



**Planning Commission
NOTICE of PUBLIC HEARING**

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Wednesday, April 26, 2017 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:

PC2017-0029 SEQRA and Site Plan Review of a proposal to demolish residence and add a walk-in cooler to existing Stewart's store. Project location is 436 Third Street, a B-1 Zone, ID 111.44-4-5. Applicant is Stewarts Shops, PO Box 435, Saratoga Springs, NY 12866.

10 neighbors spoke in opposition citing neighborhood character, noise, landscaping and building preservation in addition to opposition voiced at the previous meeting. Commissioners spoke in favor of respecting the neighborhood and inquired as to alternatives to demo such as adding a second story or preserving the building. Ambient noise testing for the proposed exterior freezer should be done at 9:00 p.m. not 5:00 p.m. Landscaping needs to be included. Motion to Table by Ms. Spence, Seconded by Mr. Sinopoli - **Tabled Public Comment Closed**

PC2016-0080 SEQRA and Site Plan Review of a proposal to demolish two family home and build a used car lot. Project location is 2379 Burdett Ave, an HCD Zone, ID 101.32-7-5. Applicant is Ayman Khalil, 2427 21st Street, Troy, NY 12180.

7 residents spoke in opposition citing traffic, character of neighborhood, and non-compliance with the Hoosick Street overlay.. Motion to approve by Mr. Sinopoli, Seconded by Ms. Wengert. The Motion went to a vote and was defeated 3-2. **DENIED**

PC2017-0028 Site Plan Review of a proposal to install a new driveway. Project location is 13 House Avenue, an R-2 Zone, ID 90.63-4-3. Applicant is Katie Diduch, 13 House Ave, Troy, NY 12180.
REMOVED

PC2017-0035 & PC2017-0036 SEQRA and Site Plan Review of a proposal to: convert a vacant commercial warehouse into 80 apartments; turn a neighboring vacant lot into a neighborhood park; subdivide 245 First Street, purchase a small portion, and turn it into a 96 vehicle parking lot. Project location is 2 River Street and 245 First Street, an IND Zone and WMD Zone, ID 100.76-9-2-24 and 100.84-2-2. Applicant is 10 River Street LLC, 18 Locust Street, Albany, NY 12203.

Developer: Plan includes new sidewalks and crosswalks as well as 96 parking spaces across Adams Street, and renovation of the park across the alley which will remain privately owned but open to the public. Part 2 State Historic approval complete. Windows will be replaced. Additional traffic is 20 vehicles per hour peak. The Parking lot as shown will need to reappear before the Commission for a sub-division approval.

Motion to approve conditionally. Conditional approval subject to a planting schedule being coordinated with the street tree advisory committee for appropriateness of plantings. Parking Lights are LED 16 foot down lighting.

Motion to accept lead agency status for SEQRA Negative Declaration made by Mr. Sinopoli, Seconded by Mr. Thomas – Motion Carried 5-0

Motion to approve with landscaping condition noted above made by Mr. Thomas, Seconded by Mr. Sinopoli. Motion Carried 5-0

APPROVED WITH CONDITIONS

PC2017-0015 Site Plan Review of a proposal to build a new Dunkin Donuts. Project is located at 487 Campbell Avenue, a B-5 Zone, ID 112.-4-12.114. Applicant is Nick Riggone, 222 Guideboard Road, Clifton Park, NY 12065.

Disturbance not subject to DEC review. Site circulation was improved. Site plan did not show: sidewalk, elevations with the building materials called out, landscaping plan did not show sufficient detail and review by City Engineer. Motion to table by Mr. Vera, Seconded by Ms. Spence, 4 ayes, Mr. Sinopoli opposed

TABLED

PC2017-0037 SEQRA and Site Plan Review of a proposal to demolish building for off-street parking lot. Project is located at 2442-2448 Fifth Avenue, a B-4 Zone, ID 101.22-11-17. Applicant is Unity House, 2431 6th Avenue, Troy, NY 12180. **REMOVED**

PC2017-0013 Site Plan Review of a proposal to subdivide a lot. Project location is 537-545 First Avenue, an R-1 Zone, ID 80.55-4-5.1. Applicant is Fredrick Stein, 141 Cushman Road, Melrose, NY 12121. **REMOVED**

PC2017-0034 Site Plan Review of a proposal to open a bottle redemption center. Project location is 231 Fourth Street, an R-4 Zone, ID 101.69-10-18. Applicant is Can Stop Redemption Center, 408 Washington Street, Troy, NY 12180.

Public comment – 1 in support of this flagship member of healthy stores initiative.
Hours of operation: 6am-10pm Monday through Friday, Saturday 9am to 9pm, Sundays
8am to 8pm

Motion to approve by Mr.Sinopoli, Seconded by Mr. Thomas, motion carried 5-0

APPROVED

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.

Chris Brown
Acting Executive Secretary
City of Troy Planning Commission