

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 **Wednesday, November 18, 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:

Old Business

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, ID 90.55-7-1. 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 Vandenberg 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.

PC2015-082 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.

New Business

PC2015-026 SEQRA & Site Plan Review – Proposal to expand an existing gas station. The property is located at 281 Congress Street, a B-2 Zone, ID 101.71-1-1. Applicant is GRJH INC. PO BOX 522 Millerton NY 12546

PC2015-088 SEQRA & Site Plan Review – Proposal to occupy a vacant space as a barber shop. The property is located at 165 4th Street, a B-4 Zone, ID 101.61-11-9. Applicant is Louis Ramos, 303 9th Street, Troy, NY 12180

PC2015-089 SEQRA & Site Plan Review – Proposal to occupy a vacant space as a salon. The property is located at 165 4th Street, a B-4 Zone, ID 101.61-11-9. Applicant is Maria Denno, 894 River Street, Troy, NY 12189

PC2015-090 SEQRA & Site Plan Review – Proposal to occupy a vacant commercial space with a metal fabricating business. The property is located at 650 River Street, a B-5 Zone, ID 90.78-4-33. Applicant is Abbott Group, PO Box 3885, Saratoga NY 12866

PC2015-091 SEQRA & Site Plan Review – Proposal to occupy a previously approved tattoo shop with a barber shop. The property is located at 443 5th Ave, a B-2 Zone, ID 80.71-4-15.2. Applicant is Dina McDonald, 194 Haughney Road, Troy, NY 12182

PC2015-092 SEQRA & Site Review – Proposal to occupy a vacant commercial space with a retail use. Project location is 90 Hoosick Street, an HCD Zone, ID 101.31-8-2. Applicant is Michael Davidson, 5 Michigan Ave, Troy, NY 12180.

PC2015 – 093 SEQRA & Site Plan Review – Proposal to occupy a vacant grocery as a food court. Project location is 77 Congress Street, a B-4 Zone, ID 101.61-1-6. Applicant is B and D Place LLC, 77 Congress Street, Troy, NY 12180.

PC2015-094 SEQRA & Site Plan Review – Proposal to occupy a vacant commercial space with a barber shop / art gallery. Project location is 172 River Street, a B-4 Zone, ID 100.60-4-13. Applicant is Daniel Breen, 101 1st 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 Bureau of Engineering at 279-7179. Any person having interest in the above matters will be heard at said time and place.

City of Troy Planning Commission

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.

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 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 :

SEE ATTACHED RESOLUTION #1

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 Vandenburg 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 #PC2015-0082

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 #PC2015-026

Applicant:

GRJH Inc.

Project Address:

281 Congress 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:

Construct addition and expand existing auto fueling station and store

B-2

101.71-1-1

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 #PC2015-088

Applicant:

Louis Ramos

Project Address:

165 4th 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:

Proposal to occupy a vacant space as a barber shop.

B-4

101.61-11-9

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 #PC2015-089

Applicant:

Maria Denno

Project Address:

165 4th 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:

Proposal to occupy a vacant space as a salon.

B-4

101.61-11-9

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 #PC2015-090

Applicant:

Abbott Group

Project Address:

650 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:

Proposal to occupy a vacant commercial space with a metal fabricating business.

B-5

90.78-4-33

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.

2015-091
Removed

Staff Report #PC2015-092

Applicant:

Michael Davidson

Project Address:

90 Hoosick 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:

Proposal to occupy a vacant commercial space with a retail use. (Electronic Cigarettes)

HCD

101.31-8-2

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 #PC2015-093

Applicant:

B and D Place

Project Address:

90 Hoosick 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:

Proposal to occupy a vacant grocery as a food court.

B-4

101.61-1-6

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 #PC2015-094

Applicant:

Daniel Breen

Project Address:

172 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:

Proposal to occupy a vacant commercial space with a barber shop / art gallery.

B-4

101.60-4-13

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.