property as Transshipping facility. The sites will remain mostly unchanged.

Scolite Site (Approved)

Existing damaged buildings on the Scolite site will be removed. Concrete Pads will stay in place. The parcel will be encapsulated with fill material per the Record of Decision of NYS DEC. The site will be used to store and ship aggregate materials tri-modally. A pocket park will be constructed on the South Eastern corner of this property, include benches, signage and the original iron wheel used on site. A walkway will run the perimeter of the property allowing for fisherman to access the canal to the north of the property.

Bruno Site

The applicant will utilize the existing building for shipping and storage of various mediums. Offices will be utilized. Rail access also comes form this site.

Community

The applicant is constructing a pocket park and fishing access along the canal. The applicant will enlarge the existing fishing pier and recreational opportunity area. A boat launch is also proposed. Applicant will stripe roadways and parking areas for pedestrian safety.

Other

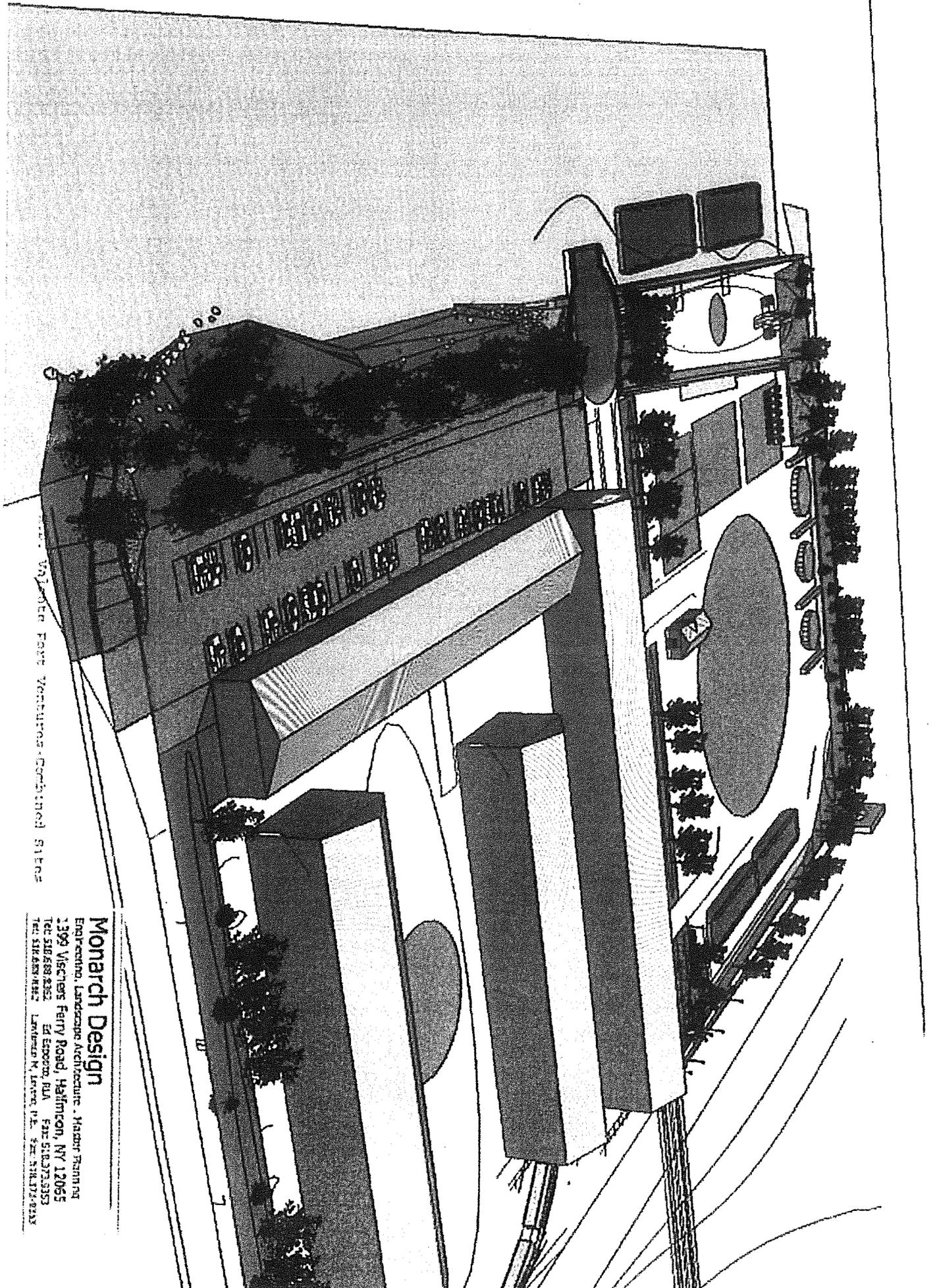
Operation of the site is 24 hours a day 7 days a week. Vehicular access from Monroe and Madison Streets.

The Applicant will change signage to reflect new ownership.

Stipulations

TBD

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



Volunteer Park Ventures - Combined Sites

Monarch Design

Engineering, Landscape Architecture, Master Planning
1399 Westchase Ferry Road, Hoffman, NY 12055
Tel: 518.658.7852 Ed Espinoza, PUA Fax: 518.373.9353
Tel: 518.658.7852 Landmark N. Lansing, P.E. Fax: 518.373.8533

Staff Report # PC2013-074

Applicant: Red Griffin

Project Summary:

PC2013-074 Site Plan Review of a proposal to construct batting cages to be used in conjunction with an existing baseball field. Project location is 130 Eagle Street, a INST Zone, ID 101.40-4-17.1/1. Applicant is Red Griffin for RPI, 22 1st 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 construct a 30 x 80 batting cage, accessory to an existing baseball field. Structure meets all setbacks of an accessory structure in the INST Zone. Site Plan Review is required because the structure is larger than 100 SF.

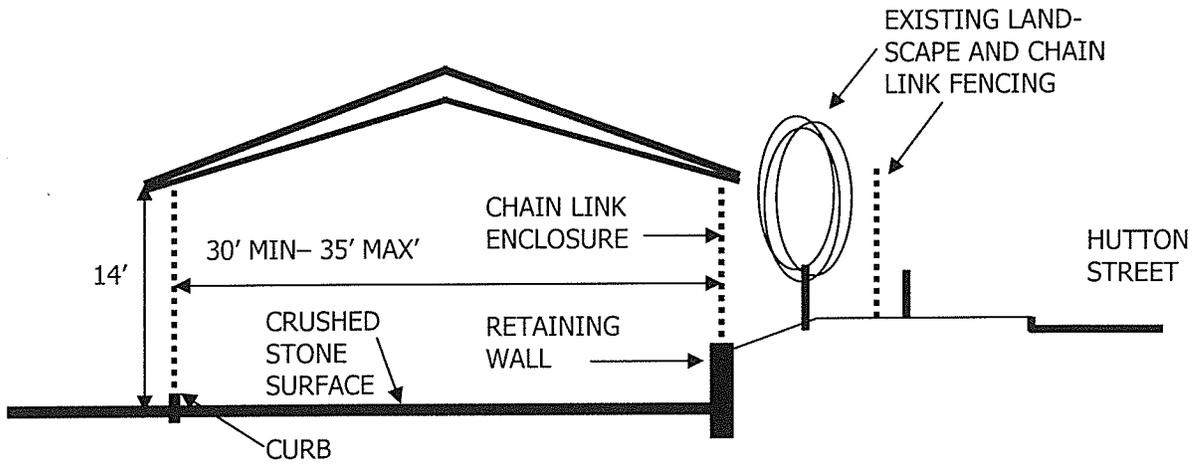
Stipulations

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

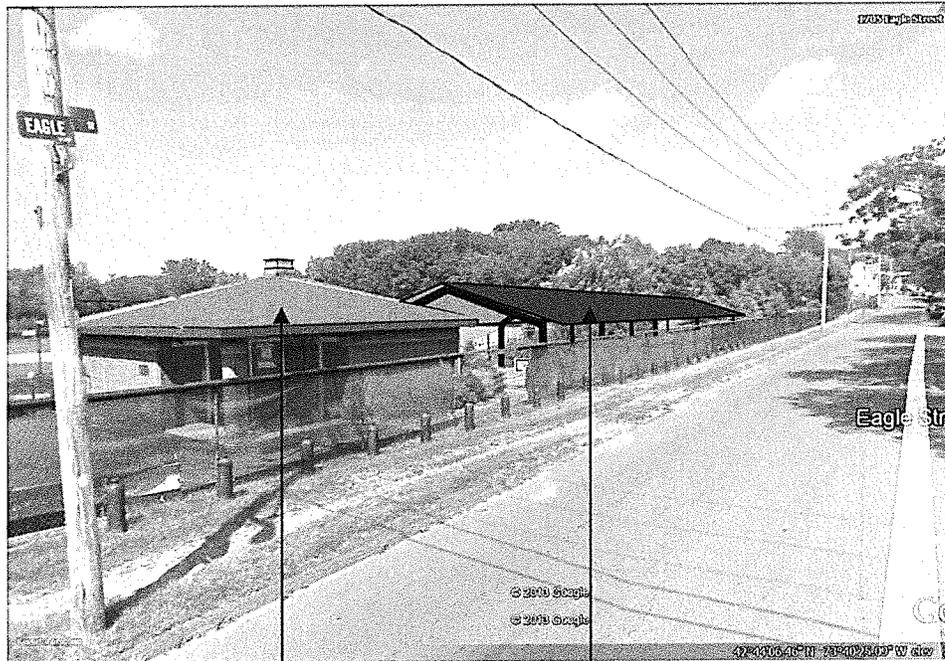
SITE OF EXISTING 17th STREET FIELD



PROPOSED BASEBALL PRACTICE CAGE FOR BATTING AND PITCHING
NOVEMBER 4, 2013 not to scale



SECTION DIAGRAM OF PROPOSED STRUCTURE

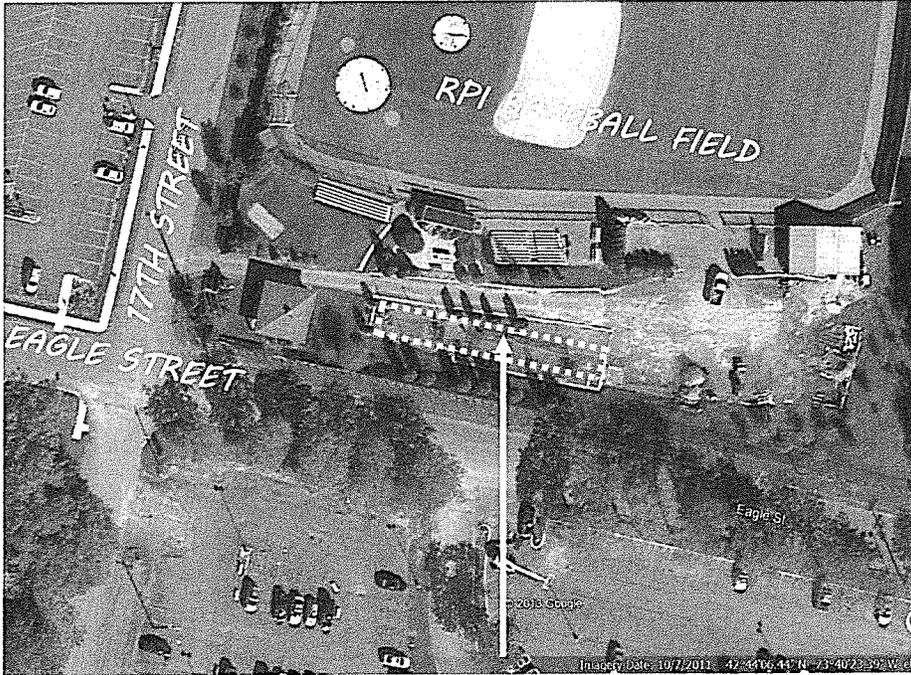


EXISTING TOILET BUILDING

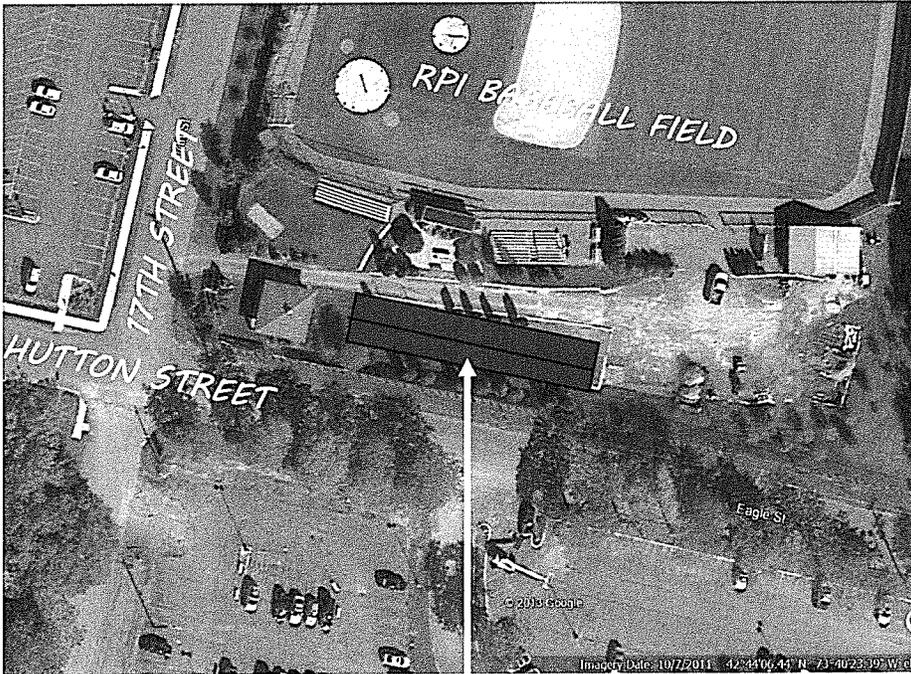
PHOTO RENDERING OF PROPOSED STRUCTURE

PROPOSED BASEBALL PRACTICE CAGE FOR BATTING AND PITCHING

NOVEMBER 4, 2013 not to scale



EXISTING- 25' x 75' FENCED AREA FOR PITCHING AND BATTING PRACTICE



PROPOSED- 30' x 80' x 14'h PREFAB STEEL STRUCTURE WITH METAL ROOF AND CHAINLINK FENCE ENCLOSURE. BUILT IN FOOTPRINT OF EXISTING FENCED CAGE.

Staff Report # PC2013-075

Applicant: Don Crall

Project Summary:

PC2013-075 Site Plan Review of a proposal to occupy a vacant storefront with a thrift shop. Project location is 69 3rd Street, a B-4 Zone, ID 101.53-13-3. Applicant is Don Crall, 219 7th Ave, Watervliet, NY 12198

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 Review of convince store September 2013.

Prior Zoning Board

Site Design Review:

Applicant proposes to occupy a vacant storefront as a thrift store "Big Dons Deals".

Hours of operation TBD

Exterior building repairs were made per Planning Commission discussion (September meeting)

Stipulations

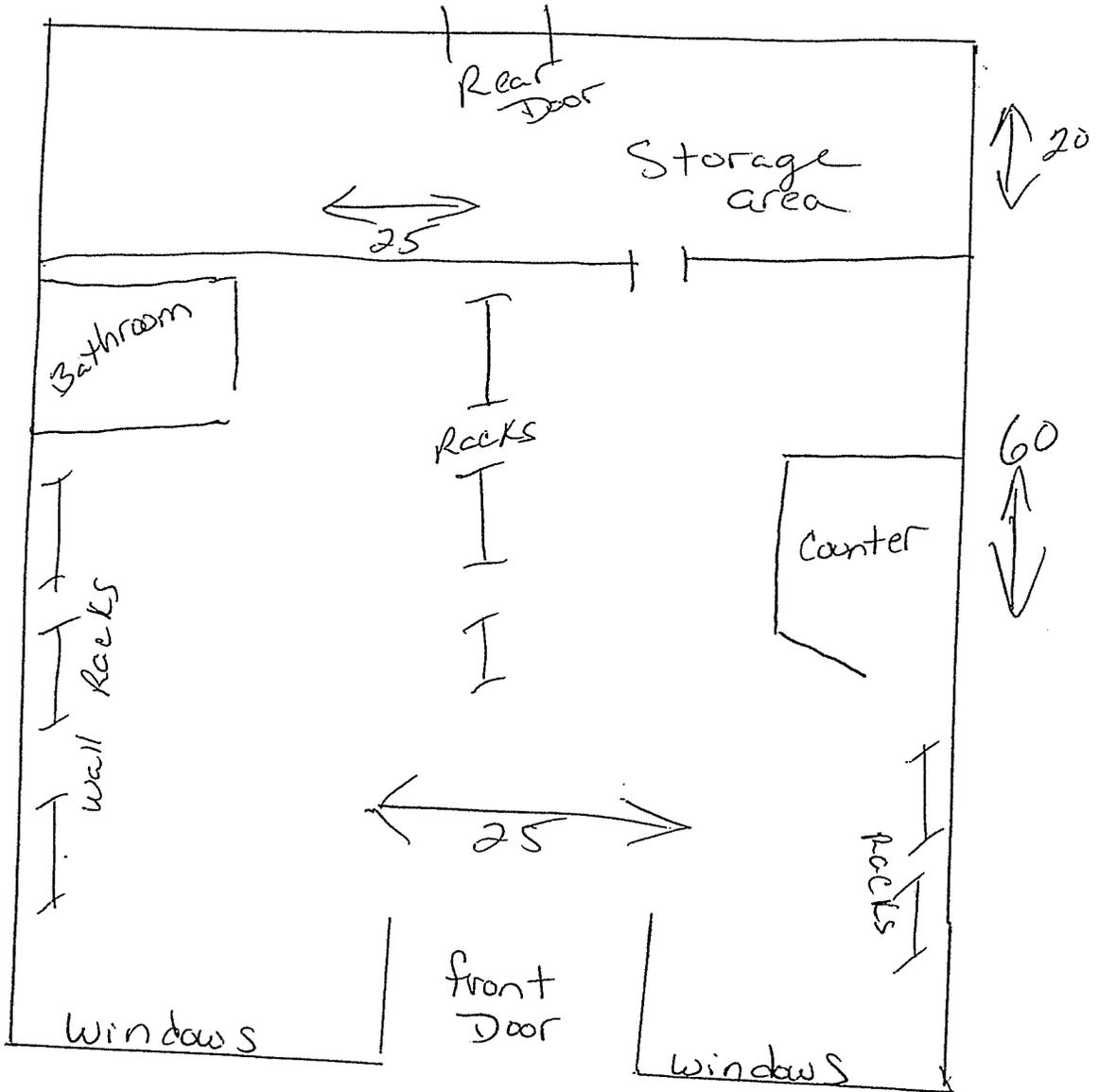
Signage to be approved by HRC

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

Big Don's Deals

69 3rd St. Troy NY.
12189

518-892-1989



- Clothing / Shoes
- New/used furniture
- New age products
- Bedroom furniture
- lamps

Staff Report # PC2013-076

Applicant: Adams Street Properties

Project Summary:

PC2013-076 Site Plan Review of a proposal to occupy a vacant commercial building as storage. Project location is 27 River Street, a WMD Zone, ID 100.76-8-2. Applicant is Adams Street Properties, 27 River 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

Prior Zoning Board

Site Design Review:

Applicant proposes to occupy the former Levonion's Building as a storage facility. Property has historically been used as storage / warehouse. The Planning Commission must approve the continuance of this type of use on site.

Stipulations

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