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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 **Wednesday, February 24, 2016 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:

Consent Agenda

PC2016-006 SEQRA and Site Plan Review of a proposal to occupy a vacant storefront with a cell phone store. The property is located at 3367 6th Ave, an R-4 Zone, ID 90.54-2.2. Applicant is Zaheer Meer, 12 Staples Ave, Kingston NY 12401.

PC2016-007 SEQRA and Site Plan Review of a proposal to occupy a former take out restaurant with an art gallery. The property is located at 561 Congress Street, a B-2 Zone, ID 101.80-2-44. Applicant is Major Howell, 1217 10th Ave, Watervliet, NY 12189.

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.

PC2016-011 SEQRA and Site Plan Review of a proposal to occupy a vacant storefront with a tattoo parlor. The property is located at 611 Second Ave, a B-2 Zone, ID 80.47-5-5. Applicant is Brian Van Vorst, 611 2nd Ave, Troy, NY 12182.

Full Review Agenda

PC2016-009 SEQRA, Site Plan Review and HDLR of a proposal to rehabilitate a multiuse building. Property is located at 171 River Street, a B-4 Zone, ID 100.60-3-8. Applicant is Bayside Builders, 79 Worth St. New York, NY 10013.

PC2016-010 SEQRA and Site Plan Review of a proposal to renovate and reoccupy a vacant restaurant with a restaurant. Property is located at 769 Pawling Ave, a B-2 Zone, ID 112.84-1-6. Applicant is John Testo, 869 4th Ave, Troy, NY 12182

PC2016-012 SEQRA and Site Plan Review of a proposal to construct an exterior cooler unit on an existing building. Property is located at 8 Vandenburg Ave, a B-5 Zone, ID 112-69-3-1. Applicant is Stewarts Shops, PO Box 435, Saratoga NY 12866.

PC2016-013 SEQRA and Site Plan Review of a proposal to enlarge a nonconforming use (parking lot). Property is located at 2239 15th Street, a B-1 Zone, ID 101.39-11-8. Applicant is George Fudge, 4280 NYS 43 Rensselaer NY 12144.

PC2015-082 SEQRA and Site Plan Review of a proposal 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.

PC2015-105 SEQRA and Site Plan Review of a proposal to occupy a former bar / restaurant with a private membership club. Property location is 664 Second Ave, a B-2 Zone, ID 80.48-1-6. Applicant is Chad LeCombe, 901 5th Ave, Troy, NY 12182.

PC2016-001 SEQRA and Site Plan Review of a proposal to construct 20 attached single family homes. Property location is 171 Oakwood Ave, an R-1 Zone, ID 90.56-2-3. Applicant is 1844 Land Development LLC, 1844 Darrow Road, Duanesburg, NY 12056.

PC2016-004 SEQRA, Site Plan Review and HDLR of a proposal to renovate an existing building and construct a new addition. Property location is 501 Broadway, a B-4 Zone, ID 101.54-3-1. Applicant is Rosenblum Development Corp, 300 Great Oaks Blvd, Suite 310, Albany, NY 12203

PC2016-005 SEQRA and Site Plan Review of a proposal to construct 8 unit veterans housing complex. Property location is 555-559 Second Ave, an R-4 Zone, ID 80.55-5-7. Applicant is Troy Housing Authority, 1 Eddy's Lane, Troy, NY 12182.

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 #PC2016-006

Applicant:

Zaheer Meer

Project Address:

3367 6th Ave

Project Summary:

Proposal to occupy a vacant storefront with a cell phone store

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

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.

Comments:

Hours not to exceed 8 PM

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 #PC2016-007

Applicant:

Major Howell

Project Address:

561 Congress Street

Project Summary:

Proposal to occupy a vacant storefront formerly a pizzeria with an art gallery

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

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.

Comments:

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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

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.

Comments:

Remove light fixture closest to 5th Ave

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Staff Report #PC2016-011

Applicant:

Brian Van Vorst

Project Address:

611 Second Ave

Project Summary:

Proposal to renovate a vacant storefront with a tattoo parlor

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

USE VARIANCE to allow for a tattoo parlor

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.

Comments:

Hours not to exceed 8 PM

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Staff Report #PC2016-009

Applicant:

Bayside Builders

Project Address:

171 River Street

Project Summary:

Proposal to renovate an existing multiuse building

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

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.

Comments:

Please provide elevations, materials and colors for all exterior alterations.

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Staff Report #PC2016-010

Applicant:

John Testo

Project Address:

769 Pawling Ave

Project Summary:

Proposal to renovate an existing food service building for a new food service use.

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

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.

Comments:

Letter of intent sent to Town of Brunswick

Increase greenspace on site

Delineate curbing sidewalk and roadway on Victoria Ave

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Staff Report #PC2016-012

Applicant:

Stewarts Shop

Project Address:

8 Vandenburg Ave

Project Summary:

Proposal to construct an external cooler

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

Major Area Variance to allow for a rear setback deficiency

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.

Comments:

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Staff Report #PC2016-013

Applicant:

George Fudge

Project Address:

2239 15th Street

Project Summary:

Proposal to construct an off street parking lot

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

USE VARAINCE

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.

Comments:

Snow removal?

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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

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Staff Report #PC2015-105

Applicant:

Chad LeComb

Project Address:

664 Second Ave

Project Summary:

Proposal to renovate vacant bar/ tavern as a private membership club for "Saints Charity"

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

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.

Comments:

Remove boarded up windows on south side of building.

No window coverage front windows.

Hours of operation.

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Staff Report #PC2016-001

Applicant:

1844 Land Development

Project Address:

171 Oakwood Ave

Project Summary:

Proposal to construct 20 single family attached homes

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

USE VARIANCE and MAJOR AREA VARIANCE to allow for setback deficiencies, lots size deficiencies and use

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.

Comments:

Landscape Plan

Final elevations

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Staff Report #PC2016-004

Applicant:

Rosenblum Development Corp

Project Address:

501 Broadway

Project Summary:

Proposal to occupy the vacant 50000SF Troy Record building as a mixed use development with 25 apartments and commercial space and the construction of a 95,000SF L shaped addition in the existing parking lot area comprised of 76 apartments and a 24 car parking garage. A glass atrium will act as a connector between the 2 structures.

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

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.

Comments:

Accept Negative Declaration (Resolution #1)

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Staff Report #PC2016-005

Applicant:

Troy Housing Authority

Project Address:

555-559 Second Ave

Project Summary:

Proposal to construct an 8 unit veterans housing complex.

Prior Planning Commission Action:

Prior Zoning Board of Appeals Action:

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.

Comments:

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