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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 **Tuesday, December 15, 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:

PC2015-095 SEQRA and Site Plan Review – Proposal to construct a commercial use building. Property location is Campbell Ave (across from Franklin Terrace) ID 112-4-12.114. Applicant is Nick Riggone, 222 Guidboard Road Suite 2, Clifton Park, NY 12065.

PC2015-096 SEQRA and Site Plan Review - Proposal to construct telecommunications equipment on a structure. Property location is 584 4th Ave, an R-2 Zone, ID 80.56-5-15. Applicant is T Mobile, 103 Monarch Drive, Liverpool, NY 13088.

PC2015-097 SEQRA and Site Plan Review - Proposal to alter an existing auto related business. Property location is 599 Second Ave, a B-2 Zone, ID 80.47-5-9. Applicant is Juan Colon, 101 Foxwood Drive, Clifton Park NY 12065.

PC2015-098 SEQRA and Site Plan Review – Proposal to occupy a vacant commercial space with a restaurant. Property location is 506 Campbell Ave, a B-5 Zone, ID 112-4-24. Applicant is US Asian One Inc, 35 Aspinwall Rd, Loudonville, NY 12211.

PC2015-099 SEQRA and Site Plan Review – Proposal to construct additional office space. Property location is 2800 7th Ave, a B-5 Zone, ID90.79-3-6. Applicant is Peter Matzen, 200 Ford Road, Melrose NY 12121.

PC2015-100 SEQRA and Site Plan Review – Proposal to occupy a vacant warehouse with a construction materials. Property location is 1 Winter Street, a B-2 Zone, ID 112.83-3-1. Applicant is Carmine Battuello, 1 Winter Street, Troy, NY 12180.

PC2015-101 SEQRA and Site Plan Review – Proposal to occupy a vacant school building with 28 apartments. Property location is 2920 5th Ave, an R-4 Zone, ID 90.70-7-15. Applicant is Redburn Development, 172 River Street, Troy, NY 12180.

PC2015-102 SEQRA and Site Plan Review – Proposal to occupy a vacant commercial building with multiple offices. Property location is 22-24 4th Street, a B—4 Zone ID101.45-4-17. Applicant is Tom Nardacci, 225 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 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 # PC2015-095

Applicant: Nick Riggone

Project Summary:

PC2015-095 SEQRA and Site Plan Review – Proposal to construct a commercial use building. Property location is Campbell Ave (across from Franklin Terrace) ID 112-4-12.114. Applicant is Nick Riggone, 222 Guidboard Road Suite 2, Clifton Park, NY 12065.

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

Prior Zoning Board

Not required

Site Design Review:

Applicant requests to construct a commercial building on a vacant parcel. Building to be constructed to the front of the parcel with parking to the rear of the parcel. A soils and stability report has been submitted. Layout is configured due to report results and planning dept. recommendations.

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 #PC2015-096

Applicant:

T Mobile

Project Address:

584 4th Ave, (St. Augustine's)

Project Summary:

Applicant proposes to construct cell phone antenna on steeple and related equipment in the basement of St. Augustine's church.

R-2

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 #PC2015-097

Applicant:

Juan Colon

Project Address:

599 Second Ave

Project Summary:

Proposal to alter an existing auto related business by fencing in the rear parking lot.

B-2

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 #PC2015-098

Applicant:

US Asian One Inc

Project Address:

506 Campbell Ave

Project Summary:

Proposal to occupy a vacant commercial space with a restaurant.
B-5

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 #PC2015-099

Applicant:

Peter Matzen

Project Address:

2800 7th Ave

Project Summary:

Proposal to construct additional office space, Troy Boiler works..

B-5

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 #PC2015-100

Applicant:

Carmine Battuello

Project Address:

1 Winter Street

Project Summary:

Proposal to occupy an existing vacant warehouse with a construction materials.

B-2

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

None Required

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 #PC2015-101

Applicant:

Redburn Development

Project Address:

2920 5th Ave

Project Summary:

Proposal to occupy a vacant school (School 1) building with 28 apartments.
R-4

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Major Area Variance to allow for a parking deficiency granted 12/1/15

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 #PC2015-102

Applicant:

Tom Nardacci

Project Address:

225 River Street

Project Summary:

Proposal to occupy a vacant commercial building with multiple offices, business office and “innovation garage”

B-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.

Andrew.Petersen

From: Jim.Hughs
Sent: Monday, December 14, 2015 3:22 PM
To: Bill.Dunne; 'bnelson@tapinc.org'
Cc: Dave.Sheeran; Jim.Hughs; Andrew.Petersen; ':BuildingPermits@Troyny.gov'
Subject: Planning Commission

Fire Dept comments to the Planning Commission.

PC2015-096 St Augustine's.

1. The equipment being installed cannot interfere with radio transmissions or radio reception for Fire Station 1.

PC2015-101 Vacant School

1. This project would fall in the items to be discussed at a pre-construction meeting with the Fire Dept.

PC2015-088 and **PC2015-089** 165-4TH St

1. These two projects are for the same address, is it two separate projects?

PC2015-094 172 River St

1. This project would fall in the items to be discussed at a pre-construction meeting with the Fire Dept.

James Hughs

Assistant Chief

City of Troy Fire Department

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