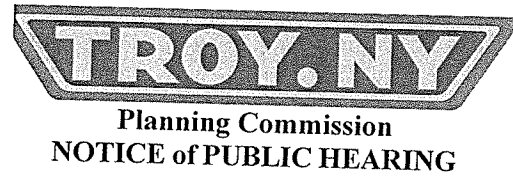


Barbara Nelson
Chair
Phone (518) 279-7168
Fax (518) 270-4642



William Dunne
Commissioner
Phone (518) 279-7166
Fax (518) 270-4642

Notice is hereby given that the Planning Commission of the City of Troy, New York will conduct a public hearing on **Wednesday, September 30, 2015 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:

PC2015-0066 SEQRA & Site Plan Review- Applicant is proposing 75 residential units. The property is located at 432-450 River St, zoned HWD, ID 101.38-1-1. Applicant is Vencino Bond Group LLC of 305 West Commercial Street Springfield, MO 65803.

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
Andrew J. Donovan, Executive Secretary

TROY		Site Plan Review Application City of Troy, New York		Zone/District	
Applicant Name		Phone Number (s)		ZBA Case #	
Vecino Group NY LLC 305 W. Commercial Street Springfield, MO 65803		Phone No. 417-861-6212 Office No. 417-720-1577 Pager No. () - Fax No. () -		PC Case #	
Property Owner				PC Status	

Pursuant to the Provisions of Article 3.308, A of the Zoning Ordinance, I (we) do hereby apply to the Zoning Board of Appeals for the following:

Project Location	Ward/Plate	Tax Map ID
444 River Street, Troy NY		101.38-1-1

Project Description
This project consists of 75 apartments 57 market rate units, 18 units affordable housing units. The units will be open floor plans with some flexible use of living space, full kitchen, and exposed wood ceiling. Amenities will include laundry, fitness, community gathering space and some storage closets. Parking will be a mix of onsite and offsite. Approximatley 7.000 sf commercial lease space.

Planning Commission Review	Ward/Plate	Multi-family residential / commercial
Yes.	Vacant.	
Planning/Commission Hearing Date		Filing Fee
July 21, 2015.		\$500.

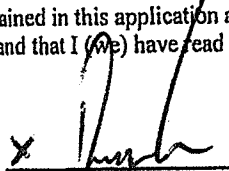
RESOLUTION

THE TROY CITY PLANNING COMMISSION HEREBY DIRECTS STAFF TO PROVIDE ALL APPLICANTS WITH THE FOLLOWING STATEMENT:

"APPLICANTS SHOULD BE DULY ADVISED THAT ALL ELEMENTS REQUIRED FOR APPLICATION FOR SITE PLAN REVIEW MUST BE FULLY ADDRESSED. IN THE EVENT THAT THESE ELEMENTS ARE NOT ADDRESSED, THE COMMISSION RESERVES THE RIGHT TO TABLE THE APPLICATION UNTIL SUCH TIME THAT THE APPLICANT DOES ADDRESS THEM TO THE SATISFACTION OF THE COMMISSION."

I (we) understand that I (we) am responsible for the placement of notification signs per section 3.607 of the Zoning Ordinance.

I (we) certify that the information contained in this application and on the Site Plan(s) submitted with this application is to the best of my (our) knowledge accurate and correct and that I (we) have read and understand the above resolution and the instructions provided by the Staff.

SIGNATURE OF APPLICANT:  Date Signed: 7.6.2015

*** RETURN THIS APPLICATION WITH FILING FEE AND 16 SITE PLAN COPIES ***

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

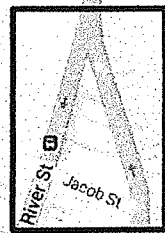
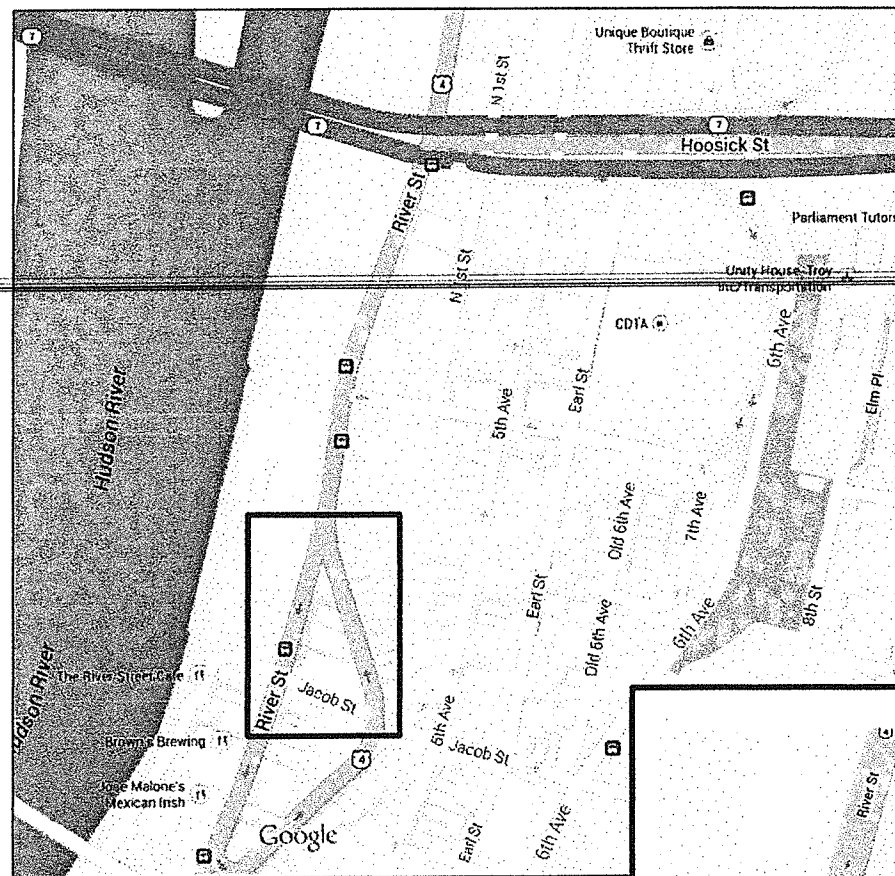
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
444 River Lofts LLC.			
Name of Action or Project: The River Lofts @ 444.			
Project Location (describe, and attach a location map): 444 River Street, Troy, NY.			
Brief Description of Proposed Action: River Lofts @ 444 is a \$15M project that will create 75 loft style apartments and approximately 7,000 sf of commercial lease space. The apartments will be a mix of market rate (57) and affordable (18) and will have modern feel, while incorporating some of the old wood beams and ceilings. The amenities include on-site fitness facility, gathering room, laundry, and additional storage closets.			
Name of Applicant or Sponsor: Vecino Group New York LLC		Telephone: 417-861-6212 E-Mail: Rick@VecinoGroup.com	
Address: 305 W Commercial Street			
City/PO: Springfield, MO 65803		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.45 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		TBD acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

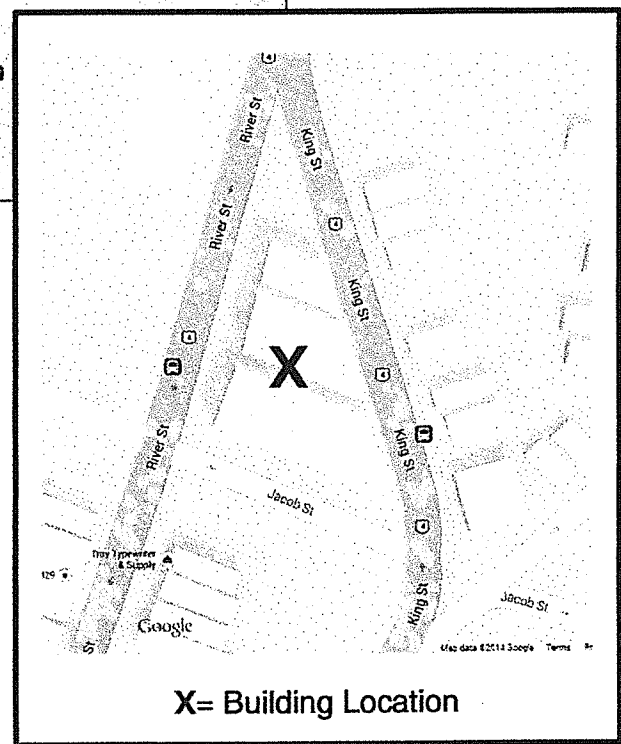
5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Rick Manzardo, Member of Vecino Group New York LLC Date: 7/6/15		
Signature: <i>[Signature]</i>		

Location Map Short Environmental Assessment Form



□ = 444 River Lofts property



X= Building Location

RECEIPT

Digital First Media - NY cluster
PO Box 65220
Colorado Springs, CO 80962

09/18/15

Ad sample

Phone: 1-877- 573-0233 Fax:(518) 584-2645

Planning Commission
NOTICE of PUBLIC
HEARING

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City of Troy Planning Commission
Andrew J. Donovan, Executive Secretary
751622 9/19

Account: 15684	Date: 09/18/15
Name:	Ad Date: 09/19/15
Company: CITY OF TROY PLANNING COMM.	Class: 1201
Address: 433 RIVER STREET 5TH FLOOR TROY, NY 12180	Ad ID: 751622
Telephone: (518) 270-4623	Ad Taker: CRBBECK
Description: Planning Commission NOTICE of PUBLIC	Sales Person: Brea Beck (068316)
	Words: 215
	Lines: 66
	Agate Lines: 66
	Depth: 7.333
	Inserts: 2

Gross: \$50.36

Paid Amount: - \$0.00

Amount Due: \$50.36

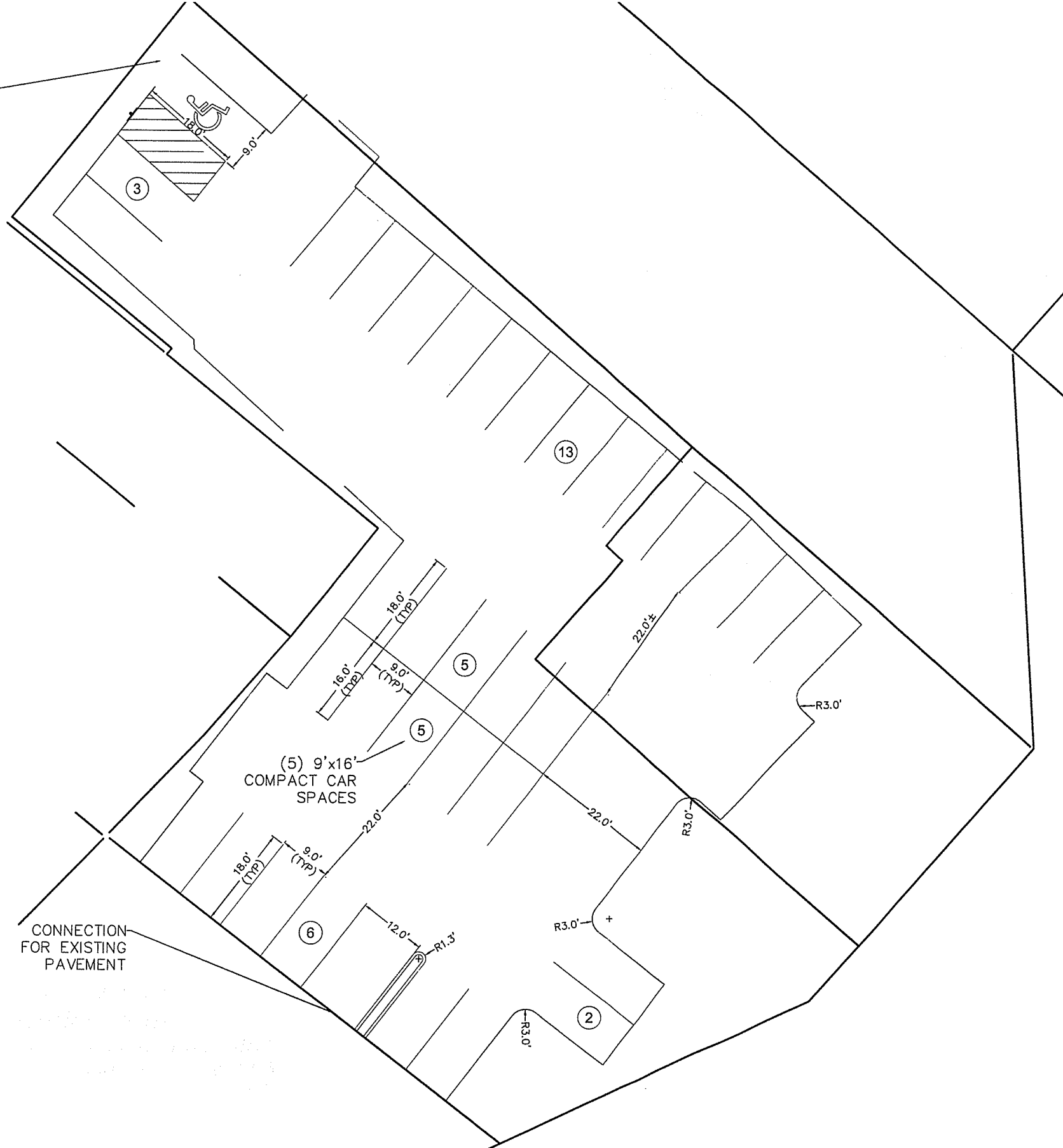
Publication
The Record, troyrecord.com

We Appreciate Your Business!
Thank You !

digitalfirst
M E D I A



PROPOSED HANDICAP STRIPING AND SIGNAGE



LEGEND:
EXISTING CONDITIONS:

- EXISTING BUILDING
- EXISTING PROPERTY LINE
- EXISTING STOCKADE FENCE
- EXISTING SIDEWALK
- EXISTING LIGHT POLE
- EXISTING BOLLARD
- EXISTING UTILITY POLE

PROPOSED CONDITIONS:

- PROPOSED ROAD LINING & STRIPING
- PROPOSED SIGN
- PROPOSED PARKING COUNT

PARKING TABLE:

- TOTAL SPACES = 34 PARKING SPACES
- COMPACT CAR SPACES (9'x16') = 5 PARKING SPACES
- HANDICAP SPACES = 1 HANDICAP SPACE
- DEDICATED TO SALVATION ARMY = 15 PARKING SPACES
*INCLUDED IN THE TOTAL PARKING COUNT
- DEDICATED TO ADJACENT BUILDINGS = 4 PARKING SPACES
*INCLUDED IN TOTAL PARKING COUNT

SITE PLAN NOTES:

- GENERAL CONSTRUCTION:**
- THE CONTRACTOR SHALL PROTECT EXISTING PROPERTY LINE MONUMENTATION. ANY MONUMENTATION DISTURBED OR DESTROYED, AS JUDGED BY THE ENGINEER OR OWNER, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AND UNDER THE SUPERVISION OF A NEW YORK STATE LICENSED LAND SURVEYOR.
 - ALL PAVEMENT RESTORATION SHALL MEET AND MATCH EXISTING GRADES.
 - ALL SAWCUT LINES SHALL BE PARALLEL AND CURVILINEAR TO EXISTING OR PROPOSED CURBING AND SHALL BE A CONSTANT DISTANCE OF 18" MIN AWAY.
 - ALL ARCHITECTURE IS SUBJECT TO PLANNING BOARD REVIEW.
 - NOTIFY ENGINEER 48 HOURS PRIOR TO INITIALIZATION OF ANY WORK ON SITE.
 - THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY CONDITIONS THAT VARY FROM THOSE SHOWN ON THE PLANS. THE CONTRACTOR'S WORK SHALL NOT VARY FROM THE PLANS WITHOUT PRIOR REVIEW FROM THE ENGINEER.
 - CONTRACTOR IS RESPONSIBLE FOR EMPLOYING AND MAINTAINING ALL TRAFFIC CONTROL AND SAFETY MEASURES DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROPERLY & SAFELY MAINTAINING AREA BETWEEN ALL ADJOINING PROPERTIES.
 - NO WORK, STORAGE OR TRESPASS SHALL BE PERMITTED BEYOND THE SITE PROPERTY LINES OR PUBLIC RIGHT-OF-WAY.
 - ALL EXISTING LAWN AREA, CURBING, PAVING, SIDEWALKS, CULVERTS OR OTHER PUBLIC OR PRIVATE PROPERTY DAMAGED BY TRENCHING OR EXCAVATION OPERATIONS SHALL BE REPLACED OR REPAIRED TO A CONDITION EQUAL TO EXISTING, AS DESCRIBED IN CONTRACT DOCUMENTS OR AS ORDERED BY ENGINEER (AOBE). MAILBOXES, SIGN POSTS, ETC SHALL BE PROTECTED OR REMOVED AND REPLACED EXACTLY AS THEY WERE BEFORE BEING DISTURBED. REMOVE AND REPLACE AFFECTED CURBING AND SIDEWALK TO NEAREST JOINT. REMOVE PAVEMENT AND REPLACE TO SAW CUT LINE, SAW CUT IN STRAIGHT LINE TO POINT NEEDED TO BLEND GRADE. REMOVE LAWN AND REPLACE TO MINIMUM LIMIT OF EXCAVATION.

LAYOUT:

- BUILDING DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL BUILDING PLANS. NOTIFY THE ENGINEER OF ANY DEVIATION FROM CONDITIONS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD LAYOUT. THE CONTRACTOR SHALL TAKE TIES TO ALL UTILITY CONNECTIONS AND PROVIDE MARKED-UP AS BUILT PLANS FOR ALL UTILITIES SHOWING TIES TO CONNECTIONS, BENDS, VALVES, LENGTHS OF LINES AND INVERTS. AS-BUILT PLANS SHALL BE REVIEWED BY THE OWNER AND THE ENGINEER AND THE CONTRACTOR SHALL PROVIDE ANY CORRECTION OR ADDITIONS TO THE SATISFACTION OF THE OWNER AND THE ENGINEER BEFORE UTILITIES WILL BE ACCEPTED.

PAVING:

- NO VEHICULAR TRAFFIC OF ANY SORT SHALL BE PERMITTED ON THE SURFACE OF SUBBASE COURSE MATERIAL ONCE IT HAS BEEN FINE GRADED, COMPACTED, AND IS READY FOR PAVING. SUBBASE MATERIAL SO PREPARED FOR PAVING SHALL BE PAVED WITHIN THREE DAYS OF PREPARATION.
- SUBBASE MATERIAL AND THE VARIOUS ASPHALT CONCRETE MATERIALS CALLED FOR IN THESE DRAWINGS SHALL CONFORM WITH THE REFERENCED SECTION OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008. CONSTRUCTION SHALL BE AS FURTHER SET FORTH IN THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
- PLACE ASPHALT CONCRETE MIXTURE ON PREPARED SURFACE, SPREAD AND STRIKE-OFF USING A SELF-PROPELLED PAVING MACHINE, WITH VIBRATING SCREEN, PLACEMENT IN INACCESSIBLE AND SMALL AREAS MAY BE BY HAND.
- PROVIDE JOINTS BETWEEN OLD AND NEW PAVEMENTS OR BETWEEN SUCCESSIVE DAYS WORK.
- TACK COAT WHEN SPECIFIED OR CALLED OUT ON THE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATION SHALL CONFORM WITH THE FOLLOWING:
 - A. TACK COAT SHALL MEET THE MATERIAL REQUIREMENTS OF 702-90 ASPHALT EMULSION FOR TACK COAT OF THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED MAY 1, 2008, SHALL BE APPLIED IN ACCORDANCE WITH SECTION 407 - TACK COAT SHALL BE IN ACCORDANCE WITH THOSE SPECIFICATIONS AND AS OTHERWISE PROVIDED FOR IN THESE DRAWINGS.
 - B. REMOVE LOOSE AND FOREIGN MATERIAL FROM ASPHALT SURFACE BEFORE PAVING NEXT COURSE. USE POWER BROOMS, BLOWERS OR HAND BROOM.
 - C. APPLY TACK COAT TO ASPHALT PAVEMENT SURFACES & AND SURFACES OF CURBS, GUTTERS, MANHOLES, AND OTHER STRUCTURES PROJECTING INTO OR ADJUTING PAVEMENT. DRY TO A "TACKY" CONSISTENCY BEFORE PAVING.
 - D. TACK COAT ENTIRE VERTICAL SURFACE OF ADJUTING EXISTING PAVEMENT.
- AFTER COMPLETION OF PAVING AND SURFACING OPERATIONS, CLEAN SURFACES OF EXCESS OR SPILLED ASPHALT, GRAVEL OR STONE MATERIALS TO THE SATISFACTION OF THE ENGINEER.

STRIPING:

- STRIPING PAVEMENT AS INDICATED ON THE PLANS AND/OR IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- COLOR:
 - DRIVE LANE DIVIDERS - WHITE OR AOBG
 - NO PARKING ZONE WARNINGS - WHITE OR AOBG
 - PARKING DIVIDERS - WHITE OR AOBG
 - WALKING LINES - WHITE OR AOBG
 - HANDICAP PARKING LINES & SYMBOL - BLUE

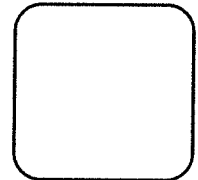
MAP NOTES:

BOUNDARIES SHOWN HEREON WAS COMPILED FROM A SURVEY COMPLETED DECEMBER 3, 2014, BY GILBERT VANVULDER, LAND SURVEYOR, PLLC, ENTITLED "SURVEY OF LANDS OF THE TROY LOCAL DEVELOPMENT CORPORATION, THE CITY OF TROY AND THE SALVATION ARMY."

ISSUED FOR PLANNING BOARD APPROVAL - NOT FOR CONSTRUCTION

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Chazen ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

- Dutchess County Office: 21 Fox Street, Poughkeepsie, New York 12601, Phone: (845) 454-3080
- Capital District Office: 549 Rye Street, Troy, New York 12180, Phone: (518) 272-0055
- North Country Office: 375 Bay Road, Queensbury, New York 12260, Phone: (518) 812-0013

rev.	date	description

444 RIVER STREET

**PARKING PLAN
SALVATION ARMY**

CITY OF TROY, RENSSELAER COUNTY, NEW YORK

designed	checked
SM	RK
date	scale
9/1/15	1"=10'
project no.	31344.00
sheet no.	C110