



**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, July 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:

FOR MORE INFORMATION ON AN AGENDA ITEM, PLEASE CLICK ON THE ASSOCIATED PROJECT NUMBER

PC2017-0055* SEQRA & Site Plan Review of a proposal to construct an 11 screen movie theater with lower level parking. Project location is 1 Monument Square, a B-4 Zone, ID 101.53-1-1. Applicant is The LA Group, 40 Long Alley, Saratoga Springs, NY 12866.

TABLED: MOTION TO TABLE BY MR. THOMAS, SECONDED BY MS. SPENCE. APPLICATION TABLED BY A VOTE OF 4-0 (MR. VERA ABSTAINING)

**Due to file size constraints, the full site plan for PC2017-0055, the BowTie Cinemas proposal, is available at City Hall, or via email to Chris Brown, Executive Secretary of the Planning Commission (chris.brown@troyny.gov)*

PC2017-0054 SEQRA & Site Plan review of a proposal to convert a vacant mill building into 4500 square feet of retail and 90 market rate apartments with 150 parking spaces. Project location is 701 River Street, a B-5 Zone, ID 90.70-5-8. Applicant is 701 River Street Associates, 172 River Street, Suite D, Troy, NY 12180

CONCEPTUAL APPROVAL: MOTION TO APPROVE BY MR. THOMAS, SECONDED BY MS. SPENCE. CONCEPTUAL APPROVAL PASSED BY A VOTE OF 5-0.

RECOMMENDATION TO CITY COUNCIL FOR TRANSFER OF PARTS OF PRESIDENT STREET AND MIDDLEBURGH: MOTION TO APPROVE BY MR. THOMAS, SECONDED BY MS. SPENCE. RECOMMENDATION APPROVED BY A VOTE OF 5-0.

PC2017-0056 SEQRA & Site Plan review of a proposal to make common area improvements to an existing commercial building, including a second floor addition. Project location is 274 2nd Street, an R-4 Zone, ID 100.84-7-14. Applicant is 274 Second Street Collective, 16 Second Street, Troy, NY 12180.

APPROVED. MOTION TO APPROVE BY MR. THOMAS, SECONDED BY MS. HIGBEE. APPROVED BY A VOTE OF 5-0.

PC2017-0044 Site Plan review of a proposal to open a grocery store. Project location is 3001 Sixth Avenue, an R-4 Zone, ID 90.70-3-7. Applicant is Hussein Logman, 88 3rd Street, Troy, NY 12180.

REMOVED AT REQUEST OF APPLICANT

PC2017-0052 SEQRA & Site Plan review of a proposal to add storage units behind a shopping plaza. Project location is 75-81 Vandenburg Ave, a B-3 Zone, ID 123.21-1-23.1. Applicant is Nigro Companies, 20 Corporate Woods Boulevard, Albany, NY 12205.

REMOVED AT REQUEST OF APPLICANT

PC2017-0040 Site Plan review of a proposal to resurface and stripe a lot to park used cars for sale. Project location is 519 5th Avenue, a B-2 Zone, ID 80.64-5-7. Applicant is Jack Cox, PO Box 111, Troy, NY 12180.

TABLED. MOTION TO TABLE BY MR. VERA, SECONDED BY MS. SPENCE. TABLED BY A VOTE OF 5-0.

PC2017-0041 Site Plan review of a proposal to open a used car sales lot. Project location is 520 5th Avenue, a B-2 Zone, ID 80.64-6-19. Applicant is Jack Cox, PO Box 111, Troy, NY 12180.

TABLED. MOTION TO TABLE BY MR. VERA, SECONDED BY MS. SPENCE. TABLED BY A VOTE OF 5-0.

PC2017-0058 SEQRA & Site Plan review of a proposal to expand an existing veteran housing building. Project location is 171 Hill Street, an R-4 Zone, ID 112.21-6-12. Applicant is Domenica Cioffi, 85 Sherman Avenue, Troy, NY 12180.

REMOVED AT REQUEST OF APPLICANT

PC2017-0057 SEQRA & Site Plan review of a proposal to rehabilitate and add a second floor addition to a mixed use building. Project location is 69 3rd Street, a B-4 Zone, ID 101.53-13-3. Applicant is 69 Third Street Troy LLC, PO Box 370707, Brooklyn, NY 11237.

APPROVED. MOTION TO APPROVE BY MR. THOMAS, SECONDED BY MS. WENGERT. APPROVED BY A VOTE OF 5-0.

PC2017-0053 SEQRA & Site Plan of a proposal to demolish a house and create on-street parking/driveway. Project location is 304 Eighth Street, an R-2 Zone, ID 101.30-11-12. Applicant is Unity House, 2431 6th Avenue, Troy, NY 12180.

APPROVAL OF DEMOLITION ONLY. MOTION TO APPROVE DEMOLITION BY MS. WENGERT, SECONDED BY MS. HIGBEE. APPROVAL FOR DEMOLITION ONLY BY A VOTE OF 4-0 (MR. THOMAS ABSTAINED)

PC2017-0059 Site Plan review of a proposal to expand the units in a two apartment residence. Project location is 1869 Highland Avenue, an R-2 Zone, ID 101.72-4-18. Applicant is Frank DiCarlo, PO Box 531, Alpine, NJ 06720.

APPROVED. MOTION TO APPROVE BY MS. WENGERT, SECONDED BY MS. HIGBEE. MOTION APPROVED BY A VOTE OF 4-0

PC2017-0060 Minor subdivision review. Project location is 3027 Sixth Avenue, an R-4 Zone, ID 90.70-3-1.1. Applicant is Brian McCandless, 15 Momrow Court, Menands, NY 12204.

TABLED. MOTION TO TABLE BY MR. VERA, SECONDED BY MS. WENGERT. MOTION TO TABLE APPROVED BY A VOTE OF 4-0.

PC2016-0080 Site Plan review of a proposal to demolish a house and construct a car sales 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.

TABLED. MOTION TO TABLE BY MS. WENGERT, SECONDED BY MS. HIGBEE. MOTION TO TABLE APPROVED BY A VOTE OF 4-0.

PC2017-0039 Site Plan review of a proposal to open a brew pub. Project location is 560 Congress Street, a B-2 Zone, ID 101.79-4-17.1. Applicant is Louis Emory, 44 Christie Street, Troy, NY 12180.

CONCEPTUAL APPROVAL. MOTION FOR CONCEPTUAL APPROVAL BY MS. WENGERT, SECONDED BY MS. HIGBEE. CONCEPTUAL APPROVAL GRANTED BY A VOTE OF 4-0.

PC2017-0048 Site Plan review of a proposal to open a sports bar. Project location is 443 Fifth Avenue, a B-2 Zone, ID 80.71-4-15.2. Applicant is Jeff Jackson, 6111 Greens Corner Road, Gallaway, NY 12074.

TABLED. MOTION TO TABLE BY MR. VERA, SECONDED BY MS. WENGERT. MOTION TO TABLE APPROVED BY A VOTE OF 4-0.

Resolution to Amend Chapter 285 Section 45 of the Troy City Code

APPROVED. MOTION TO APPROVE BY MS. WENGERT, SECONDED BY MS. HIGBEE. APPROVED BY A VOTE OF 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.

Chris Brown
Acting Executive Secretary
City of Troy Planning Commission