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Planning Commission
NOTICE of PUBLIC HEARING

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, March 24, 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 Agenda

PC2014-039 Site Plan Review - proposal to demolish 2 buildings and construct a new one-story retail use (Stewarts Shop) located at 100 Northern Drive, zoned B-1, ID 80-3-4. Applicant is Stewarts Shops, PO Box 435 Saratoga Springs NY 12866.

Site Plan – Final Approval with Conditions (4-0)

- Stewart's Shops' landscape consultant shall meet with the Troy City Engineer and a representative of the Troy Street Tree Advisory Board to discuss plant materials suitable for the site.
- Stewart's Shops shall commit up to \$50,000 for pavement markings and traffic signal upgrades in order to enhance pedestrian safety at and around the intersection of Oakwood Avenue and Northern Drive. The pedestrian safety measures are as recommended in the Pedestrian & Traffic Evaluation, prepared by CHA (CHA File #29626) on February 18, 2015. Stewart's Shops and their traffic consultant will coordinate and work with the Troy City Engineer on the enhancement measures.

PC2015-004 Site Plan Review - proposal to construct 25 apartment dwelling units and first floor commercial use in an existing multi-story building located at 285 2nd Street, zoned R-4, ID 111.28-2-2. Applicant is Nolan Engineering, PLLC, of 105 Lakehill Road, Burnt Hills, New York 12027.

Site Plan – Conceptual Approval, SEQRA-Unlisted Action (4-0)

- Prior to accepting parking spaces on City property at the southeast corner of First Street and Ida Street, an easement must be obtained from the City.
- Complete and submit for review the final stormwater management plan.

PC2015-007 SEQR Determination – proposal to construct a multi-story, mixed-use building structure at 1 Monument Square. Applicant is Monument Square, LLC of 199 West Road, Pleasant Valley, New York 12569.
Application withdrawn for this hearing.

New Business Agenda

PC2015-008 Site Plan Review – proposal to occupy the first floor of an existing multi-story, mixed-use building located at 17 State Street for the purpose of a business use (spa), zoned B-4, ID 100.60-2-6.1. Applicant is Created Equal, Inc. of 46 Columbia Street, Albany, New York 12207.

Site Plan – Final Approval with Conditions (4-0)

- The hours of operation shall be 10 a.m. to 7 p.m., Monday thru Sunday.

PC2015-009 Site Plan Review – proposal to occupy the first floor of an existing multi-story, mixed-use building located at 97 Congress Street for the purpose of an assembly use (restaurant), zoned R-4, ID 101.61-1-3. Applicant is Mike Camaj of 125 4th Street, Troy, New York 12180.

Site Plan – Final Approval with Conditions (4-0)

- The hours of operation shall be 10 a.m. to 10 p.m., Monday thru Saturday.
- Exterior dining tables and chair shall be removed from the sidewalk each evening.

- The application for Work Permit shall be referred to the Historic Review Committee for approval of awning and exterior lighting.
- Further exterior improvements shall be referred to the Historic Review Committee for approval.

PC2015-010 Site Plan Review – proposal to occupy an existing one-story building located at 3001 6th Avenue for the purpose of a mercantile use (mini-market), zoned R-4, ID 90.70-3-7. Applicant is Hussein Logman.

Site Plan – Tabled (3-0, Thomas-abstain)

- The applicant shall have the proposed parking layout reviewed for viability. Vehicular circulation to be verified by applicant's site engineer.
- Proposed parking area shall be adequately graded and paved.

PC2015-011 Site Plan Review – proposal to occupy an existing one-story building located at 424 5th Avenue for the purpose of a business use (automobile sales and service), zoned B-2, ID 80.71-9-1. Applicant is Camile Rezek of 1609 Tibbitts Avenue, Troy, New York 12180.

Site Plan – Tabled (4-0)

- The applicant's site designer shall indicate the delineation the proposed parking spaces.
- The applicant's site designer shall indicate pavement extents. All parking shall be on approved paved surfaces.
- The applicant shall incorporate/provide a landscape plan, indicating a dumpster enclosure (concealing trash and misc. auto parts) and provisions for reducing the existing curb cut/access to Fifth Avenue

PC2015-012 Site Plan Review – proposal to occupy an existing one-story building located at 171 Hill Street for the purpose of a residential use (veteran's housing), zoned R-4, ID 112.21-6-12. Applicant is Domenica Cioffi of 85 Sherman Avenue, Troy, New York 12180.

Site Plan – Tabled (4-0)

- The applicant's site designer shall provide/incorporate a landscape plan, indicating proposed plantings and the elimination of driveway access from Hill Street.
- The applicant's site designer shall provide a stormwater management plan for all proposed parking areas.

PC2015-013 Site Plan Review – proposal to construct 19 two-family dwelling units and accessory parking structures located at 548 Campbell Avenue, zoned P, ID 112-4-22. Applicant is Bohler Engineering of 5 Computer Drive West, Suite 203, Albany, New York 12205.

Site Plan – Final Approval with Conditions (4-0)

- The applicant shall provide a final landscape plan prior to obtaining a work permit.

PC2015-014 Site Plan Review – proposal to occupy the rear of an existing multi-story, mixed-use building located at 104 Third Street for the purpose of an assembly use (outdoor, patio seating), zoned B-4, ID 101.61-6-20. Applicant is Dave Gardell of 104 Third Street, Troy, New York 12180.

Site Plan – Final Approval with Conditions (4-0)

- The applicant shall have use of the outdoor patio until 10 p.m. Sunday through Thursday, and 11 p.m. Friday and Saturday.

PC2015-015 Site Plan Review – proposal to occupy the first floor of a one-story, mixed-use building located at 506 Campbell Avenue for the purpose of a business use (physical therapy office), zoned B-2, ID 112.-4-24. Applicant is 506 Campbell Ave., LLC of 222 Guideboard Road, Clifton Park, New York 12065.

Site Plan – Final Approval (4-0)

PC2015-017 Site Plan Review – proposal to occupy the second floor of a multi-story, assembly-use building located at 27 State Street for the purpose of an assembly space (arts center), zoned B-4, ID 101.53-9-16. Applicant is Berkshire School of Contemporary Art (Heather Johanson) of 71 Mill Street, Troy, New York 12180.

Application withdrawn for this hearing.

Other Business

PC2015-016 SEQRA Determination – proposal to extend existing parklands (Riverfront Park) along the Hudson River north to Jacob Street. Applicant is the City of Troy of 433 River Street, Troy, New York 12180.
SEQRA Determination – Unlisted Action (4-0)

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
Andrew J. Donovan, Executive Secretary