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 August 14, 2014 at 6:00 P.M.** in the Planning Department Hearing Room, 5th Floor, The Hedley Building, in order to hear and decide on proposals for development as follows:

New Business

PC2014-021 Site Plan Review of a proposal to construct a residential addition to an existing structure and construct a parking lot. Project location is 2152 12th Street, an R-3 Zone ID , 101.47-4-11. Applicant is Tony Trimarchi, 317 Tarquay Blvd, Albany, NY 12203

PC2014-027 Site Plan Review of a proposal to construct a student housing facility. Project location is 45 Vandenburgh Ave, an INST Zone, ID112.69-1-10. Applicant is Duncan Barrett (Omni Development) 40 Beaver Street, Albany, NY 12207.

PC2014-028 Site Plan Review of a proposal to occupy a vacant storefront with a cell phone repair shop. Project location is 70-76 Congress Street, a B-4 Zone, ID 101.61-6-1 Applicant is Ahktar Muhammad, 70-76 Congress Street, Troy, NY 12180.

PC2014-029 Historic District Review of a proposal to make alterations to an existing storefront. Project location is 79 4th Street, a B-4 Zone, ID 101.53-9-6. Applicant is Abdul Bari, 79 4th Street, Troy, NY 12180.

Other Business

SEQRA Determination related to a proposal to acquire 27 properties and demolish 2 structures. Applicant is Beman Property Development, 302 Washington Ave, Albany, NY 12203

Certificate of Appropriateness

16 1st Street ENIGMA Sign

204 Washington Street – Window Replacements

149 4th Street - Windows

18 2nd Street - NP Arch sign

Green Island Bridge- Mural

107 Congress - sign H&R Block

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.

Staff Report # PC2014-021

Applicant: Tony Trimarchi

Project Summary:

PC2014-021 Site Plan Review of a proposal to construct a residential addition to an existing structure and construct a parking lot. Project location is 2152 12th Street, an R-3 Zone ID , 101.47-4-11. Applicant is Tony Trimarchi, 317 Tarquay Blvd, Albany, NY 12203

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

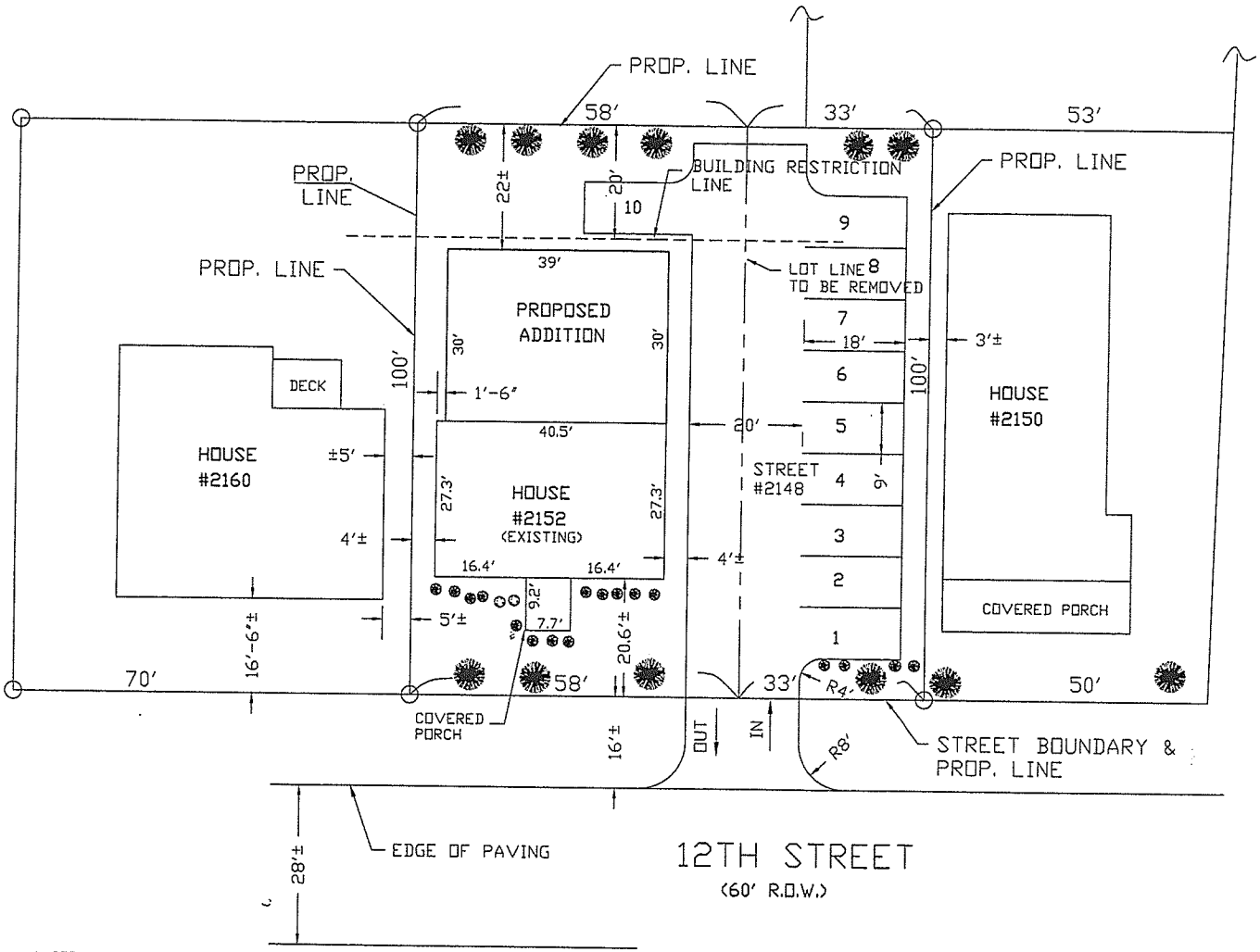
Prior Zoning Board

June 2014, ZBA tabled
July 2014, ZBA tabled
August 2014, None Required. Meets all requirements.

Site Design Review:

Applicant proposes to construct a residential addition to an existing single family home. 2 additional (3) bedroom apartments will be added. The applicant will also construct a 10 car parking lot to be shared uses for 2152 and 2148 12th Street.
Applicant has provided a landscape plan. Species have not been identified.
Lights to be wall mounted.
Parking lot drainage to be determined by Engineering Dept.
Stipulations

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



NOTES:

1- TAX MAP NO. 101.47-4-11 AND 101.47-4-10

2- DEED: BOOK 4979, PAGE 123
DEED: BOOK 6529, PAGE 144

3- TOTAL AREA: 9,100 S.F.

STATE OF NEW YORK
ZAREH ALTOUNIAN
049733
LICENSED LAND SURVEYOR

FIRE HYDRANT

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	LAND SURVEYOR ZAREH ALTOUNIAN 10 BURTON LANE LOUDONVILLE, N.Y. 12211	TITLE SITE PLAN MADE FOR XAVIER LUNA	
	DRAWN BY KEN REILLY	ADDRESS 2152 12TH STREET	
REV. 2 6-1-14	SURVEY PARTY CHIEF ANTONIO TRIMARCHI	CITY/TOWN/VILLAGE TROY	COUNTY RENSSELAER
REV. 1	TELEPHONE & FAX NUMBER	SCALE / REV.	DATE

1248-12TH-STREET-SURVEY

Staff Report # PC2014-027

Applicant: Omni Development

Project Summary:

PC2014-027 Site Plan Review of a proposal to construct a student housing facility. Project location is 45 Vandenburgh Ave, an INST Zone, ID112.69-1-10. Applicant is Duncan Barrett (Omni Development) 40 Beaver Street, Albany, NY 12207.

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

Conceptual Review July 2014

Prior Zoning Board

Site Design Review:

Applicant proposes to construct a 98 unit (330 bed) student housing facility. The facility is to be built on lands owned by Hudson Valley Community College but leased and operated by Omni Development.
SEQRA was completed by Hudson Valley Community College. A determination of Negative Declaration was adopted.
The applicant will construct on the site of the former Seminary and currently vacant building at 45 Vandenburgh Ave. A study was completed that indicated the adaptive reuse of the current building was not feasible. Demolition is not part of the commissions prevue.
The site will consisted off terraced parking areas to provide 163 parking spaces of which 83 are required.
Building will be 4 stories in height with walk out basements, terraced placed to the front of the site at the intersection of Vandenburgh and Morrison Aves. All parking will be placed in the rear of the building. Access to the site will be via existing curb cut on Morrison Ave and new curb cut at intersection of Campbell's Ave and Vandenburgh Ave.
Project meets all zoning requirements for the INST Zone.

Stipulations

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 # PC2014-028

Applicant: Ahktar Muhammad

Project Summary:

PC2014-028 Site Plan Review of a proposal to occupy a vacant storefront with a cell phone repair shop. Project location is 70-76 Congress Street, a B-4 Zone, ID 101.61-6-1 Applicant is Ahktar Muhammad, 70-76 Congress 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

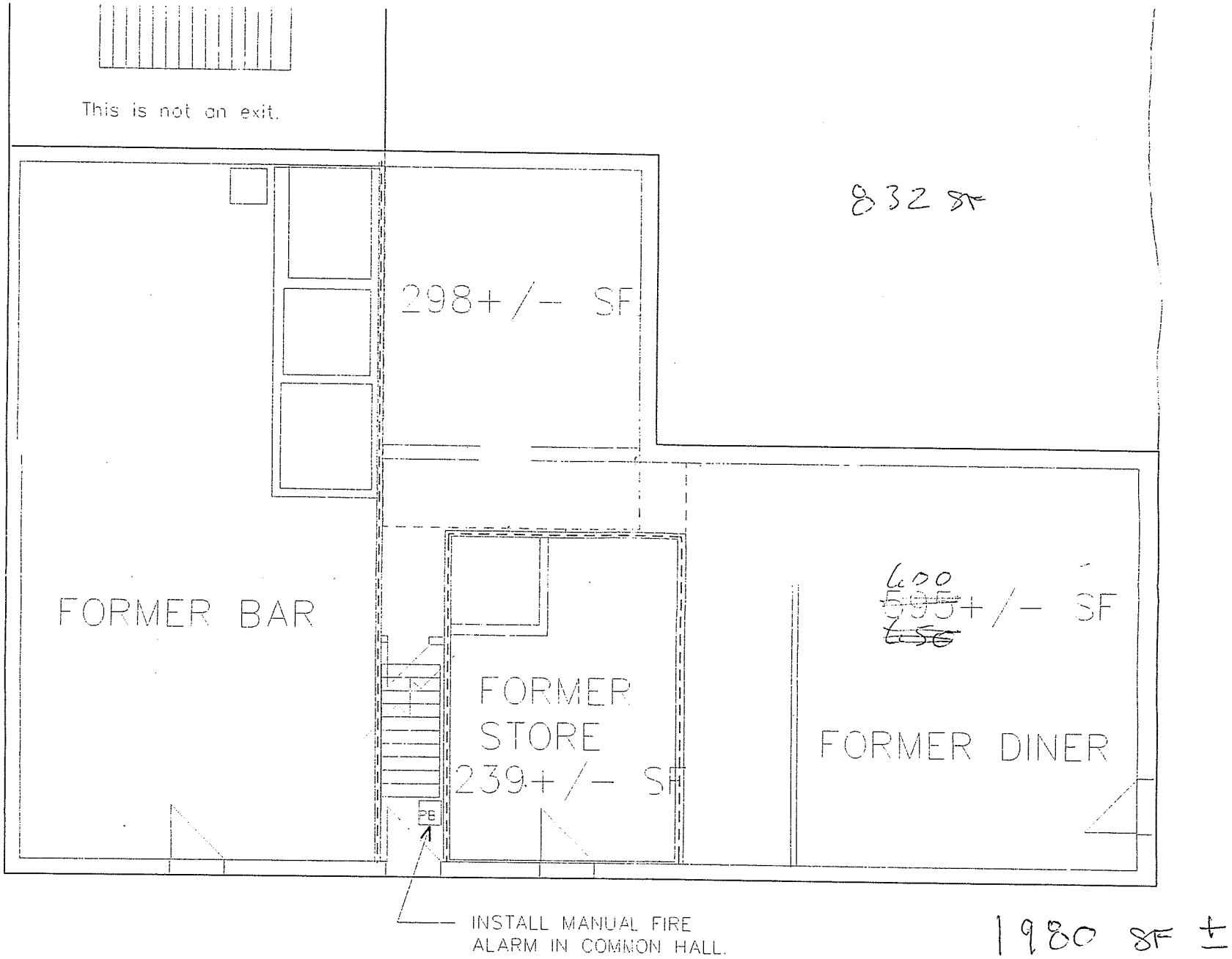
Site Design Review:

Applicant proposes to occupy a vacant storefront with a cell phone repair shop. Hours of operation not to exceed 9PM daily. Applicant also proposed to removed the existing siding located on the adjacent building under the same ownership (98 Third Street) and continue the same façade treatments approved for 70-76 Congress Street.

Stipulations

Applicant shall submit elevations for storefront rehabilitation within 30 days for review.

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



FIRST FLOOR

~~no~~ scale: about 1/8" = 1'-0"

NOTE:
These plans are diagramatic and not to scale. They were prepared only for the purpose of locating the work required and to give a sense of the general building layout, number of units and egress pattern.

Staff Report # PC2014-029

Applicant: Uncle Sam Health Food

Project Summary:

PC2014-029 Historic District Review of a proposal to make alterations to an existing storefront. Project location is 79 4th Street, a B-4 Zone, ID 101.53-9-6. Applicant is Abdul Bari, 79 4th Street, Troy, NY 12180.

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

Prior Planning Board Action:
August 2008 Denied

Prior Zoning Board of Appeals Action:
None

Site Design Review:

Applicant proposes to remove unused front entry and replace with glass partitions in line with existing glass partitions, eliminating vestibule area.
Applicant purposes to replicate existing materials to create two new window partitions to match existing two.
Applicant purposes to continue knee wall to create continuity with existing facade.

Stipulation(s):

Applicant shall be required to adhere to zoning requirements involving business signage. Signage shall be limited to 175 square feet, with a maximum of 20% window coverage.

Applicant shall paint all exterior trim to match per historic color pallet.

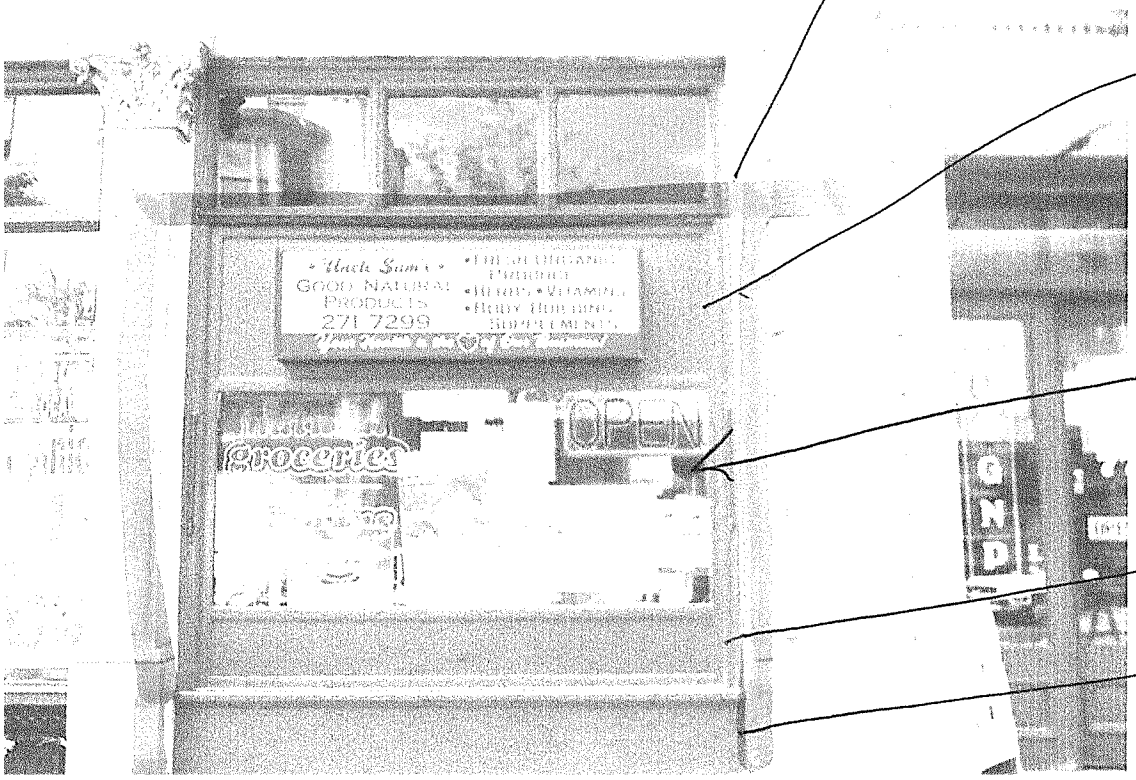
All projects approved are to be reviewed in accordance with the 2010 NYS Building Code, NYS Fire Code and all other applicable codes.

upper Panel to Remain

GLASS ENTRANCE To Be Removed.

Reto fitted To MATCH SECTION To the Right

Pg 2



To match new opng.

Panel wood glass insulated with alum. bronze frame.

single glass to be replaced

wood panel

knee wall

Applicant: Beman Property Development

Project Summary:

SEQRA Determination related to a proposal to acquire 27 properties and demolish 2 structures. Applicant is Beman Property Development, 302 Washington Ave, Albany, NY 12203

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.

Site Design Review:

Applicant proposes to acquire 27 properties all student housing structures to rehabilitate and make necessary upgrades and alterations. 2 properties are to be demolished.

Stipulations

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
SEFCU - Campus Habitat

Project Location (describe, and attach a location map):
Various Addresses (see attached list)

Brief Description of Proposed Action:
The proposed project is acquire 28 buildings (on 27 separate tax parcels) many currently abandoned, and demolish 2 of these (155-10th Street and 41 - 13th Street) and renovating 26 other buildings to provide student housing. There is currently no plan to build any new structures on the 2 lots currently occupied by buildings to be demolished.

Name of Applicant or Sponsor:	Telephone: 518-862-9133
Boman Property Development, LLC	E-Mail: tkeaney@columbiadev.com

Address:
302 Washington Avenue Extension

City/PO:	State:	Zip Code:
Albany	NY	12203

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Troy Industrial Development Authority - Financial Assistance; City of Troy Building Department - Building permits	☐	☑

3.a. Total acreage of the site of the proposed action? 2.34 +/- acres
b. Total acreage to be physically disturbed? 0.55 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.34+/- acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Rehabilitated buildings will meet the state ebnergy code requiremnets	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☐	☑
b. Is the proposed action located in an archeological sensitive area?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES		

There will be no change in stormwater discharges from these sites which are to the street surface or sewers

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: Asbestos and lead abatement will be undertaken as reqyuired.		✓

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Daniel R. Hershberg, Engineer for Applicant Date: 8/7/14

Signature:

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

SEFCU - Campus Habitat

1	10th St - 155	Demo
2	10th St - 162	
3	10th St - 190	
4	10th St - 2	
5	11th St - 107	
6	11th St - 81	
7	11th St - 82	
8	13th St - 2150	
9	13th St - 41	Demo
10	14th St - 2152	
11	14th St - 2172	
12	14th St - 2210	
13	14th St - 2223	
14	14th St - 2239	
15	14th St - 2240	
16	15th St - 1328	
17	15th St - 1406	
18	15th St - 2219 - 21	
19	15th St - 2344	
20	9th St - 156	
21	9th St - 66	
22	Bank St - 20	
23	Brunswick Ave - 50	
24	Christie Ave - 37	
25	Eagle St - 77	
26	Eagle St - 80	
27	Jacob St - 919	