

Peter Kehoe
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TROY
Planning Board
NOTICE of PUBLIC HEARING

Russ Reeves, P.E.
Executive Secretary
Phone (518) 270-4604
Fax (518) 270-4642

Notice is hereby given that the Planning Board of the City of Troy, New York has postponed the hearing scheduled for March 13, 2008 and will conduct a public hearing on **Thursday April 10, 2008 at 6:00 P.M.** in the 2nd floor Council Chambers of City Hall in order to hear and decide on proposals for development as follows:

Consent Agenda

The consent agenda is intended to be a review for projects where the applicant has received the staff report, read the stipulations proposed by the technical review staff and fully agrees to incorporate all the comments from the staff report into the final drawings for their proposal. Projects where the applicant wishes to discuss the different stipulations or the Board Members wish to discuss additional aspects of the project will be assigned to the "Full Review" portion of the meeting.

PB2008-010 SEQRA & Site Plan Review of a proposal to expand an existing non-conforming use (precision instruments manufacturing) by constructing a 16,500 square foot addition to the existing building. Project location is 9 New Turnpike Road, in a R-1 Zone, ID 70.81-3-2. Applicant is H James and Barbara Magee (property owner), 240 Whiteview Road, Wynantskill, NY 12198. **Approved with stipulations.**

PB2008-015 SEQRA and Subdivision Review of a proposal to sub-divide an existing parcel of land into separate parcels. Once sub-divided applicant plans on constructing two single-family residences, one on each lot. Project location is 8 House Ave, in a R-3 Zone, ID 90.63-7-2.1. Applicant is Habitat for Humanity (proposed new owner), 82 3rd Street, Troy NY 12180. **Approved with stipulations.**

PB2008-019 SEQRA & Site Plan Review of a proposal to convert the existing two-family residence into a three-family residence. Project location is 330 Fourth Street, in a R-4 Zone, ID 112.21-4-23. Applicant is Finelli Development LLC, 359 Broadway, Troy NY 12180. **Removed from consent Agenda and Tabled.**

PB2008-020 SEQRA & Historic District Review of a proposal to hang a business sign for reopening a tavern in an historic district. Project location is 124 Fourth Street, in a B-4 Zone, ID 101.61-2-11. Applicant is Sign Studio, contractor for Will Longobardi (lessee), 6 Wellington Drive, Saratoga Springs, NY 12866. **Approved with stipulations.**

PB2008-021 SEQRA & Historic District Review of a proposal to remove trees and create a garden on the south side of the property in the historic district. Project location is 122 First Street, in an INST Zone, ID 100.76-2-20. Applicant is DHR Properties, 122 First Street, Troy NY 12180. **Approved with stipulations.**

PB2008-022 SEQRA and Site Plan Review of a proposal to construct a 2,000 square foot ground level building addition, a 3,000 square foot, upper level dining room addition, and a 2nd story bridge connector. Project location is 2256 Burdett Ave, in an INST Zone, ID 101.41-4-23. Applicant is Architecture+ for James A Eddy Memorial Geriatric Center (building owner), 2256 Burdett Ave, Troy NY 12180. **Approved with stipulations.**

PB2008-024 SEQRA & Site Plan & Historic District Review of a proposal to re-occupy the former (Eldorado Tavern) for use as a restaurant/lounge. Project location is 121 Fourth Street, in a B-4 Zone, ID 101.61-1-2.1. Applicant is Carmine Battuello (lessee), 198 North Lake Avenue, Troy NY 12180. **Approved with stipulations.**

PB2008-025 SEQRA and Site Plan Review of a proposal to convert a vacant commercial business space (formerly Loui's Deli) into a neighborhood unisex beauty salon. Project location is 349-351 Congress Street, in a B-2 Zone, ID 101.71-9-15. Applicant is Lucas McKenna (lessee), 5 Cypress Street, Troy NY 12180. **Approved with stipulations.**

PB2008-026 SEQRA & Site Plan & Historic District Review of a proposal to re-occupy the former (Elda's Restaurant) for use as a restaurant/lounge. Project location is 120 Fourth Street, in a B-4 Zone, ID 101.61-2-13. Applicant is Shane Sportman (lessee), 3 9th Avenue, Watervliet, NY 12189. **Approved with stipulations.**

PB2008-027 SEQRA & Site Plan & Historic District Review of a proposal to convert the former (Liberty Tax Service) into a restaurant with outdoor seating in the summertime. Project location is 97 Congress Street, in a B-4 Zone, ID 101.61-1-3. Applicant is Victor Camaj (owner), 612 London Square Drive, Clifton Park, NY 12605. **Approved with stipulations.**

PB2008-028 SEQRA & Site Plan Review of a proposal to re-occupy the site for use as an office and showroom for Eco-Friendly used automobiles. Project location is 10 Spring Ave, in a B-5 Zone, ID 122.22-4-13. Applicant is Christopher Rositano, Esquire Auto (lessee), 29 West Meadow Drive, Albany NY 12203. **Approved with stipulations.**

PB2008-029 SEQRA & Historic District Review of a proposal to place two business signs in the storefront of a beauty salon. Project location is 97 Fourth Street, in a B-4 Zone, ID 101.53-9-15. Applicant is Eboni Edmunson, She's Beautiful (lessee), 391 10th Street, Troy, NY 12180. **Approved with stipulations.**

TABLED

PB2007-016 SEQRA & Site Plan Review of a proposal to convert a former pump manufacturing facility into a metal recycling facility at 295 First Street, at Madison St., a Waterfront Commercial District, ID 111.28-5-1. Applicant is Phoenix Metals, Inc., 31 Eastview Rd. Latham, NY 12110. **Tabled to May 8, 2008 with consent of applicant.**

FULL REVIEW OLD BUSINESS

PB2007-059 SEQRA & Site Plan Review of a proposal to construct a hotel and conference center at the former Hedley's auto sales property. Project location is 515 River Street, between Hutton and Hoosick, a Hoosick Waterfront District, IDs 101.30-6-2, 3. Applicant is First Columbia LLC, 22 Century Hill Drive, Latham, NY 12110. **SEQRA Negative Declaration.**

PB2007-060 SEQRA Review of a proposal to construct a six level parking structure at the site of a current surface parking lot and to demolish the south annex buildings at Hedley Park Place and the buildings at 575 and 579 River St. to create temporary parking areas. Project locations are 456, 462-472, 474, 478 River Street, 4-10 Hutton and North First Alley (parking structure) and 433 River St. (demolish annex buildings),

575 River St. and 579 River St. (demolish buildings), in the Hoosick Waterfront District, IDs 101.38-2-28, 101.30-12-1,2,10,11 and 101.29-1-1./1 and 101.22-5-7,8. Applicant is First Columbia LLC, 22 Century Hill Drive, Latham, NY 12110. **SEQRA Negative Declaration.**

NEW BUSINESS

PB2007-153 Conceptual Review of a proposal to create (17) condominium units in the upper stories of the buildings at 159-167 River Street, between Congress and State St., in a B-4 Zone, ID100.60-3-10. Applicant is TAP, Inc. for Dan McCarthy, 26 Pickering Lane, Troy, NY 12180. **Not Heard, applicant not present.**

PB2008-016 Conceptual Review of a proposal to construct a new enclosed salt storage facility and another separate enclosed facility for the manufacture of pre-cast concrete products. Project location is a 7 acre parcel at the foot of Main Street, in a WTD Zone, ID 111.59-1-1. Applicant is Troy Materials, LLC, Main Street, Troy, NY 12180. **Concept Proposal Heard.**

PB2008-030 Conceptual Review for a proposal to construct a parking structure for upwards of 290 vehicles and a new 3 story building housing a new emergency dept., ambulatory care space and medical office space. Project location 1300 Massachusetts Ave, in a INST Zone, ID 90.79-7-6. Applicant is Hyman Hayes Associates for Seton Health System, 1300 Massachusetts Ave, Troy NY 12180. **Concept Proposal Heard.**

Should unforeseen events occur, any of the proposals noted herein may not be reviewed at said hearing. Any proposals previously tabled by the Board may be reviewed at this hearing without benefit of public notice. Any other proposals reviewed by the Board 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 Planning Department at 270-4623. Any person having interest in the above matters will be heard at said time and place.

Planning Board of the City of Troy, New York

Peter Kehoe, Chair Russ Reeves, Executive Secretary