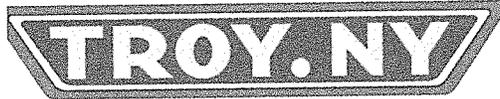


Barbara Nelson
Chair

Phone (518) 279-7168
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Planning Commission
NOTICE of PUBLIC HEARING

William Dunne
Commissioner

Phone (518) 279-7166
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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 **Wednesday, October 28, 2015 at 6:00 P.M.** in the City Council Chambers, 5th Floor, City Hall, 433 River Street, in order to hear and decide on proposals for development as follows:

Full Review

PC2014-036 Final Site Plan Review of a proposal to renovate and de-densify the Martin Luther King Apartments. Project location is Eddys Lane, an R-2 Zone, ID90.55-7-1. Applicant is Omni Development, 40 Beaver Street, Albany, NY 12207.

PC2015-007 SEQRA & Site Plan Review – proposal to construct a multi-story, mixed-use building structure at 1 Monument Square for the purpose of residential use (apartment dwellings), assembly use (Troy Farmer’s Market as well as restaurant), zoned B-4, ID 101.53-1-1. Applicant is Monument Square, LLC of 199 West Road, Pleasant Valley, New York 12569

PC2015-038 Site Plan Review – Applicant is proposing to construct a one-story building located at 75-81 Vandenburg Avenue for the purpose of a retail use (Rite Aid pharmacy), zoned B-2, ID 123.21-1-23.1. Applicant is Nobis Engineering of 18 Chenell Drive, Concord, New Hampshire 03301.

PC2015-0062 SEQRA & Site Plan Review- Applicant is proposing an assembly use (fast food restaurant). The property is located at 120 Hoosick St. zoned B-3, ID 101.31-10-3./1. Applicant is Bohler Engineering of 17 Computer Drive West Albany, NY 12205.

PC2015-087 SEQRA and Demolition Review – Applicant proposes to demolish a structure. The property is located at 1444 Massachusetts Ave, an INST Zone, ID 101.24-3-1/1. Applicant is St Mary’s Hospital, 1300 Massachusetts Ave, Troy, NY 12180.

PC2015-081 Subdivision Review – Applicant proposes to subdivide a parcel for the construction of a single family home. The property is located at 1 Belle Ave, an R-1 Zone, ID 112.25-2-1. Applicant is Norman Aldrich, 1 Belle Ave, Troy, NY 12180.

PC2015-082 SEQRA and Site Plan Review- Applicant proposes to construct 30 condominiums. The property is located at 4 -10 King Street, aB-4 Zone, ID 101.37-3-4. Applicant is King Street Troy Properties, 225 Old Loudon Road, Latham, NY 12110. **Conceptual**

Consent Agenda

PC2015-076 SEQRA & Site Plan Review – Applicant proposes to construct a cell phone tower and related utilities. The property is located at 102nd Street (Ross Tech Park), an IND Zone, ID 90.47-3-1. Applicant is Verizon Wireless, 5 Palisades Drive, Albany, NY 12205

PC2015-078 SEQRA & Site Plan Review – Applicant proposes to occupy a retail use. The property is located at 7 Northern Drive, a B-3 Zone, ID70.81-2-14. Applicant is TRG for Dollar Tree, 7 Northern Drive, Troy, NY 12182.

PC2015-079 SEQRA & Site Plan Review – Applicant proposes to occupy a retail use. The property is located at 251 River Street, a B-4 Zone. ID 101.45-5-4.2. Applicant is Judge Development, 255 River Street, Troy, NY 12180.

PC2015-083 SEQRA and Site Plan Review – Applicant proposes off street parking lot. The property is located at 8 Jay St, a HWD Zone, ID 101.22-6-2. Applicant is Capital Roots, 594 River Street, Troy, NY 12180.

PC2015-084 SEQRA and Site Plan Review – Applicant proposes off street parking lot. The property is located at 2540 5th Ave, a B-5 Zone, ID101.22-7-1.. Applicant is Capital Roots, 594 River Street, Troy, NY 12180.

PC2015-085 SEQRA and Site Plan Review – Applicant proposes to convert a barber shop to a deli. The property is located at 126 College Ave, an R-3 Zone, ID 101.63-5-1.2. Applicant is Louis Caruso, 126 College Ave, Troy, NY 12180.

PC2015-086 SEQRA and Site Plan Review – Proposal to convert a clothing store to a thrift shop. The property is located at 852 5th Ave, a B-3 Zone, ID 80.25-12-1. Applicant is Thomas Bisceglia, 20 Gilbert Street, Mechanicville, NY 12118.

Other Business

Public Hearing to discuss proposed zoning change legislation with regards to the Hillside and Beman Park neighborhoods.

Removed

PC2015-080 SEQRA & Site Plan Review – Applicant proposes to construct a solar farm and related utilities. The property is located at 1 Landfill Road, a CONSV Zone, ID 112.4-36.11. Applicant is Monolith Solar, 444 Washington Street, Rensselaer, NY 12144. **REMOVED**

HRC

102 3rd Street – Review proposed gutter and downspout **Approved**

420 Grand Street – Review 10 replacement windows, door and paint scheme **Tabled**

58 3rd Street – St Pauls Church, roof replacement **More information requested**

233 4th Street – Review of side porch, 2nd means of egress reconstruction and replacement **Paint . Windows Approved. More information on elevations required**

80 Ferry Street – Review of front door replacement **Denied**

41 First Street - Review paint colors **Approved**

106 3rd Street – Review rear wall replacement materials **More information requested**

Should any unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Commission may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Commission at this hearing will receive publication in this newspaper at least five days prior to the hearing date.

Auxiliary aids and services are available for individuals or groups with disabilities. Please provide one-week advance notice for such service. For information contact the Troy Bureau of Engineering at 279-7179. Any person having interest in the above matters will be heard at said time and place.

Staff Report # PC2014-036

Applicant: Omni Development

Project Summary:

PC2014-036 Site Plan Review of a proposal to renovate and de-densify the Martin Luther King Apartments. Project location is Eddys Lane, an R-2 Zone, ID90.55-7-1. Applicant is 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 Planning Commission is accepting lead agency status. 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

November 2014 SEQRA completed Preliminary Site Plan Approval

Prior Zoning Board

Site Design Review:

Applicant has provided approved plans from 11/14 and items requested for final approval. Phasing is also outlined as requested.

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 #PC2015-0007

Applicant:

Monument Square LLC

Project Address:

1 Monument Square

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 Planning Commission is accepting lead agency status. 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.

Project Summary:

Applicant proposes to construct a multiuse building on the site of the former City Hall

B-4

101.53-1-1

Prior Planning Commission Action:

August 2015 – lead agency status accepted.

Prior Zoning Board of Appeals Action:

Comments:

Incorporate HRC recommendations into design. SEQRA determination can / will be made when a full completed application is submitted.

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0038

Applicant:

Nobis Engineering for Rite Aid Pharmacy
18 Chenell Drive
Concord, NH 03301

Project Address:

75-81 Vandenberg Ave

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 Planning Commission is accepting lead agency status. 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.

Project Summary:

Applicant proposes to construct a standalone pharmacy at the Hudson Valley Plaza. The pharmacy will relocate from within the existing plaza

B-2 Zone

ID 123.21-1-23.1

Prior Planning Commission Action:

June 2015 – More information requested
August 2015 – Alter site plan to retain mature trees at plaza entrance

Prior Zoning Board of Appeals Action:

None needed - Applicant can provide all required parking on site

Comments:

Retaining Trees as requested
Adopt SEQRA - final approval

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-062

Applicant:

Bohler Engineering

Project Address:

120 Hoosick Street (Hudson River Commons)

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 Planning Commission is accepting lead agency status. 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.

Project Summary:

Applicant proposes to construct a standalone drive thru restaurant

HCD Zone

ID 101.31-10-3./1

Prior Planning Commission Action:

July 2015 – heard, to be reviewed at next hearing
September 2015- Update no action taken

Prior Zoning Board of Appeals Action:

None required

Comments:

- Traffic study requested – Reviewed level of service does not change
- Final Plans to be submitted for review
- Adopt SEQRA - final approval

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0087

Applicant:

St Mary's Hospital

Project Address:

1444 Massachusetts Ave

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 Planning Commission is accepting lead agency status. 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.

Project Summary:

Applicant proposes to demolish "Seton Hall" building

INST

101.24-3-1/1

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Comments:

Accept SEQRA statement as recommended by staff / Approval
Post Plan

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0081

Applicant:

Norman Aldrich

Project Address:

1 Belle Ave

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 Planning Commission is accepting lead agency status. 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.

Project Summary:

Applicant proposes to subdivide a parcel to create a vacant lot to be sold to adjacent owner. No plans to construct a home as of yet but properly zoned for one.

R-1

112.25-2-1

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Comments:

none

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0082

Applicant:

King Street Properties

Project Address:

4 – 10 King Street

Project Summary:

Applicant proposes to demolish a building and construct 30 condominiums

B-4

101.37-3-4

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Comments:

Conceptual – No action take

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0076

Applicant:

Verizon Wireless

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 Planning Commission is accepting lead agency status. 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.

Project Address:

102 2nd Street (Ross Tech Park)

Project Summary:

Applicant proposes to construct a cell phone tower and related utilities

IND Zone

90.47-3-1

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Comments:

Balloon test complete – no visual impact
Adopt SEQRA - final approval

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0078

Applicant:

TRG Realty for Dollar Tree

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 Planning Commission is accepting lead agency status. 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.

Project Address:

7-9 Northern Drive

Project Summary:

Applicant proposes to occupy a vacant retail suite with a Dollar Tree

B-3

70-81-2-14

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Comments:

Adopt SEQRA – APPROVE

Stipulate within 6 month site plan review for entire site

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0079

Applicant:

Judge Development

Project Address:

251 River Street

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 Planning Commission is accepting lead agency status. 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.

Project Summary:

Applicant proposes to occupy a vacant retail storefront with a retail use

B-4

101.45-5-4.2

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Comments:

Adopt SEQRA - Approve
Signage per HRC

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0083 - 084

Applicant:

Capital Roots

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 Planning Commission is accepting lead agency status. 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.

Project Address:

2540 5th Ave 8 Jay Street

Project Summary:

Applicant proposes to construct 2 off-street parking areas on 2 separate lots for Capital Roots Use.

B-5

101.37-3-4

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Comments:

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0085

Applicant:

Louis Caruso

Project Address:

126 College Ave

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 Planning Commission is accepting lead agency status. 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.

Project Summary:

Applicant proposes to convert a barber shop into a deli / catering business

R-3

101.63-5-1.2

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Comments:

Hours not to exceed 2AM

No alcohol

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.

Staff Report #PC2015-0086

Applicant:

Thomas Biscigelia / Anthony Simmons

Project Address:

852 5th Ave

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 Planning Commission is accepting lead agency status. 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.

Project Summary:

Applicant proposes to occupy a vacant storefront with a thrift shop

B-3

80.25-12-1

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Major Area variance for Parking granted October 2015

Comments:

Hours not to exceed 7PM

Any project gaining approval of the City of Troy Planning Commission shall be further reviewed for compliance with the 2010 Building Code of New York State, 2010 Fire Code of New York State and all other applicable Codes.