

Peter Kehoe
Chair
George Reischuck
Vice Chair



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

July 9, 2009

Tom Keaney
302 Washington Ave
Albany, NY 12203

PB2009-028 SEQRA & Site Plan Review of a proposal to construct signage for a hotel, conference center and restaurant. Project location is 243 Hoosick Street, an HCD Zone, ID 101.32-3-3. Applicant is Hoosick Street Development, 302 Washington Ave, Albany, NY 12203 (**Approved with stipulations**)

Dear Mr. Tom Keaney,

At the regular meeting of the City of Troy Planning Board on July 9, 2009, this proposal was reviewed as part of the Planning Board's **Full Review**. The Board declared this to be an Unlisted Action, issued a Negative Declaration under S.E.Q.R.A. and **APPROVED** the proposal.

Prior to commencing any work on or use of the property relative to this approval, you are directed to:

1. Contact the Bureau of Code Enforcement (518) 270-4584 to apply for all necessary permits within SIX (6) MONTHS of the May 21, 2009 Planning Board approval date, or the decision will automatically expire, necessitating that you file a complete, new application
2. **As per the Federal Highway Administration recommended guidelines for Changeable Message signs (CMS), the Planning board stipulates there be no displays of phone numbers, physical addresses, email address or websites.**
3. **Applicant shall agree to change sign message a maximum of 1 time in a 2-minute interval.**
4. Applicant shall agree to power down CMS if the sign is partially or fully non functional.
5. Applicant has been approved to construct a temporary primary HGI sign and must appear before the ZBA at the next regularly scheduled meeting.

If you are in agreement with the above stipulations, please sign on the line below and return to our office. If you do not agree to the terms listed above please call our office so that we may discuss your concerns with you.

Applicant Signature

Should you have any questions relative to this matter, please contact Andrew Petersen at (518) 270-4488 or myself at (518) 270-4589, at your convenience.

Sincerely,

Sondra Little
Director of Planning & Economic Development

Cc: City Clerk; Code Enforcement

Boswell Engineering
799 Madison Street
Albany NY 12205

PB2008-086 SEQRA and Preliminary Site Plan Review of a proposal to construct a 47-unit condominium development on a vacant parcel. Project location is 78 - 80Brunswick Road, a PZone, ID 101.82-1-1. 9 (Approved with Stipulations)

At the regular meeting of the City of Troy Planning Board on July 9, 2009, this proposal was reviewed as part of the Planning Board's **Full Review**. The Board declared this to be an Unlisted Action, issued a Negative Declaration under S.E.Q.R.A. and **APPROVED** the proposal.

Prior to commencing any work on or use of the property relative to this approval, you are directed to:

- 1. Applicant will be required to install sidewalk from Post Creek Development to Cheryl Court Development, where applicant will access the combined sewer manhole.**
- 2. Applicant shall place all utilities including electric, telephone, cable shall be placed under ground.**
3. Applicant shall be required to submit a curb-cut application for proposed curb cut on Brunswick Rd, to be reviewed and approved by the Engineering Department prior to submission to NYS DOT. Applicant shall identify turning radius, curb type, surface material for proposed new roadway.
4. Applicant shall indicate on the final site plan an overflow parking lot with 15 spaces.
- 5. Applicant shall retain all existing mature trees & natural landscaping where possible within and around the perimeter of project site, to contribute to the stability of the slope, to be indicated on a revised site plan.**
- 6. Applicant shall propose a garbage pickup scheme and indicate public or private pickup, to be review by the Planning Department.**
- 7. Applicant shall provide a manual disconnect in each unit to allow for homeowners to utilize generators.**

Applicant shall submit a plan for truck traffic (hours of operation, traffic patterns and quantity) during site work phase to be approved by the planning department and agree to pave entry apron and sweep each day.